

PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2017
TO: Members of the Planning Commission
FROM: Sara Farrell, Assistant Planner
RE: Conditional Use Permit – CUP 17-02
The Compound – Martial Arts/Fitness Center



AGENDA ITEM NO. 2

A request from Salvador Rodriguez and Alexander Ur, for Planning Commission consideration of a Conditional Use Permit for the operation of martial arts and fitness center in 7,740 square feet of an existing 16,751 square foot multi-tenant industrial building. The project site is located at 432 Commerce Court, Suite C & F (APN'S: 093-480-004, -005) in the *Business Park (BP)* Zoning District. This action is categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the *Business Park (BP)* Zone District;
- If the required Findings of Fact in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

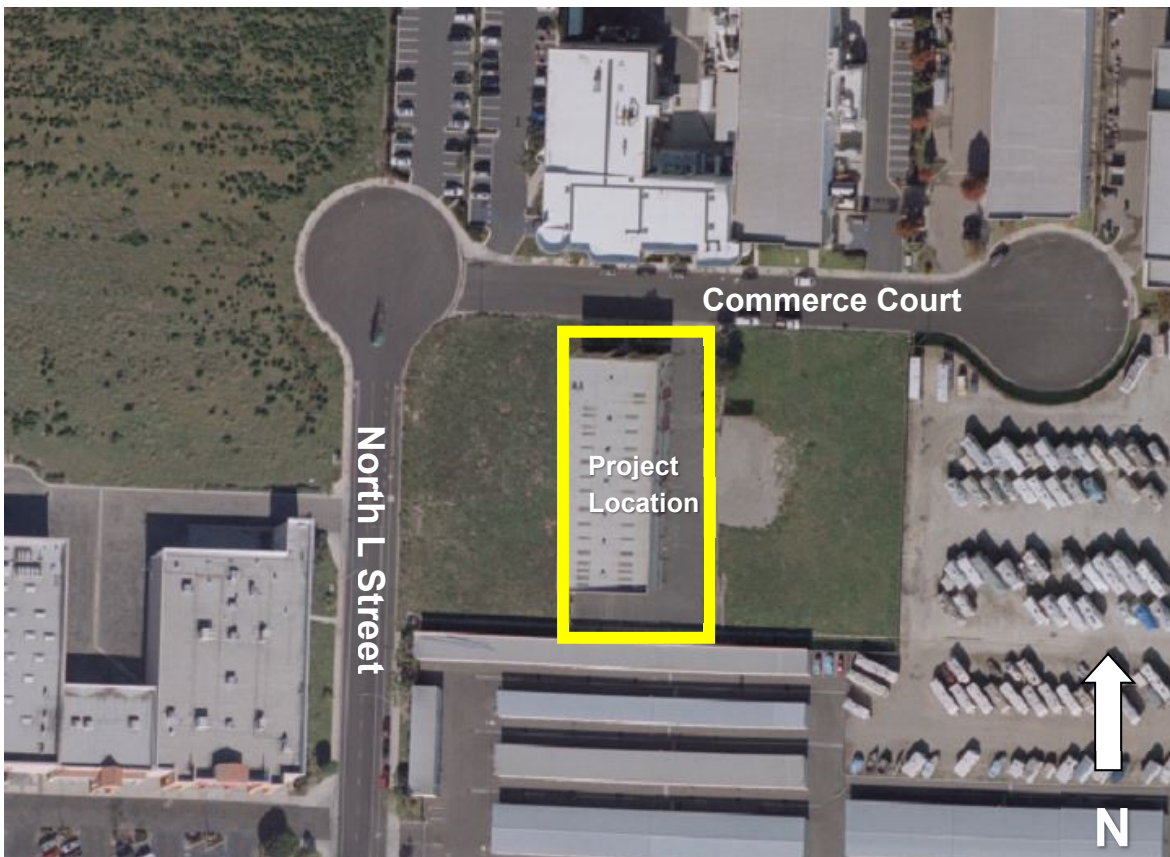
Planning Commission Action

1. Adopt Resolution No. 864(17), approving a Conditional Use Permit (CUP 17-02), based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

Site Data

1. Property Owner: BCA, INC.
2. Site Location: 432 Commerce Court, Suite C & F
3. Assessor's Parcel Numbers: 093-480-004, -005
4. Site Zoning: Business Park (BP)
5. General Plan Designation: Business Park (BP)
6. Site Use: Industrial Multi-Tenant Building
7. Surrounding Uses/Zoning:
North: Raytheon / (BP)
South: Self Storage / (BP)
East: Vacant and RV Storage / (BP)
West: Vacant and Lompoc Valley Cooling/ (BP)
8. Site Area: 0.77 acres (33,536 square feet)

Figure 1: Project Location Aerial



Background

November 13, 1990	Planning Commission approved a Development Plan (DR 90-32) for the construction of a 16,475 square foot warehouse
August 13, 1991	Planning Commission approved a Tentative Parcel Map LOM 457P to create a six-unit industrial air space condominium complex
April 9, 1992	Administrative approval of a Sign Program (DR 92-12)

Proposal

The applicant is requesting to operate a martial arts and fitness center in 7,740 square feet of an existing 16,751 square foot multi-tenant industrial building. The gym would operate 24 hours a day, seven (7) days a week. Classes would be determined based on customer needs, with the majority of classes being scheduled in the early morning and late evenings to accommodate customer work schedules. The gym would include an artificial turf section, mixed use area, padded martial arts flooring area, punching bags, and work out equipment.

Conformance with General Plan

The General Plan designation for this property is *Business Park (BP)*. The stated purpose of this land use designation is:

To provide areas for clean and attractive planned industrial centers on large, integrated parcels of land upon which all activities are conducted indoors.

The proposed project as conditioned would operate entirely indoors and would maintain the character of the existing industrial center. Therefore, the proposal is consistent with the Business Park General Plan designation.

Conformance with Zoning Ordinance

A martial arts/fitness center is not listed as a permitted or conditionally permitted use in the *Business Park (BP)* zone. The Planning Commission has the authority to allow a use not specifically listed if the finding of fact can be made if the proposed use falls “*within the intent and purpose of the zoning district that will not be more obnoxious or detrimental to the public welfare, and which is of a comparable nature and of the same class as those identified in Section 17.064.060*” subject to obtaining a Conditional Use Permit (Zoning Ordinance Section 17.064.040.A).

Historically, this class of use has been allowed in the *Industrial (I)* zone, subject to a Conditional Use Permit (CUP).

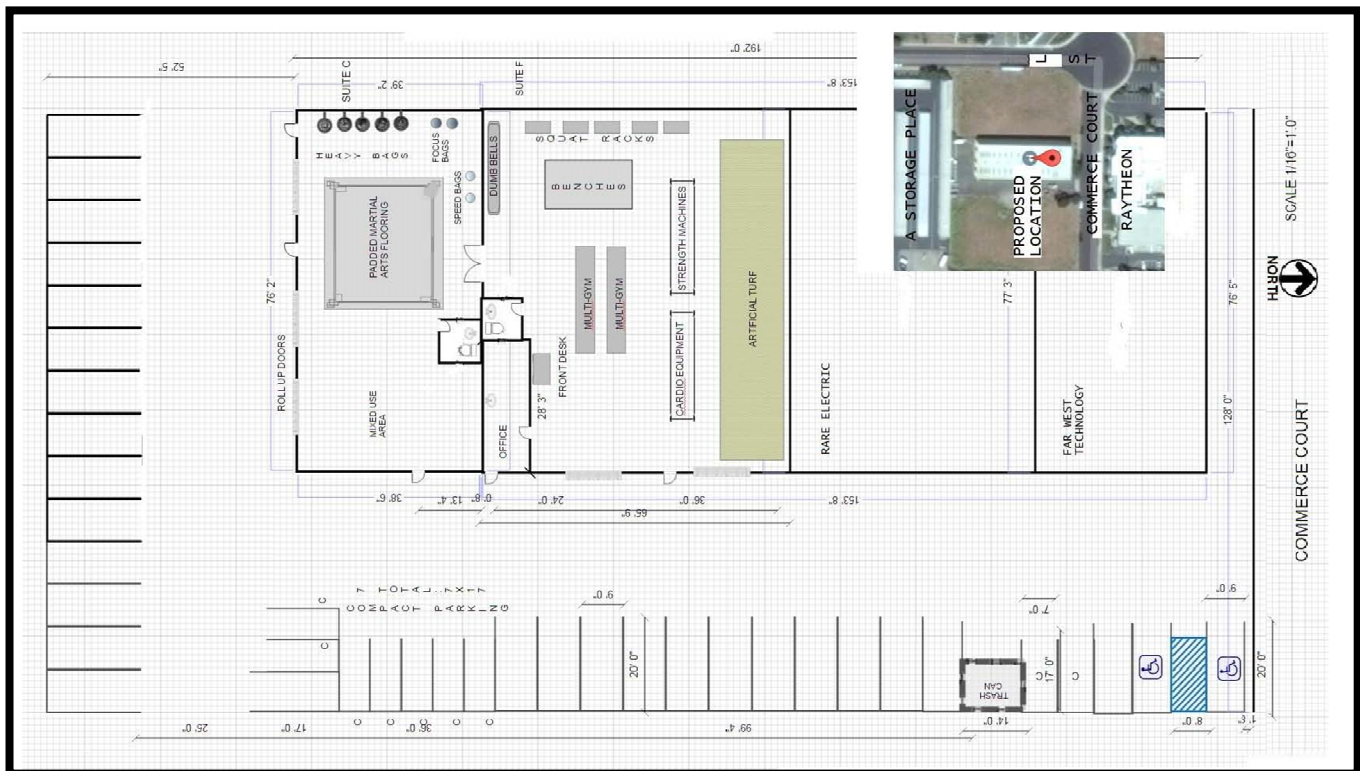
CUP's were previously issued: in 2011 for the operation of a boxing academy at 909 East Chestnut Avenue; in 2012 for the operation of a Cross-fit gym at 1251 West Laurel Avenue; and, in 2015 for the operation of a boxing and training center at 311 North Second Street.

If the Commission issues the CUP it will have the ability to return the CUP for review, and possible imposition of additional conditions upon permittee if operation of the martial arts/fitness center violates the conditions of approval for the CUP (COA P13).

Site Plan

As shown in Figure 2 below, the project is located at the south west portion of the site, fully contained in an existing warehouse industrial complex. The tenant space for the proposed use would include five (5) rollup doors, two bathrooms, and an office area behind the front desk. There are two accessible parking stalls as well as an existing trash enclosure located at the north east portion of the site.

Figure 2: Proposed Site Plan



Parking and Loading

Originally the 16,751 square foot industrial complex building was constructed as a warehouse with office space requiring a total of 38 parking stalls. The applicant is requesting that the Planning Commission grant a reduction of parking spaces to allow the operation of the martial arts/fitness center. A summary of the parking requirements is shown in Table 1 below.

Table 1: Parking Requirements

Type	Required	Proposed
Vehicle Parking	Gym: 31 parking spaces - 1 space per 250 square feet of gross floor area $(7,740/250 = 31)$ Rare Electric: 8 parking spaces - 1 space per 300 sq. ft. office area plus 1 space per 1,500 sq. ft. indoor storage area Far West Technology: 6 parking spaces - 1 space per 300 sq. ft. accessory office area plus 1 space per 500 sq. ft. 45 parking spaces required	Gym: 24 parking spaces Rare Electric: 8 parking spaces Far West Technology: 6 parking spaces 38 parking spaces proposed
*Motorcycle Parking	2 parking spaces required	0 spaces proposed
*Bicycle Parking	2 bicycle spaces required	0 spaces proposed
Loading	1 space required for non-residential structures less than 50,000 sq. ft. 1 space required	0 spaces proposed
(*) Motorcycle and bicycle parking requirements are based on the number of vehicle spaces with a minimum of 1 space per 20 motor vehicle spaces shall be provided for motorcycle/bicycles		

The proposed martial arts/gym requires a total of 31 parking spaces and the existing businesses (Rare Electric and Far West Technology) require 14 parking spaces for a total parking requirement of 45 parking spaces and there are 38 parking spaces provided. Therefore, the site is deficient seven (7) parking spaces.

In 1990 when the building was originally approved, the City did not require additional motorcycle and bicycle parking. These requirements were added in 2009. Lompoc Municipal Code Section 17.122.010D requires recalculation of parking when a use within a project changes. Therefore, motorcycle and bicycle spaces are required, staff will review location during building division plan check (COA P20 & P22).

As a part of the Conditional Use Permit, the Planning Commission may allow deviation from City parking requirements associated with the proposed project. Section 17.116.030(C)(2) Modifying Non-Conforming Structures and Developed Properties allows a reduction in parking when the following specific findings can be made:

- A. Strict conformance with the Zoning Ordinance would preclude viable expansion or redevelopment of the site;

- B. Strict conformance with the Zoning Ordinance would result in disorderly or illogical transition(s) between existing and expanded areas of the site; and
- C. Deviation from Zoning Ordinance regulations would not jeopardize the public health, safety, and welfare, and would produce a quality built environment.

Strict conformance with the parking requirements would preclude the viable expansion of use for the building. With the majority of customers utilizing the fitness center either before work during the early morning hours or after work during the late evening/night hours, the proposed use is expected to harmonize with the existing businesses. As conditioned staff recommends a reduction in the parking requirements in accordance with the findings to allow the proposed use.

Signage

At this point, no conceptual signage is shown nor proposed. Signage for The Compound would be reviewed and approved under a separate permit at staff level (COA P6).

Exterior Changes

No exterior changes are proposed with this application. All martial arts and fitness related activities will occur within the existing building. The site plan has existing landscaping along Commerce Court and no new landscaping is proposed or required.

Staff Review

No Development Review Board (DRB) meeting was held for this project. Staff has developed a series of standard Conditions of Approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Planning Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Planning Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

Staff recommends that the Planning Commission adopt Resolution No. 864 (17) approving the Conditional Use Permit, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

Environmental

The project was determined to be categorically exempt from review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Planning Commission action.

Noticing

- June 2, 2017 - Notices were mailed to property owners within 300 feet by US mail; posted on the City website; the project site was posted by City staff; and
- June 4, 2017 - Notice of the Public Hearing was published in the Lompoc Record;

Appeal Rights

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

Attachments

- 1. [Draft Resolution No. 864 \(17\) approving CUP 17-02](#)
- 2. Site Plan
(PC only with staff report. Documents available for review in Planning Division)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director / Assistant City Manager	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 864 (17)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO OPERATE A MARTIAL ARTS AND FITNESS CENTER IN AN EXISTING INDUSTRIAL BUILDING AT 432 COMMERCE COURT, SUITE C & F (CUP 17-02)

WHEREAS, the Planning Division received a request from Salvador Rodriguez and Alexander Ur, for Planning Commission consideration of a Conditional Use Permit for the operation of martial arts and fitness center in 7,740 square feet of an existing 16,751 square foot multi-tenant industrial building. The project site is located at 432 Commerce Court, Suite C & F (APN'S: 093-480-004, -005) in the *Business Park (BP)* Zoning District.

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 14, 2017; and

WHEREAS, at the meeting of June 14, 2017, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 14, 2017, _____ spoke in favor of, and ____ spoke in opposition to, the proposal; and

WHEREAS, this project is Categorically Exempt pursuant to: Section 15301 (Existing Facilities) of the provisions of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC 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 proposed martial arts and fitness center use within an existing industrial building with a minor reduction in parking, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and Section 17.116.030:

- A. Strict conformance with the Zoning Ordinance would preclude viable expansion or redevelopment of the site.
- B. Strict conformance with the Zoning Ordinance would result in disorderly or illogical transition(s) between existing and expanded areas of the site
- C. Deviation from Zoning Ordinance regulations would not jeopardize the public health, safety, and welfare, and would produce a quality built environment.

- D. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- E. The site of the proposed use, relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- F. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted uses thereof.
- G. The conditions stated in Exhibit A to this resolution are necessary to protect the public health, safety, and welfare.
- H. The martial arts and fitness center use falls within the intent and purpose of the Business Park (BP) Zoning District, will not be more obnoxious or detrimental to the public welfare, and is of a comparable nature and of the same class as lodges/clubs identified in Section 17.064.060 subject to obtaining a Conditional Use Permit.

SECTION 2: Based upon the foregoing, CUP 17-02 is approved as proposed on June 14, 2017, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by____, seconded by____, was adopted at the regular Planning Commission meeting of June 14, 2017 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachment: [Exhibit A – Conditions of Approval](#)

**CONDITIONS OF APPROVAL
CUP 17-02 – The Compound Gym
432 Commerce Court, Suite C & F – APN: 093-480-004 & 093-480-005**

The following Conditions of Approval apply to the Compound Gym located in an *Industrial (I)* Zoning District as reviewed by the Planning Commission on June 14, 2017 (the “Project”).

I. PLANNING

Planning – General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.

- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 1.24.010 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. 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. 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.

- P4. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Manager and approved, if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved, if acceptable.
- P5. Lompoc Municipal Code Section 17.006.030 allows any person to appeal a decision of the Planning Commission within 10 calendar days after the Planning Commission's 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.
- P6. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits.
- P7. 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.

Planning – Conditional Use Permit Conditions

- P8. 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.
- P9. All of the 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.
- P10. All of the conditions shall be consented to in writing by the applicant.
- P11. 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 prior to the issuance of a certificate of occupancy.
- P12. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the Community Development Director shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.
- P13. 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

- P14. If new mechanical, ventilation, and/or utility equipment is proposed, it 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.
- P15. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on-site.

Planning – Mitigation Monitoring Conditions

- P16. If new exterior lighting is proposed, two copies of the lighting plan shall be submitted to the Building Division with the building plans. The lighting plan shall be reviewed and approved by the Engineering and Planning Divisions prior to issuance of any permits for the project. The plan shall incorporate the following:
- a. Details for external light fixtures both on and off the building(s), all lighting within private streets (including conduit and wiring), external illuminated signage, and any light fixtures at ground level. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.

Planning – Project Specific Conditions

- P17. No outdoor activity/storage of equipment shall occur outside of the building.
- P18. Activities involving dropping of weights and any excessive noise shall not occur during the business hours of 8 A.M. to 5 P.M.
- P19. Permits shall be obtained from the Building Division for any interior/exterior work. The work shall be complete prior to occupancy of the building.
- P20. A bicycle rack to accommodate a minimum of two (2) bicycles shall be shown on site plans. The location of the bicycle rack shall be shown on plans submitted for building division permits and reviewed and approved by the Planning Division prior to certificate of occupancy.
- P21. One (1) striped loading space measuring 12 ft. by 35 ft. shall be shown on site plans submitted for building division permits and approved by planning staff if appropriate.
- P22. Two (2) motorcycle parking stalls measuring 4 ft. by 7 ft. shall be shown on site plans submitted for building division permits and approved by planning staff if appropriate.

II. BUILDING

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. A separate grading plan complying with Appendix J, CBC and City standards is required.

- B4. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B5. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B6. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B7. The Title Sheet of the plans shall include:
 - a. Scope of work
 - b. Occupancy group
 - c. Description of use
 - d. Type of construction
 - e. Height of the building
 - f. Floor area of building(s)
- B8. California accessibility regulations shall be incorporated within the plans.
- B9. Fire sprinklers may be required per Building, Fire and/or City Codes.
- B10. Project shall comply with current City and State water conservation regulations.
- B11. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B12. The permittee shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, deposition of mud or debris originating from the site.
- B13. Certification of compliance with the grading plans and soils report shall be submitted to the Building Division prior to final approvals.
- B14. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B15. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B16. Smoke and carbon monoxide detectors shall be provided in conformance with the most recent adopted Building and Fire Codes.
- B17. Building pads shall have a drainage gradient of 2% toward approved drainage facilities.
- B18. Buildings shall comply with the New Green Building Codes and the State's Energy Regulations Title-24. Title-24 energy forms shall be incorporated within the plans.
- B19. A sound transmission study shall be required. Mitigating factors shall be indicated on the plans.

B20. Developer shall minimize the use of on-street parking, by construction workers and equipment, during construction. Temporary bathroom facilities for construction are required.

BUILDING –Project Specific Conditions

B21. Plans shall clearly specify the applicable codes for this project.

B22. The Title/Cover sheet of the plans shall include a Code Analysis to clearly show:

- a. Complete Scope of Work to be performed
- b. Existing Use and Occupancy
- c. Proposed Use and Occupancy
- d. Type of construction
- e. Occupancy load based on Table 1004.1.2 CBC
- f. Verify a calculation is provided to show compliance with Sanitary Facilities for proposed use based on requirements as specified on Table 422.1 CPC.

B23. Plans shall clearly specify and show the required signage for the van-accessible and the accessible stalls.

B24. Plans must clearly outline and identify an “accessible path of travel” from the re-striped accessible parking spaces to the accessible path to the entrances of the spaces.

B25. The “accessible path of travel” from parking will cross a vehicular way. Plans shall clearly show that “detectable warnings” are going to be provided.

B26. Plan submitted does not show any raised curbs. Clearly show how path from parking gets to the entrances.

B27. Plans must clearly show an “accessible path of travel” within the proposed use/space and that machines are on that accessible route.

B28. Please note that the proposed “use” falls within the classification of the A-3 per Section 303.4 CBC. Note that plans for “A” occupancy type uses are to be drawn by a licensed architect or engineer in California. CA Business & Professions Code.

B29. Clearly identify all required “EXIT” doors.

B30. If the Planning Division requires any additional parking stalls for the change in use, this may affect the required number of accessible parking spaces.

Note – Additional comments may be provided once revised plans are submitted for plan review.

III. 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.
- F3. All fire sprinkler systems are to 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 - 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). 2016 CFC D103.5.

- F10. The minimum turning radius shall be determined by the fire code official. Both driveway entry points and all turns around the building must allow room for fire apparatus. 2016 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. Comment only: If a commercial kitchen is added a hood systems design drawing shall be submitted with the plans and an acceptance test will be required to be scheduled to be witnessed by the Lompoc Fire Department. If there is no commercial kitchen there shall be no grease build-up or grease laden vapors produced in the kitchen.
- F14. Fire hydrant and distribution shall be in accordance with CFC 2016 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.
- F15. 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. 2016 CFC 503.2.1
- F16. This is a change of use proposal. A full set of plans is required to review for the final conditions of approval. At this time, there is not enough detail to outline all conditions. Additional conditions may arise when more information is provided.

IV. POLICE DEPARTMENT – No General or Project Specific Conditions

V. ENGINEERING- General Conditions

- EN1. In conformance with City Ordinance No. 1348(91) all Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system and other surface and subsurface improvements are to be based upon the control monuments as established by the City of Lompoc Coordinate Control System, Record of Survey Book 142, Pages 82 and 83.
- EN2. In conformance with City Ordinance No. 1348(91) all Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system and other surface and subsurface improvements are to be delivered in a computer format readily compatible for transfer to the City GIS System.

GRADING- Project Specific Conditions

- G1. Striping of parking lot must include an accessible path from the loading/unloading access aisle to the accessible path of travel/entrance/exit doors of the Compound. Plans submitted shall show the accessible path. Verify that the accessible stalls will not walk behind a vehicle that is not their own to get to the accessible path. Also include detectable warnings where the accessible path crosses a vehicular way.
- G2. Any additional requirements for parking stalls may require changes to the required number of accessible parking stalls.

VI. AVIATION/TRANSPORTATION – No General or Project Specific Conditions

VII. SOLID WASTE – No General or Project Specific Conditions

VIII. ELECTRIC – No General or Project Specific Conditions

IX. WATER – No General or Project Specific Conditions

X. STORMWATER - General Conditions

- S1. On construction sites that are over 1-acre in size, a Notice of Intent shall be filed with the State Water Quality Control Board and a Storm Water Pollution Prevention Plan (SWPPP), meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP for the project has been approved, a grading permit has been issued and the approved SWPPP is on-site.
- S2. Filters that remove sediment, oil, grease and trash shall be provided to treat all storm water that will drain to the City’s storm drain system from on-site paved areas and private streets. The locations, types and details of the filters proposed shall be shown on the project’s erosion control plan, grading and drainage plans which, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- S3. Filters that remove sediment, oil, grease and trash shall be provided to treat all storm water draining from pavement to percolation basins, ponds, bioswales and rain gardens or similar structures.

- S4. Adequate maintenance and replacement of storm water filters shall be ensured. Filters shall be adequately maintained and replaced, per manufacturer's specifications. Filters must be cleaned out at least twice a year, before and after the rainy season. At any time filters are not functioning correctly and water is ponding as a result, the filters shall be cleaned out and replaced, if necessary. When proposed, project CC&R's/POA's shall include provisions that reflect these requirements for filter maintenance and replacement.
- S5. Permeable pavement shall not be permitted in areas where vehicular traffic is proposed. Permeable pavement and other pervious hardscape shall be permitted for use in walkways and in landscaped areas.
- S6. If rain gardens and bioswales or similar structures are proposed, they shall be shown, and details provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions.
- S7. All roof drains and gutters shall be painted to match the building(s) and shall drain to landscaping or to properly installed and maintained rain barrels.
- S8. All landscaping shall be drought tolerant and low maintenance.
- S9. When the property proposed for development adjoins or incorporates naturally occurring riparian vegetation, a wetland or waterway, a minimum setback of thirty (30) feet shall be provided. This setback shall begin at the outer dripline of the riparian vegetation and/or the top of bank, whichever is further from the center of the riparian vegetation or waterway. The 30-foot setback shall be planted with native, drought tolerant vegetation that will create a natural transition to the riparian vegetation. .
- S10. 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.

STORMWATER – Project Specific Conditions

- S11. No exterior new or replaced impervious area without compliance with all PCR materials for installation and maintenance.
- S12. No discharge of pollutants permitted from site.
- S13. No washing of pavement.

XI. WASTEWATER – No General or Project Specific Conditions

I, Salvador Rodriguez, the applicant do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project for CUP 17-02 and the applicant agree to comply with these conditions and all other applicable laws and regulations at all times.

Salvador Rodriguez

Date

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PLANNING COMMISSION STAFF REPORT

DATE: June 14, 2017
TO: Members of the Planning Commission
FROM: Sara Farrell, Assistant Planner
RE: **Supplemental Information**
Agenda Item No. 2
CUP 17-02- Conditional Use Permit – 432 Commerce Court



To preserve safety during the 24 hours of operation as proposed by the applicant and ensure the restriping of the parking lot the following additional conditions of approval are being recommended to the Planning Commission by Staff:

- P23. Adequate exterior lighting shall be provided to illuminate all parking areas from dusk until dawn. Lighting shall be reviewed by Planning Staff during building plan check review and approved if appropriate.
- P24. The parking lot shall be striped per City standards. A Parking Lot Review Permit shall be issued prior to the building permit issuance.