



PLANNING COMMISSION STAFF REPORT

DATE: November 9, 2022
TO: Members of the Planning Commission
FROM: Cherridah A. Weigel, Assistant Planner
RE: Conditional Use Permit for Yeska Cannabis Dispensary (CUP 22-02)

AGENDA ITEM NO. 3

A request for a Conditional Use Permit (CUP 22-02) from Christina Duvall Perez (applicant) representing Yeska Dispensary for Planning Commission consideration of a proposal to allow the operation of a retail cannabis dispensary (open to the public) and delivery facility within an existing industrial multi-tenant airspace condominium complex located at 432 Commerce Court, Suites D & E (APN's: 093-480-003 and 093-480-005) in the Business Park (BP) zone. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets development standards for the Zoning District;
- If the required Findings in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

Staff Recommendation

1. Adopt Resolution No. 974 (22) approving CUP 22-02; or
2. Provide other direction.

Site Data

1. Applicant: Christina Duvall Perez
2. Property Owner: BCA, Inc.
3. Location: 432 Commerce Court, Suites D & E
4. Assessor's Parcel Number: 093-480-003 and 093-480-005
5. General Plan Designation: Business Park
6. Zoning District: Business Park
7. Proposed Use: Retail Cannabis Dispensary
8. Surrounding Uses/Zoning:
 - North - Office – Light Manufacturing / Business Park
 - South - Mini Storage / Business Park
 - East - Cannabis Manufacturing and Distribution / Business Park
 - West - Cannabis Manufacturing and Distribution / Business Park
9. Site Area: 33,430 square feet

Proposal

The project site is currently developed with an existing 16,751 square foot industrial multi-tenant airspace condominium complex, parking lot, and landscaping. Current tenants include Far West Technology and the Compound Gym. The property fronts Commerce Court and has existing direct access from the street.

The proposed floor plan includes a reception area, retail sales display area, employee break room, restrooms, offices, storage, and warehousing areas. There would be one (1) indoor loading zone, within the warehouse area on the east side of the building, as shown on the site plan and floor plan.

The hours of operation for on-site activities would be daily, Monday through Sunday, from 6:00 a.m. to 10:00 p.m., and retail deliveries would be daily, Monday through Sunday, from 7:00 a.m. to 9:00 p.m. The facility is proposed to have limited access and requires check-in at reception or an access badge to enter. All areas will have secured doors with electronic locks, and the facility will have an alarm and surveillance system installed.

As required, the cannabis project site is located outside the required 600-foot buffer from sensitive uses (e.g., daycares, schools, and youth facilities). The project site is located within the 1000-foot buffer from sensitive uses and is not eligible for on-site consumption or smoking.

Parking

In accordance with Lompoc Municipal Code (LMC) Chapter 17.308 (Parking Requirements), the multi-tenant industrial complex requires a total of 38 parking spaces (of which 7 spaces are required for the Yeska Dispensary), and 35 parking spaces are provided on-site with 3 additional on-street parking spaces in front of the building on Commerce Court which can be utilized to meet the required parking. There is currently no bicycle parking, and therefore, two bicycle parking spaces (bike rack) is required for compliance with the zoning code.

Based on a staff site visit, many of the parking spaces are faded and are not completely painted. Therefore, the parking lot shall be re-striped (double-striped) to bring the parking lot into conformance with LMC Section 17.112.090 (Parking Lot Design Criteria and Requirements). The re-striping will be required to be shown on the plans submitted into plan check with the Building Division and work completed prior to Planning Division sign-off of a Certificate of Occupancy.

Landscaping

The site has mature trees and drought-tolerant landscaping in front of the building facing Commerce Court. The landscaped area on the eastern side parking lot and behind the trash enclosure needs to be re-planted with additional landscaping installed. The installation of drought-tolerant landscaping, irrigation (if missing), and new bark will be required in these planter areas (Planning Condition of Approval P33).

Commercial Cannabis Use License

Yeska has one commercial cannabis use (CCU) license application under review in the City Clerk's Office (CCU 22-10) for retail sales of cannabis. The cannabis license application includes a comprehensive review of the applicant's background, business proposal, and operating procedures, including security and odor abatement plans.

The license application process is separate from and in addition to the requirement for a CUP. Given that the retail dispensary (open to the public and delivery service) is proposed in the Business Park zone, the Planning Division requires an approved CUP prior to the issuance of the cannabis license. Therefore, staff is conditioning the project to operate in compliance with all applicable State and City regulations and in accordance with standard operating procedures outlined in the applicant's cannabis license application.

Signage

At this time, no signage is proposed, and any future signage will be reviewed administratively at the staff level for compliance with the City's Sign Regulations.

Conformance with 2030 General Plan

The proposed cannabis uses are of a comparable nature to at least one or more uses allowed in the Business Park land use category and is consistent with the stated purpose of the General Plan Land Use designation and associated goals/policies contained within the Land Use Element (Goal 3/Policy 3.3) and Economic Development Element (Goal 1/Policy 1.2) of the 2030 General Plan.

Conformance with Zoning Code

The proposed dispensary is an allowed use in the Business Park zone with a Conditional Use Permit and the project, as proposed and conditioned, would meet the intent and purpose of the zoning district and the required development standards.

Architectural Review

No exterior changes (except added exterior security cameras) are being made to the existing building. Any new mechanical equipment on the roof is required to be screened from public view as conditioned.

Staff Departmental Review

The application was circulated to various City departments for review, and each of the departments provided standard and project specific conditions as necessary. These requirements are reflected in the draft Conditions of Approval attached to Resolution 974 (22). A Development Review Board (DRB) meeting was not held for this project per the applicants' request. As conditioned, the project satisfies the development standards of the zoning code, and therefore, staff recommends that the Planning Commission adopt Resolution No. 974 (22) approving Conditional Use Permit (CUP 22-02) based on the Findings in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is exempt from review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). No further environmental review is required, and a Notice of Exemption will be filed for the project following the Planning Commission's action.

Noticing

On October 26, 2022, a public hearing notice was published in the Lompoc Record. In addition, on October 28, 2022, required notices were mailed by US mail to property owners within 300 feet of the site, and a notice was posted at the project site.

Appeal Rights

Any person has the right to appeal the Planning Commission's action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and fee of \$257.80.

Attachments

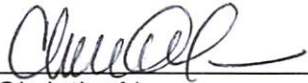
1. Resolution No. 974 (22)
2. Vicinity Map
3. Plan Set

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



Christie Alarcon
Community Development Director

RESOLUTION NO. 974 (22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT (CUP 22-02) FOR THE YESKA CANNABIS DISPENSARY LOCATED AT 432 COMMERCE COURT, SUITES D & E (APN'S: 099-480-003, and 093-480-005)

WHEREAS, a request for a Conditional Use Permit (CUP 22-02) was received from applicant Christina Duvall Perez representing the Yeska Dispensary for a proposal to allow the operation of a retail cannabis dispensary (open to the public) and delivery facility within an existing industrial multi-tenant airspace condominium complex located at 432 Commerce Court, Suites D & E (APN's: 099-480-003 and 093-480-005) in the Business Park (BP) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly noticed public meeting on November 9, 2022; and

WHEREAS, at the meeting of November 9, 2022, staff was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of November 9, 2022, ____ spoke in favor of the project and ____ spoke in opposition to the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, as conditioned; therefore, the Planning Commission finds that:

- A. The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan;
- B. The proposed use is appropriate for the subject zone, compatible with uses allowed in the subject zone and complies with all other applicable provisions of this Code and the Municipal Code;
- C. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity;
- D. The design, location, size, and operating characteristics of the proposed use will be compatible with the existing and future land uses, buildings, or structures in the vicinity;

E. The subject site is:

- a) Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities, and
- b) Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

SECTION 2: This project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2, apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the proposal for CUP 22-02 is approved on November 9, 2022, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted on a motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of November 9, 2022, by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
YESKA CANNABIS DISPENSARY
CONDITIONAL USE PERMIT (CUP 22-02)
432 COMMERCE COURT, SUITES D & E
APN: 099-480-003, and 093-480-005**

The following Conditions of Approval apply to a Conditional Use Permit (CUP 22-02) for the Yeska Dispensary to allow the operation of a retail cannabis dispensary (open to the public) and delivery facility within an existing industrial multi-tenant airspace condominium complex located in the Business Park (BP) zone on approximately 0.77 acres located at 432 Commerce Court, Suites D & E (APN's: 099-480-003, and 093-480-005). This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Expiration: The Conditional Use Permit approval granted by the Planning Commission will expire on November 9, 2023, unless it is implemented before that date, as described in LMC Section 17.552.060. A time extension may be granted pursuant to Lompoc Municipal Code (LMC) Section 17.552.070 if the applicant files an application and written request for an extension prior to the expiration of the permit.

I. PLANNING

PLANNING – GENERAL CONDITIONS

- P1. All applicable provisions of the City of Lompoc Zoning Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with LMC Sections 1.24.060, 17.104.040, and 17.628.010, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc Municipal Code. In conformity with LMC Section 1.24.010, a violation of the Lompoc Municipal Code is punishable as an infraction, unless specifically declared to be a misdemeanor. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of Certificates of Occupancy. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.

- P4. These conditions of approval, including the Planning Commission resolution approving the application and the applicant's and property owner's signed affidavit agreeing to comply with the conditions of approval, shall be noted on the construction drawings filed for any building permits.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Manager and may be approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and may be approved if acceptable.
- P7. No signage is reviewed at this time. Prior to the installation of any signage or sign related construction, the applicant shall obtain the appropriate permit through the Planning and Building Divisions.
- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P9. Building permits shall be obtained from the City of Lompoc for proposed new construction or tenant improvements to existing buildings.

- P10. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.
- P11. LMC Section 17.612.030 allows any person to appeal a decision by filing a written notice of appeal with the City Clerk prior to the time the decision becomes final in compliance with LMC Section 17.552.020 or if the decision is not addressed in Section 17.552.020, or becomes effective immediately, then within ten days after the decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.
- P12. Pursuant to LMC Section 17.304.090.F, hours of construction shall be limited to:
- Monday through Friday: 7:00 a.m. to 6:00 p.m.
Saturday: 8:00 a.m. to 5:00 p.m.
Sunday: No Construction Allowed
- Minor modifications to the construction hours may be granted by the Planning Manager upon a request in writing.

PLANNING – SITE PLAN CONDITIONS

- P13. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on-site. All newspaper racks shall be pedestal mounted.

PLANNING – CONDITIONAL USE PERMIT CONDITIONS

- P14. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Conditional Use Permit procedure.
- P15. All of the conditions of approval shall be consented to in writing by the applicant and property owner.
- P16. Approval of a Commercial Cannabis Use (CCU) License is required prior to conducting any Cannabis use on the property.
- P17. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.
- P18. Pursuant to LMC Section 17.552.060, the Conditional Use Permit shall be implemented within one year following the effective date, or it shall expire and be deemed void unless a time extension is approved consistent with LMC Section 17.552.070.

- P19. All of the conditions of approval, including special conditions, shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P20. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P21. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

PLANNING – ARCHITECTURAL CONDITIONS

- P22. Proposed mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

PLANNING – AIR QUALITY CONDITIONS

- P23. Ozone (O₃) Precursors: (NO_x and ROC)
- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
 - b. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P24. Uses occupying the building and site shall operate in conformance with LMC Chapter 8.08 (Noise Regulations).
- P25. The entire parking lot shall be re-stripped (double-striped) to bring the parking lot into conformance with LMC Section 17.112.090 (Parking Lot Design Criteria and Requirements). The re-striping shall be shown on the plans submitted into plan check with the Building Division and work completed prior to Planning Division sign-off of the Certificate of Occupancy.
- P26. In accordance with Parking Standards contained in LMC Chapter 17.308 (Parking Standards), the project requires 7 parking spaces based on a requirement of 1 parking space per 250 of retail dispensary, 1 parking space per 300 square feet for office and storage areas, and 1 parking space per 2,000 square feet for warehouse use.

- P27. In accordance with Parking Standards contained in LMC Chapter 17.308 (Parking Standards) and Section 17.308.050 (Bicycle Parking), a minimum of 2 bicycle spaces (bike racks), or 5% of the required parking spaces, shall be located within 50 feet of walking distance to the main entrance of the building
- P28. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of any construction trailer on the project site.
- P29. The cannabis dispensary shall operate in compliance with all applicable State and City regulations and in accordance with standard operating procedures outlined in the Commercial Cannabis Use License (CCU 22-10) applications.
- P30. The project site is located inside the 1000-foot buffer from sensitive uses and is not eligible for on-site consumption/smoking.
- P31. Hours of operation for the dispensary and delivery service shall be consistent with hours stated in the Commercial Cannabis Use License on file with the City Clerk's Office.
- P32. The applicant shall obtain a Commercial Cannabis Use License and a Certificate of Occupancy prior to Planning Division sign-off for the Business Tax Certificate (BTC).
- P33. Additional drought tolerant landscaping (no turf/grass) shall be added to the existing landscape planter along the eastern side of the parking lot and behind the trash enclosure. Specific landscape materials shall be reviewed and approved by the Planning Division prior to sign off for a building permit. All landscaping shall be inspected and installed prior to Planning Division sign off on a Certificate of Occupancy.
- P34. The project shall adhere to LMC Chapter 9.36 (Cannabis Uses) and is incorporated herein by reference.
- P35. Pursuant to Lompoc Municipal Code Section 17.304.090(J), no obnoxious odor or fumes shall be emitted from the property that are perceptible without instruments by a reasonable person at the property line of the site. Any cannabis business operating on the property shall maintain and remain in full compliance with the odor abatement plan submitted as part of the application for the business's commercial cannabis use license and shall comply will all other requirements of Lompoc Municipal Code Chapter 9.36.

II. BUILDING AND LIFE SAFETY

BUILDING – GENERAL CONDITIONS

- B1. The Project shall comply with the requirements of the most recently adopted version of Title 24, California Code of Regulations, and City of Lompoc regulations.

- B2. Plans are to be prepared by a California licensed Architect, Civil Engineer or Structural Engineer in accordance with California state law unless specifically exempted.
- B3. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the California Building Code (CBC) and the California Fire Code (CFC).
- B4. Plans shall include a complete and comprehensive project description and code analysis, addressing, at a minimum:
- a) Complete description of the scope of work to be performed, including work to be performed on all existing and proposed construction.
 - b) Clearly delineated applicable codes for the project, including applicable building code (i.e., CA Building Code or CA Residential Code)
 - c) Use and Occupancy Classification: Provide floor area(s) of structure(s) broken down by occupancy classification per Chapter 3 of the California Building Code (CBC)
 - d) Type of Construction, in accordance with Chapter 6 of the CBC
 - e) Special detailed requirements, if applicable, in accordance with Chapter 4 of the CBC
 - f) Proposed versus allowable breakdowns for building heights and areas in accordance with Chapter 5 of the CBC
 - g) Occupancy separation requirements and exterior wall protection in accordance with Chapter 5 and 7 of the CBC
 - h) Proposed fire and/or smoke protection features in accordance with chapters 7 and 9 of the CBC
 - i) Proposed means of egress system for the building(s)
- B5. Supplemental submittal requirements required for issuance of a building permit may include, as applicable, complete Construction Documents, Soils Reports, Soils Engineer's substantial conformance letter, Energy Compliance forms, California Green Building Standards Code (CGBSC) compliance forms, CWM (Construction Waste Management) plans, listing of required Special Inspections and a listing of deferred submittals.

- B6. State of California accessibility requirements shall be incorporated into the project as required, showing compliance with CBC Chapter 11A, CBC Chapter 11B, or both, as applicable. Existing accessible elements shall be analyzed for compliance with current accessibility provisions and their status shall be clearly shown on plans. Improvements as required by Chapter 11B shall also be shown on plans and plans shall include all applicable accessibility detailing.
- B7. Project shall comply with current City and State water conservation and storm water regulations.
- B8. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B9. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwashing facilities for construction are required. Trash and debris shall be contained on-site. Recycling/Salvaging of materials for re-use shall comply with the California Green Building Standards Code.
- B10. Plans and supporting documentation shall be provided to the Building and Safety Division a minimum of five business days in advance of formal building permit submittal. Building and Safety staff will evaluate the provided plans and supporting documentation in order to determine whether or not the submittal is complete enough to perform a comprehensive plan review. Formal submittals for building permit will not be accepted until deemed complete.
- B11. At the discretion of the Building Official, a pre-construction meeting may be required on site prior to commencement of work. Pre-construction meetings are to be scheduled at least 72-hours in advance with the Building Division. All key team members shall be present, including the General Contractor and the Architect and/or Engineer of Record.
- B12. No work may commence until a Building Permit is issued from Building and Safety Division.
- B13. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.

III. FIRE

FIRE – GENERAL CONDITIONS

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.

- F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system.
- F3. All fire sprinkler systems are required and shall be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. All newly installed Fire Department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). Lompoc Ordinance No. 1601 Section 507.5.8.
- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

FIRE – PROJECT SPECIFIC CONDITIONS

- F9. All gates securing the fire apparatus access roads shall comply with all of the following criteria:
 - i. The minimum gate width shall be 20 feet. (unobstructed)
 - ii. Gates shall be of the swinging or sliding type.
 - iii. Construction of gates shall be of material that allow manual operation by one person.
 - iv. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

- v. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (A Knox box compliant pad shall be used at each gate as required). CFC D103.5.
- F10. The minimum turning radius shall be determined by the fire code official. A turn around is required on the property as the length of the lot exceeds 150 feet and therefore must allow room for fire apparatus. CFC D103.3
- F11. All FDC's for all buildings or areas of a building shall be all placed in one manifold at one central location and permanently labeled with signage identifying each connection to the specific building it protects. Consult with the Fire Department/Fire Marshal for FDC placement.
- F12. The hydrant and the FDC connection shall be on the same side of the driveway with the following standards:
- i. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other Fire Department connections or otherwise approved by the Fire Chief or his/her designee;
 - ii. Within 50 feet from an approved hydrant;
 - iii. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
 - iv. Guard posts or other approved means shall be required to protect Fire Department inlet connections from vehicular damage.
- F13. Fire hydrant and distribution shall be in accordance with CFC Appendix CC. Any fire hydrant located on the property shall be flow tested and maintained with a minimum of annual service or per the manufacturer's recommendation.
- F14. Fire apparatus roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes any carport or canopies that may be over a road that access is needed. CFC 503.2.1
- F15. Full code compliance with the latest adopted CFC is required as amended by the City of Lompoc and compliance with the LMC specific for cannabis. This is a change of occupancy and use, all codes apply.
- F16. Delayed egress locks are required to be tied to the fire alarm system and tested on an annual basis at a minimum.

F17. The outside circulation of the parcel shall be kept in a manner that there are no obstructions within the 20-foot fire lane and the required turning radius for emergency equipment to access and drive around the buildings.

IV. GRADING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

V. STORMWATER – PROJECT SPECIFIC CONDITIONS

S1. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City’s storm drain system, streets, storm channels, or waterways, either during or after construction.

S2. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.

VI. WASTEWATER – PROJECT SPECIFIC CONDITIONS

WW1. Provide a Baseline Monitoring Report (BMR) with the first submittal for building permits.

VII. ENGINEERING

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. ELECTRIC

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

X. SOLID WASTE – GENERAL CONDITIONS

SW1. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site-specific Construction Waste Management Plan (CWMP) and divert at least 65% of the construction materials during the project. The CWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the SWMP

SOLID WASTE – PROJECT SPECIFIC CONDITIONS

SW2. Cannabis Waste: All waste cannabis and cannabis products shall be disposed pursuant to Title 4, Division 19 of California Code of Regulations. This may include setting up special haul services with the City of Lompoc’s Solid Waste Division to ensure that cannabis containing waste is stored securely until picked-up by the Division.

XI. WATER

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

XII. POLICE

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

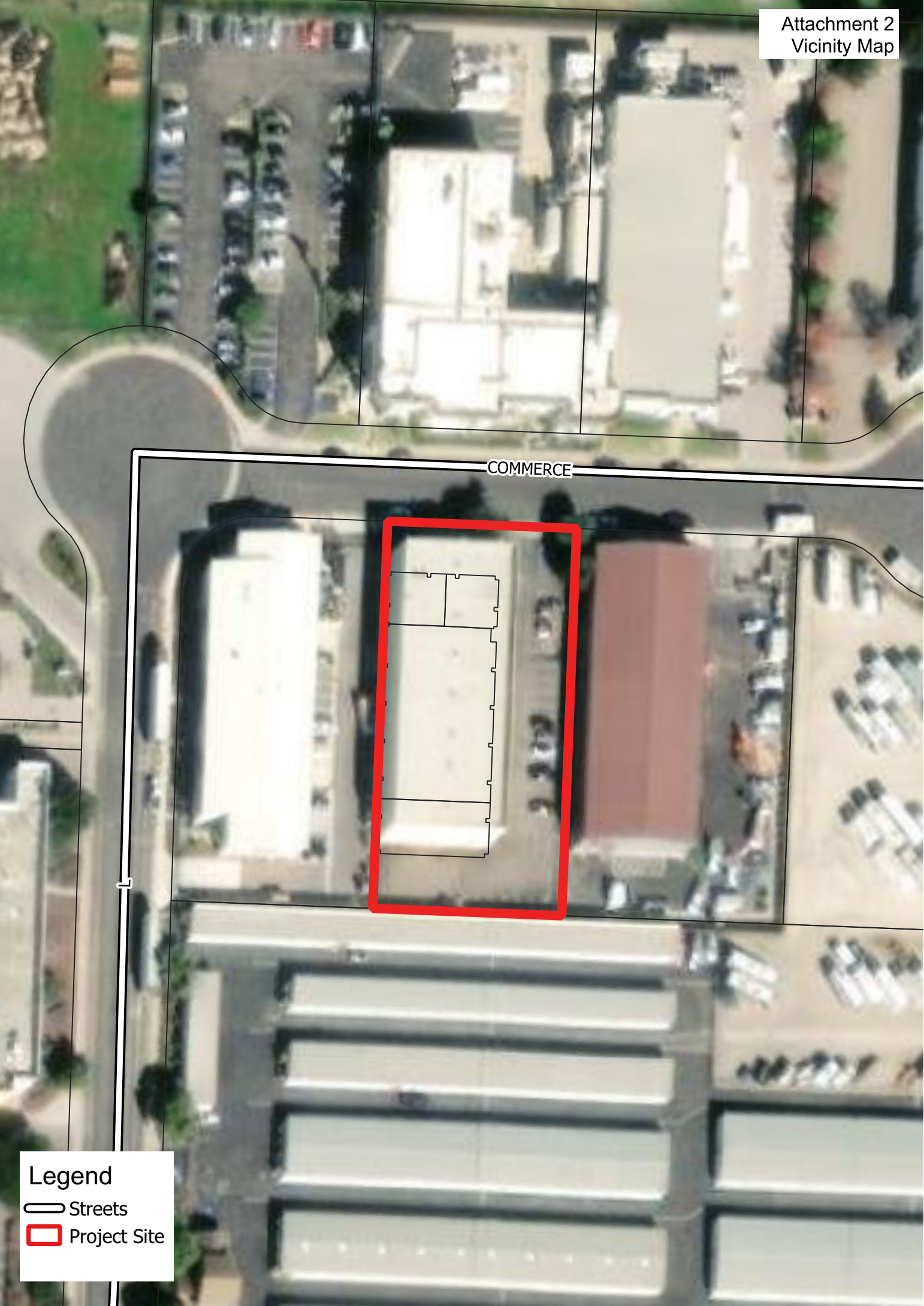
I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the project applicant/owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Christina Duvall Perez, Applicant



Date

BCA, Inc Property Owner

Date



Legend

-  Streets
-  Project Site

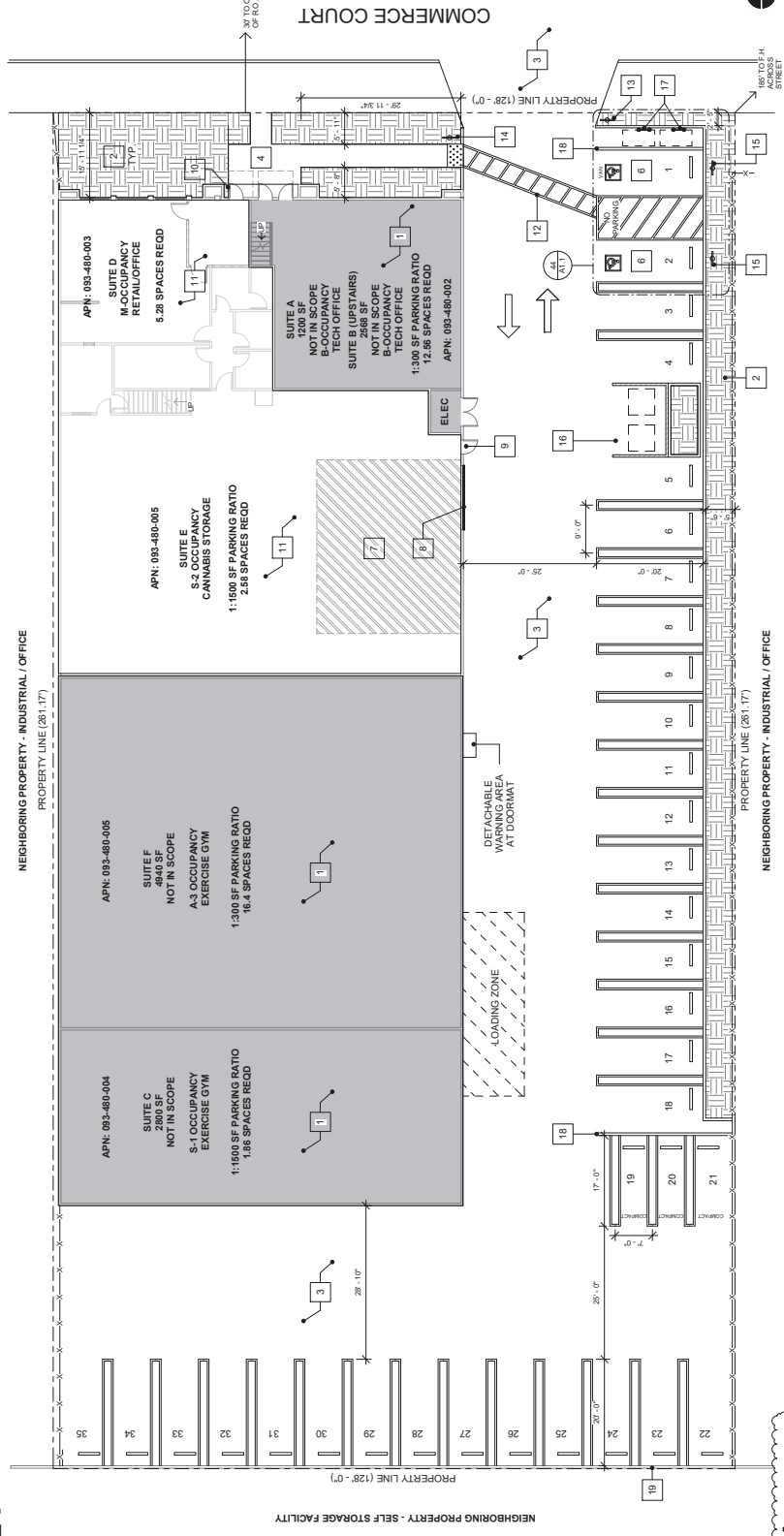
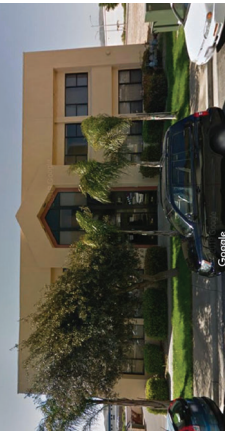
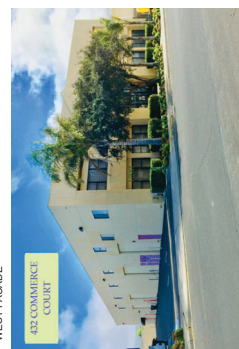
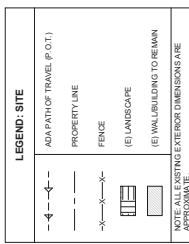
KEYNOTES: SITE PLAN

1. (E) BUILDING OBJECT PARKING SPACE OUT OF SCOPE
2. (E) VEGETATION TO REMAIN
3. (E) DRIVEWAY PARKING LOT TO REMAIN
4. (E) CONCRETE SIDEWALK ENTRY TO REMAIN
5. (N) PARKING LOT STRIPING THROUGHOUT PER LAC CHAPTER 17.30100.
6. (N) ACCESSIBLE PARKING SPACES AND ACCESSIBLE
7. (E) LOADING AREA INSIDE BUILDING TO REMAIN FOR DISBURSEMENT
8. (E) GARAGE DOOR TO REMAIN
9. (E) METAL 3070 DOOR
10. (E) 3070 GLASS STOREFRONT DOOR
11. BUILDING INTERIOR FLOOR PLANS
12. (N) ACCESSIBLE PATH OF TRAVEL STRIPPING TO FRONT DOOR FROM ADA PARKING SPACE
13. (E) INSTALL UNAUTHORIZED PARKING STORAGE IF
14. (E) INSTALL ADA COMPLIANT RAMP TO FRONT DOOR RE. DETAIL 4.17A1.1
15. (E) INSTALL ADA COMPLIANT RAMP TO FRONT DOOR RE. DETAIL 4.17A1.1
16. (E) WASTE AND RECYCLING ENCLOSURE TO REMAIN
17. (N) BIKE PARKING FOR 2, 7 & 8 BIKE SPACES
18. (N) (F) PROTECTIVE CURB
19. (E) SITE WALL ALONG PROPERTY LINE

PARKING CALCULATION

UNIT	OCCUPANT	OCCUPANCY	RATIO	AREA	REQD PARKING
A	FAIR WEST TECH	OFFICE	1:300	1200 SF	4
B	FAIR WEST TECH	OFFICE	1:300	2808 SF	9.36
C	COMPOUND GYM	STORAGE	1:1500	2800 SF	1.87
D	DISPENSARY	RETAIL	1:250	603 SF	3.35
E	DISPENSARY	OFFICE	1:300	500 SF	1.67
F	COMPOUND GYM	STORAGE	1:1500	3603 SF	2.55
TOTAL:					38.68

NOTE: SHARED PEAK-HOUR PARKING REDUCTION APPLIED. SEE 3.1020.0.



GENERAL NOTES: FLOOR PLAN

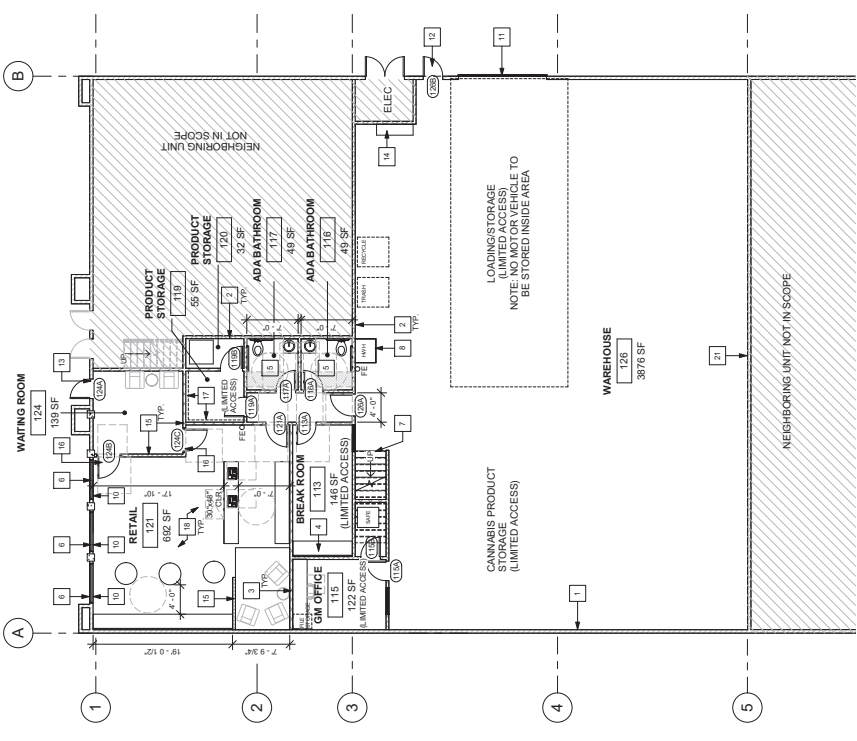
- EXISTING SPACE IS CONDITIONED AND HAS EXISTING MECHANICAL SYSTEMS LOCATED ABOVE. CARBON FILTERS TO BE ADDED TO EXISTING ROOF MECHANICAL ROOM. PORTABLE AIR FILTERS WILL BE LOCATED PER PLAN.
- ANY PACKAGED MANUFACTURED INTUSION OTHER THAN AIR SEIC OR ANY OTHER ACTUALS PRODUCT ALREADY IN EXISTING PACKAGING WILL BE REMOVED AND REPLACED WITH A NEW PRODUCT. FIRE SPRINKLER SYSTEM INSTALLATION AND OPERATIONAL PREPARE IN THE EVENT OF AN EMERGENCY SHALL BE THE RESPONSIBILITY OF THE BUILDING AND BUSINESS OWNER.
- FIRE ALARMS ARE REQUIRED TO CONTROL THE INTERIOR DOORS THAT HAVE ELECTRONIC ACCESS. RELEASE AND ALLOW USING AND ACCESS IN THE EVENT OF A FIRE ALARM ACTIVATION.
- NO STORAGE OF HAZARDOUS CHEMICALS PART OF THIS PROJECT.
- ALL LABELED KEY IS REQUIRED AT THE END OF THE PROJECT SO THAT IT CAN BE PLACED IN THE INDEX BY THE LOMPOC FIRE DEPARTMENT IN THE EVENT OF AN EMERGENCY AFTER HOURS.
- FRONT STOREFRONT ENTRY DOORS TO REMAIN. NEW DOORS FROM THE INSIDE WALLS INCLUDING 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- CAGE DOOR TO LOCK FROM OUTSIDE AND NOT EMPLOYEES IN THE CAGE. EMPLOYEE MUST BE ABLE TO GET OUT FROM CAGE DOOR FROM INSIDE.

KEYNOTES: FLOOR PLAN

- EXT. WALL PER METAL PANEL DOOR 2' GIRT TO REMAIN.
- 2X4 WALL WITH 5/8" GYP. BOARD FACING TO REMAIN.
- 2X4 WALL WITH 5/8" GYP. BOARD FACING TO REMAIN.
- CABINETS AND BREAK ROOM SINK TO REMAIN.
- ADA ACCESSIBLE RESTROOMS TO REMAIN. NO CHANGE.
- STREETFRONT WINDOWS TO REMAIN.
- STAIRS TO REMAIN. ACCESS LADDER TO REMAIN. NO CHANGE.
- STAIRS TO REMAIN. ACCESS LADDER TO REMAIN. NO CHANGE.
- REMOVE (E) NON-STRUCTURAL WOOD STUD WALLS TO BE DEMOLISHED WITH NEW IN-LIN ACoustICAL CEILING SYSTEM.
- INSTALL NEW SECURITY MESH ON SIDE OF (E) EXISTING WINDOWS. THE OR SCREEN WINDOWS TO REMAIN FROM OUTSIDE TO INSIDE.
- GLASS DOOR.
- METAL DOOR.
- GLASS STOREFRONT DOOR.
- ELECTRICAL SUBPANEL.
- 2X4 WOOD STUD WALL @ 19" O.C. WITH 5/8" GYP. BOARD FACING TO REMAIN.
- 2X4 HOLLOW METAL DOOR AT INTERIOR.
- REMOVE (E) WINDOW AND INFILL WITH STUD WALL AND INFILL WALL TO SCHEME IN LADDER TO REMAIN. TYPE X GYP BOARD TO CREATE HOUR RATED FIRE WAREHOUSE.

LEGEND: CODE PLAN

- DASHED LINE: OBJECT ABOVE
- SOLID LINE: COLUMN LINE
- DIAGONAL HATCH: (E) 2' WALL
- CROSS-HATCH: (E) 2' WALL
- CIRCLE WITH 'E': FIRE EXTINGUISHER LOCATION



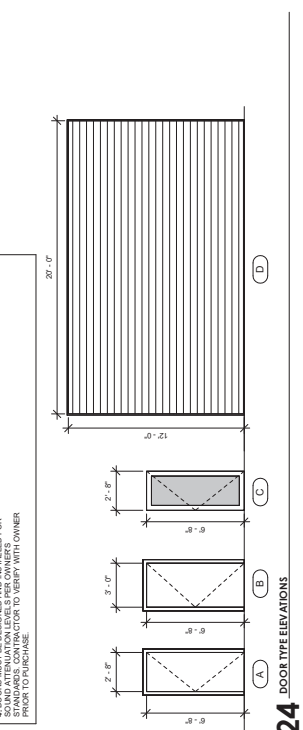
23 PROPOSED FLOOR PLAN
1/8" = 1'-0"

DOOR AND HARDWARE SCHEDULE

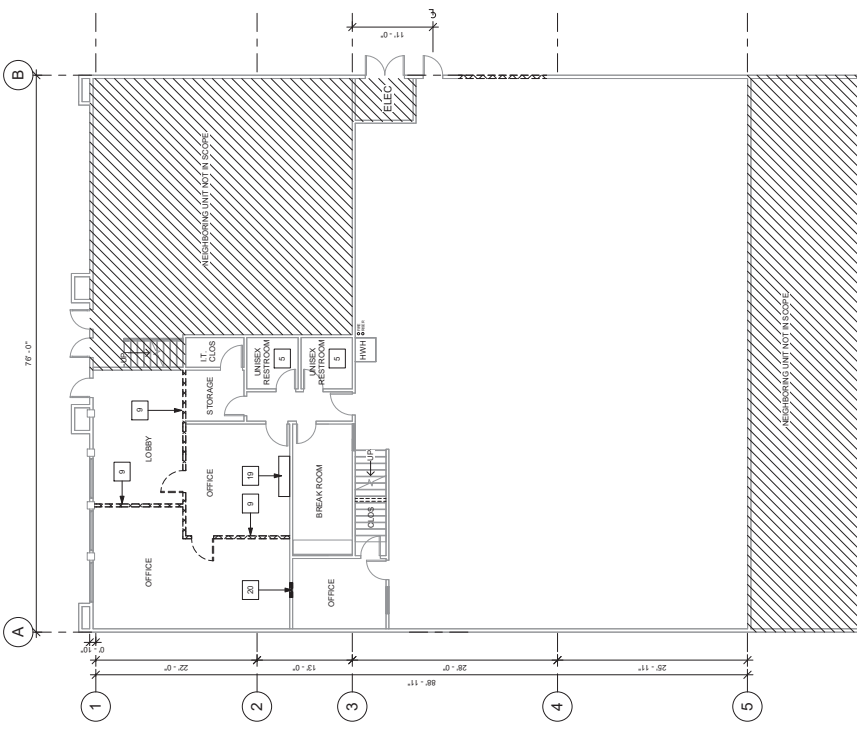
- EXISTING DOOR HANDLE HARDWARE TO REMAIN. NEW DOOR LUMINOUS DOOR CONTROL, KEYPAD/FOR NO KEY OPERATED LOCKING DEVICE ON EGRESS SIDE.
- NEW LEVER HARDWARE. ELECTRONIC STROKE. ELECTRONIC STROKE MECHANISM AND KEYPAD OPERATED LOCKING DEVICE ON EGRESS SIDE.

DOOR AND HARDWARE NOTES

- ALL EXTERIOR EGRESS THRESHOLD TO BE NOT MORE THAN 1/2" HIGH. TIMELY FRAMES TO MATCH PAINT FINISH. WORK EXISTING TO BEET COLOR.
- THE BOTTOM 1/4" OF ALL DOORS SHALL HAVE A SMOOTH UNFINISHED SURFACE.
- INSTALL SCHEDULE STEEL KICKPLATE OR APPROVED EQUAL, WHERE REQUIRED BY OWNER.
- DOORS MUST BE DESIGNED AND INSTALLED FOR STANDARDS CONTRACTOR TO VERIFY WITH OWNER PRIOR TO PURCHASE.



24 DOOR TYPE ELEVATIONS
3/8" = 1'-0"



43 DEMO FLOOR PLAN
1/8" = 1'-0"

Mark	Type	Material	Width	Height	Frame	Hardware	Comments
113A	A	2'-8"	6'-8"	SOLID METAL CORE	TRU	2	
115A	A	2'-8"	6'-8"	SOLID METAL CORE	(E)	2	
116A	A	2'-8"	6'-8"	SOLID METAL CORE	(E)	2	
117A	A	2'-8"	6'-8"	SOLID METAL CORE	(E)	2	
118A	A	2'-8"	6'-8"	SOLID METAL CORE	(E)	2	
119A	A	2'-8"	6'-8"	SOLID METAL CORE	(E)	2	
120A	A	2'-8"	6'-8"	SOLID METAL CORE	(E)	2	
121A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
122A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	1	SEE SECURITY REPORT FOR HARDWARE
123A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
124A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
125A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
126A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
127A	D	12'-0"	10'-0"	GARAGE DOOR	(E)	1	SEE SECURITY REPORT FOR HARDWARE
128A	C	2'-8"	6'-8"	GARAGE DOOR	(E)	1	SEE SECURITY REPORT FOR HARDWARE
129A	A	2'-8"	6'-8"	GARAGE DOOR	(E)	1	SEE SECURITY REPORT FOR HARDWARE
130A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
131A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
132A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
133A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
134A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
135A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
136A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
137A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
138A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
139A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
140A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
141A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
142A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
143A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
144A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
145A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
146A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
147A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
148A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE
149A	B	3'-0"	6'-8"	SOLID METAL CORE	(E)	2	SEE SECURITY REPORT FOR HARDWARE
150A	B	3'-0"	6'-8"	SOLID METAL CORE	TRU	2	SEE SECURITY REPORT FOR HARDWARE

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REVISIONS
REV # | REV DATE | REV DESCRIPTION
1 | 08/12/2022 | PLANNING PCI

SEAL

PROJECT
YESKA DISPENSARY
432 COMMERCE COURT
SUITE D & E
LOMPOC CA, 93438
APN: 09-148-0093
& 09-148-0093
CLIENT
YESKA DISPENSARY
432 COMMERCE COURT
SUITE D & E
LOMPOC CA, 93438

SHEET TITLE
SECURITY PLAN

DATE: 07/29/2022

TECHNICIAN:

PROJECT MANAGER:

JOB NUMBER: 538

SHEET NUMBER: SC-1

KEYNOTES: SECURITY PLAN

- Staffed ID Check
- Credential Check / Access Control
- Door Contact Sensor / Alarm
- Window Contact Sensor / Alarm
- Glass Break Sensor / Alarm
- Motion Detector / Alarm
- Hold Up / Panic Alarm
- Security System Controls
- 360 View Overhead Camera
- 180 View (Wall Mounted) Camera
- Directional Camera
- Security Camera Monitors / Records

[Total # of Security Cameras = 50]

