

CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



DATE: January 28, 2015
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
Megan Lowery, Contract Planner
RE: Conditional Use Permit – CUP 14-05

AGENDA ITEM NO. 1

A request by Stephen Renfrow, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to allow modification of the existing buildings and operation of a brewery, taproom and restaurant in three (3) phases. Phase 1 consists of interior modifications to convert the existing buildings into a tap room, restaurant, and brewery production facility, in addition to creation of outdoor dining space on the existing 5,960 sq. ft. paved area in front of the buildings. Phase 2 consists of upgrades to the 5,960 square foot patio area to remove the existing asphalt and replace with pervious interlocking pavers. Phase 3 consists of removing parking facilities on Parcel B and constructing a new commercial development to be determined at a future date. The project is located at 234 & 222 North H Street, in the *Old Town Commercial (OTC)* Zoning District (Assessor Parcel Numbers: 085-082-015 and 085-082-014). This action is exempt from the California Environmental Quality Act (CEQA).

Scope of Review:

The Planning Commission is being asked to consider:

- If the proposal is consistent with the Architectural Review Guidelines and the Old Town Specific Plan (OTSP);
- If the project meets the property development standards for the Old Town Commercial (OTC) zone;
- If the proposed project is compatible with surrounding uses and appropriate for the site with a Conditional Use Permit;
- If the required Findings of Fact can be made; and
- If the Conditions of Approval are appropriate for the project.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 17.104.020). The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (Lompoc City Code Section 17.124.060).

PLANNING COMMISSION ACTION:

- 1) Adopt Resolution No. 791 (15) approving CUP 14-05, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
- 2) Provide alternate direction.

SITE DATA:

- 1) Property Owner..... Stephen Renfrow
- 2) Site Location 222 & 234 North H Street
- 3) Assessor Parcel Numbers 085-082-014 & -015
- 4) Site Zoning..... Old Town Commercial (OTC)
- 5) General Plan Designation Old Town Commercial (OTC)
- 6) Site Use Existing Building
- 7) Surrounding Uses/Zoning North: Commercial / C-2
South: Old Town Commercial / OTC
East: Mixed Use / MU
West: Old Town Commercial / OTC
- 8) Site Area Approximately 42,000 sq. ft.

Background:

- | | |
|------|--|
| 1947 | The original structure was constructed on the site as a Ford car garage. |
| 1953 | The steel service building was constructed on the property. |
| 1998 | The Ford dealership ceased operation and the property was vacated. |

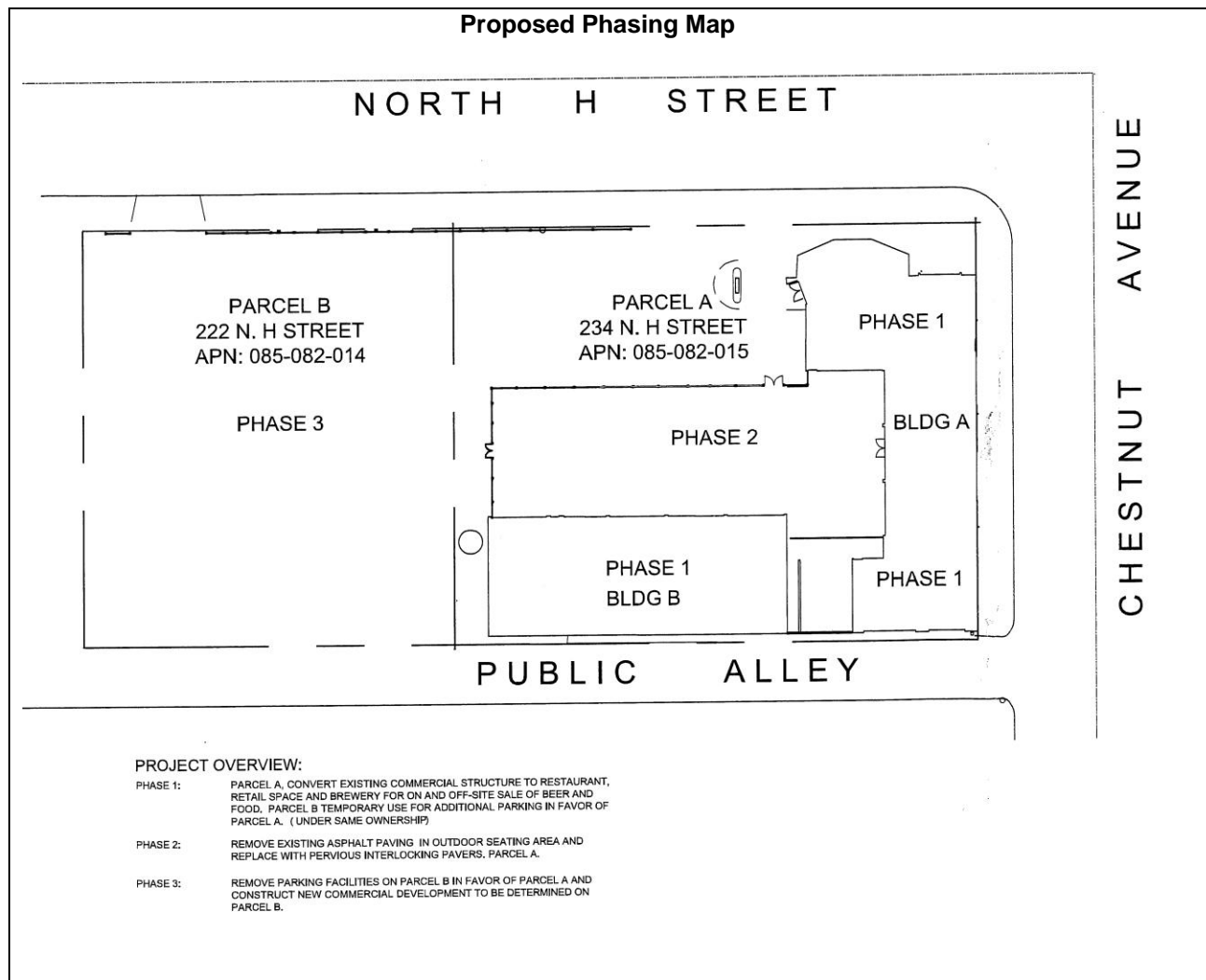
Proposal:

The proposal is for a Conditional Use Permit to construct and operate a brewery, taproom and restaurant in three (3) phases.

Phase 1 consists of improvements to APN 085-082-015, "Parcel A," located at 234 North H Street to convert the existing commercial structure to a restaurant, retail space and brewery for on- and off-site sale of beer and food. "Parcel B," APN 085-082-014, located at 222 North H Street will temporarily be used for additional parking in favor of Parcel A (under same ownership). Both sites will have minimal disturbance to the existing hard scape. It is proposed in Phase 1 of the project to do maintenance on the existing asphalt by using slurry and chip seal methods of repair on Parcel A with no disturbance of Parcel B other than possible chip seal.

Phase 2 of the project proposes improvements to the 6,800 square foot patio area to remove existing asphalt paving located in the outdoor seating area and replace with pervious interlocking pavers. The pervious pavers would be located throughout the outdoor seating and patio area, with the exception of the fire rings, horseshoe and bocce areas, which would remain. At that time, drainage shall be collected and disbursed into the landscape areas, paver areas, and lawn. Details on the installation and type of product will be provided to the Building Division and be reviewed by Planning and Engineering staff prior to approval. The proposed microbrewery operation will remain primarily on Parcel A, with Parcel B containing temporary parking and the loading zone and trash enclosure on it until development of that parcel occurs in a future phasing of the project.

Phase 3 will consist of a future new commercial development on Parcel B, Planning Commission review will be required (see attached project description).



CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

The General Plan designation for this property is *Old Town Commercial* and the stated purpose is:

To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.

Zoning Ordinance:

The zoning for this site is *Old Town Commercial (OTC)* and the stated purpose is:

A. To establish the land use district within the Old Town Lompoc Specific Plan area and the development standards that apply. The Old Town Commercial (OTC) land use district and the development standards provide the general development provisions for the Specific Plan area.

B. The Old Town Commercial District provides for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment. The district provides for the highest quality building design. Uses allowed include commercial retail, service commercial, business offices, restaurants and sidewalk cafés, entertainment uses, nightclubs and microbreweries, mixed-use (including residential), as well as prominent buildings for governmental uses.

C. Uses which would not be permitted include auto related uses, drive-through restaurants, adult entertainment, and any uses detrimental to developing a pedestrian-friendly environment. Regulations in this district promote pleasing commercial and governmental structures in addition to well-designed parking structures with the human scale and pedestrian character, including efficient internal access, ingress and egress, and amenities such as plazas, courtyards, and attractive streetscapes.

Old Town Specific Plan:

The project site is located within the Old Town Specific Plan area and Zoning Ordinance Section 17.052.040 Allowable Land Use and Permit Requirements states that *Microbreweries* require a Conditional Use Permit from the Planning Commission.

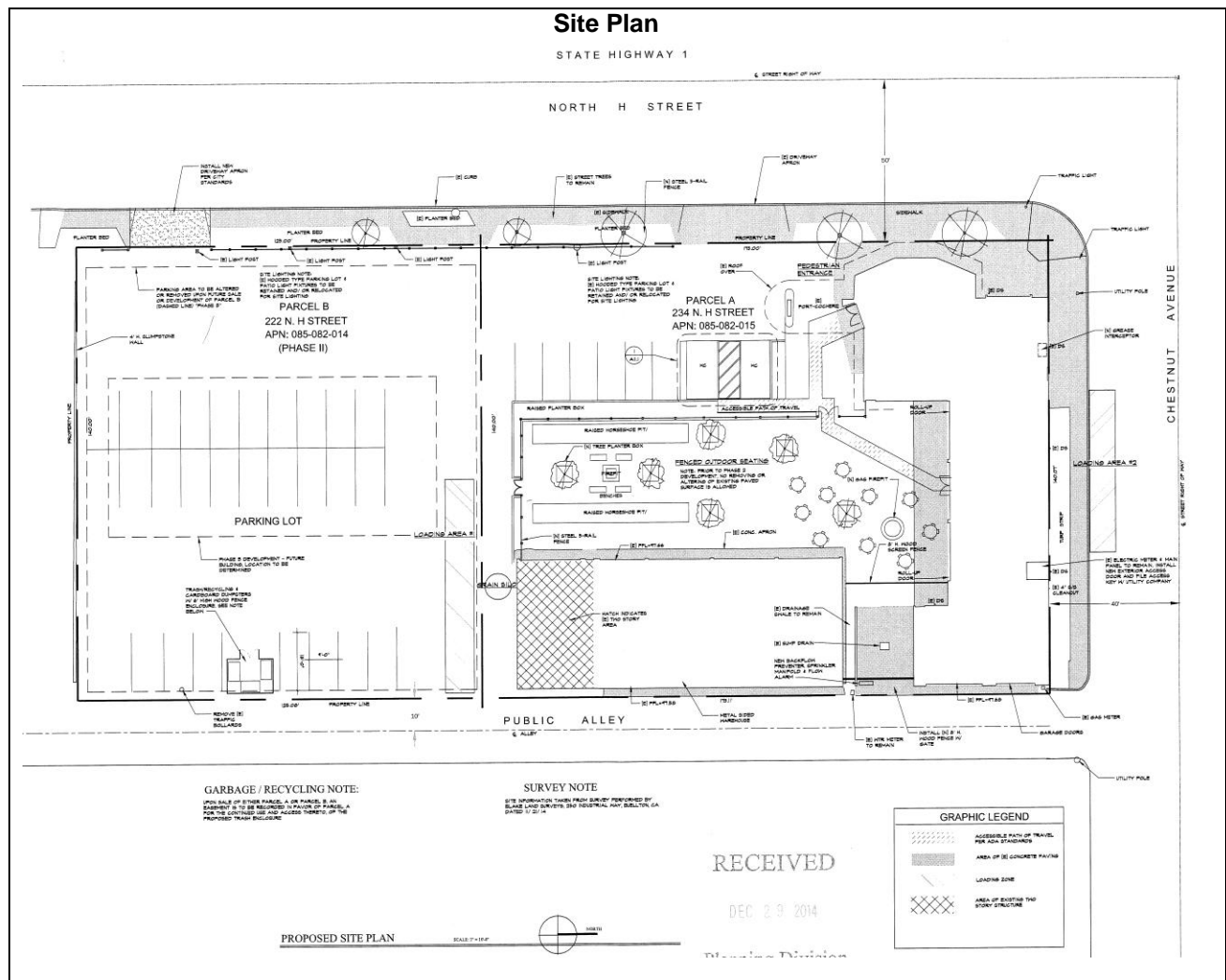
The Conditional Use Permit process allows the Commission to evaluate each project individually and assure compatibility with existing uses. If the Commission issues a Conditional Use Permit the Conditional Use Permit may be reviewed in the future, and additional conditions could be imposed, should there be complaints or negative impacts on the surrounding uses.

Zoning Ordinance:

Site Plan:

The brewery facilities, restaurant and patio area are located on parcel A at 234 North H Street (APN: 085-082-015). The existing building is located on the eastern portion of the parcel. Phase 1 includes the following:

- Operation of a beer tasting facility, restaurant, and offices in the west and north of the existing building;
- Utilization of the old service area on the eastern side of the existing building for production;
- Construction of a 35 foot grain silo;
- Installation of a steel 5-rail fence to enclose the outdoor patio area; and
- Striping of the parking lot on the southern parcel.



The approval of the CUP includes Phase 2, which may be constructed at a later date without further review from the Planning Commission (COA P23). Phase 2 includes the following:

- Replacement of existing asphalt patio area with permeable pavers, installed per manufacturers specifications; and
- Reallocation of drainage onsite to meet the City’s Storm Water requirements.

Phase 3, is conceptually noted and will require Development Review and approval from the Planning Commission at a later date, when building design and uses are defined (COA P-24). Phase 3 includes the following:

- Removal of parking areas on the adjacent parcel; and
- Construction of a new building for brewery use.

As shown in the table below, the project meets Zoning Ordinance Section 17.052.060 Property Development Standards for the *Old Town Commercial* zone.

Category	Required/Maximum	Proposed
Height	45 feet/3 stories	No change to existing building Silo – approx. 35 feet
Front Yard Setback	No minimum	No change to existing footprint
Rear Yard Setback	10 feet	No change to existing footprint
Side Yard Setback	No minimum	No change to existing footprint

Parking –

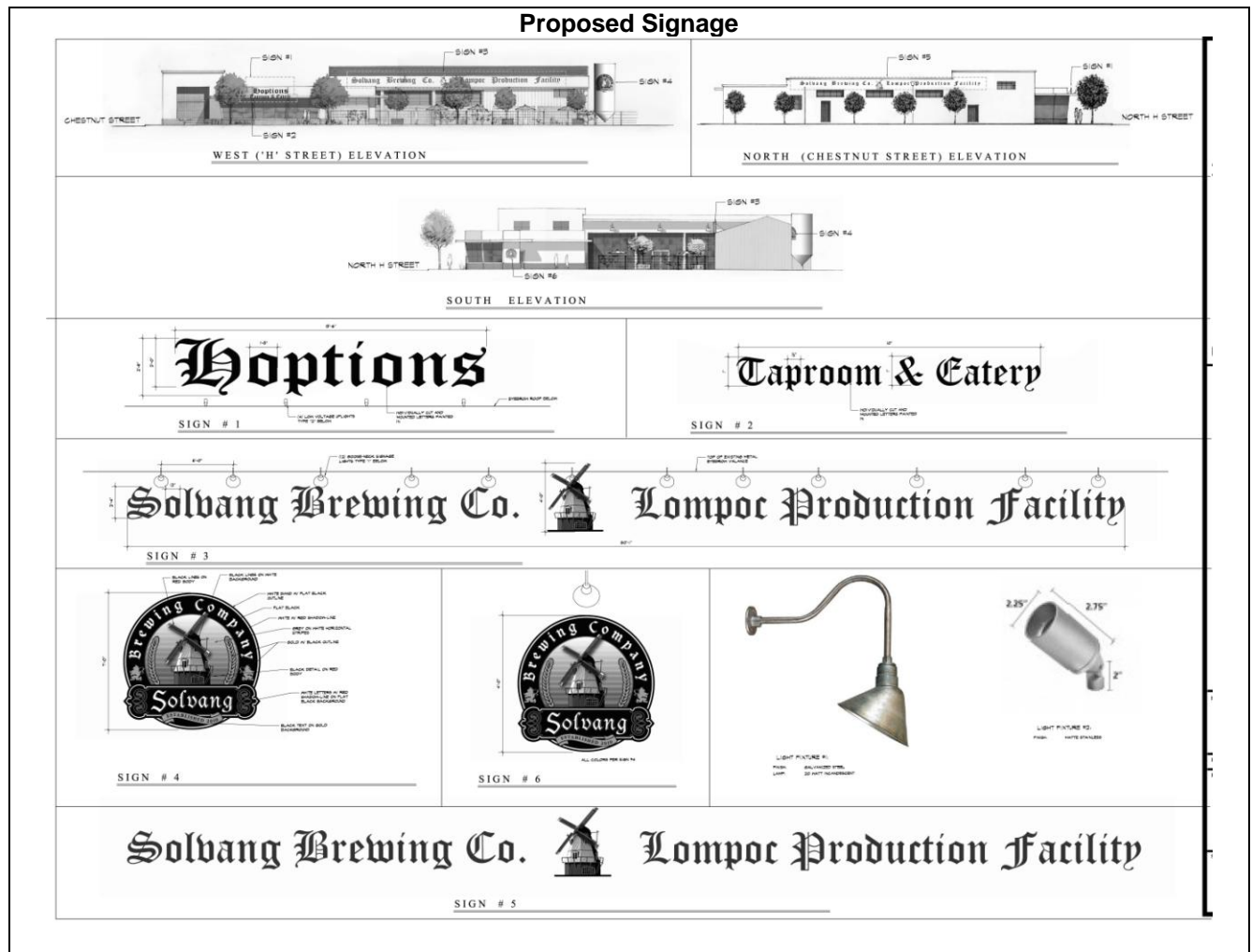
Zoning Ordinance Section 17.052.060 Property Development Standards for the *Old Town Commercial* zone states that there is “no parking requirement for commercial uses.” However the applicant is providing parking spaces on the southern parcel until such time as Phase 3 is developed and a Development Plan is reviewed and approved by the Planning Commission at a future date. Two (2) handicapped parking spaces are provided on Parcel A with six (6) additional spaces. A loading area is shown on Parcel B.

A reciprocal access must be granted and recorded on the parcels since the applicant is not proposing to combine the lots (COA P21). Access must be retained for the loading zone and trash enclosure(s).

OTC Additional Development Standards –

Zoning Ordinance Sections 17.052.060 and 17.052.070 outline special development standards and regulations specific to development in the Old Town Commercial area including design of trash enclosures, protection of existing trees, and color schemes. The project as designed complies with the requirements listed in these sections, and conditions of approval have been included to ensure the project is built consistent with these requirements (COA P-28).

Signage –



The proposal is for on-building signage as shown above. The sign is composed of individual lettering except for the circular logo show on sign 4 and 6. Colors have not been specified except for the logos which are red, black, white, and gold. Staff will review the colors during plan check to assure compatibility with building colors. Lighting is proposed by the use of fixtures shining onto the letters from above or below, depending upon the location of the signage on the building. The individual letters are proposed to be vinyl or metal painted cutouts or to be painted onto the building.

The applicant is requesting a total of six (6) signs on the facility structures, including:

Sign Location	Text	Dimension	Square Footage
No. 1 – Faces H Street	Hoptions	2' x 13'6"	27 sq. ft.
No. 2 – Faces H Street	Tap Room & Eatery	1' x 10'	10 sq. ft.
No. 3 -- Faces H Street	Solvang Brewing Co Lompoc Production Facility	2'4" x 80'1" Includes a 4' windmill	187 sq. ft.
No. 4 – On Grain Silo	Logo on Silo	7' x 7'	49 sq. ft
No. 5 – Faces Chestnut	Solvang Brewing Co Lompoc Production Facility	1' 6" x 69' Includes a 3'8" windmill	104 sq. ft
No. 6 – Faces Parcel B	Logo on Bldg	4' x 4'	16 sq. ft.
		Total Requested	393 sq. ft.

Section 17.108.030 General Limitations of the Zoning Ordinance states:

- A. *Signing shall be regarded as an integral and complementary element of the overall architectural and streetscape composition and shall be integrated with the building and landscape design.*
- F. *The name of the business shall be the dominant message on the sign.*
- H. *The following limitations shall apply in all commercial and industrial zones: Not more than three signs as defined herein, provided that the total sign area for all allowable signs, for each site or occupancy, shall not exceed two square feet of sign area for each lineal foot of street or occupancy frontage, provided further that in no case shall the allowable sign area for each site or occupancy exceed 300 square feet.*

The street frontage for the project parcel A is 175 lineal feet and parcel B is 125 lineal feet. The project is primarily located on parcel A and would be permitted the maximum 300 square foot allowance. Where a business has street frontage on two streets, a second sign has been allowed on the secondary street.

The *Old Town Commercial* District allows microbreweries as a Conditionally Permitted Use (LMC Section 17.052.040) as part of the CUP the production area is included as a secondary use (under 50% of the use). The two largest signs on the building, Sign 3 and Sign 5, identify the “*Solvang Brewing Co Lompoc Production Facility*”.

It is recommended that

- Signs 1 & 2 be considered as one sign due to their proximity and text;
- Sign 4 on the silo be considered as a “free standing sign” and not counted against the on-building total square footage; additionally this is a 7-foot sign where previous approvals have held signs along H Street to 4-foot height;
- Sign 5 be reduced in size by removing the “Production Facility” text.

The above noted adjustments to the signage would bring the project signage into conformance with the Sign Ordinance limitations.

Architectural Review Guidelines:

The existing building has metal and wood finishes with a metal roof. In order to be compatible with the existing architectural, the applicant has proposed similar materials to continue the theme with the use of modern materials. The appearance of the building will be rustic without making substantial structural changes.

To maintain continuity on the site and compatibility with the OTC district, the applicant has proposed a unifying color scheme with natural colors. A color board and color elevations identifying the proposed color details will be presented by the applicant at the Planning Commission meeting for review and approval.

The *Architectural Review Guidelines* state:

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All proposed buildings or structures should be sensitive to the neighborhood character.

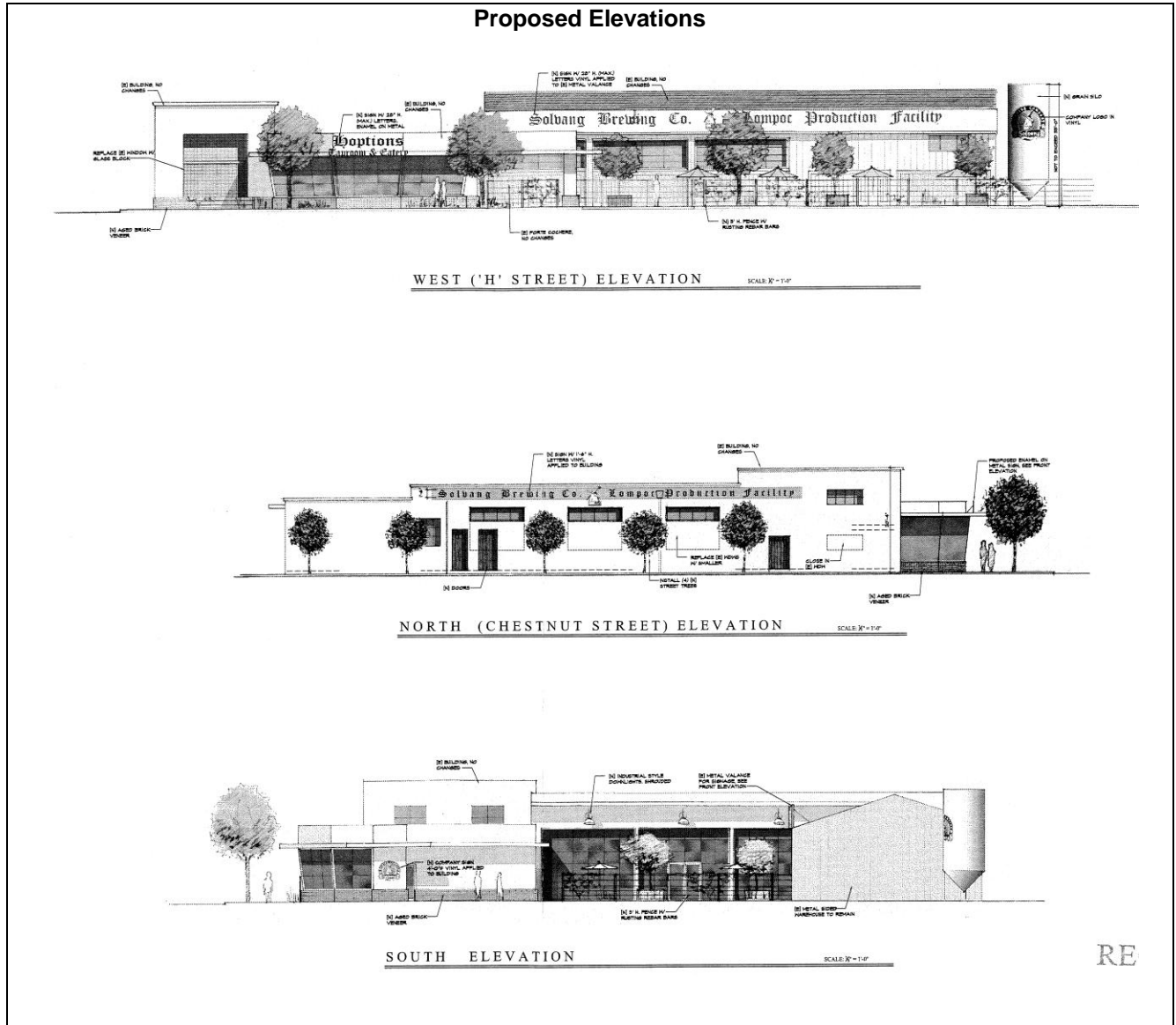
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All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.

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Building materials to be used on infill buildings are to be consistent with the materials used on significant adjacent buildings.

The existing building is old and in need of repair. It is located at the entry to the Old Town Specific Plan (OTSP) area and the proposed changes are consistent with the intent of the OTSP by providing a pedestrian-oriented opportunity for members of the community. The proposed use will bring people to the OTSP area and will be a catalyst to positive changes in the future.



The project will largely utilize the existing development on the site, with the addition of a 35-foot tall grain silo and 5-foot fencing enclosing the outdoor patio area. Photos of the site and a color / materials board will be available at the meeting for review. The proposed project is sensitive to the Old Town Commercial character that exists in the neighborhood.

As conditioned, the project is consistent with the City's General Plan, Zoning Ordinance, Old Town Specific Plan, and Architectural Review Guidelines.

Staff Review:

A Development Review Board (DRB) meeting was held for this project on December 9, 2014. The applicant also met individually with staff members to discuss the proposal and elements of the design that could be improved to meet City requirements. Following these meetings, a revised plan was submitted on December 29, 2014 which provided additional detail and refinement to the proposal. The DRB reviewed the revised submittal and prepared the attached conditions of approval, which were provided to the project applicant for their information. Additional information was provided on January 9, 2015 which included a revised project description, sign dimension page, and phase 2 site plan.

The Development Review Board (DRB) 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 Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

The DRB recommends approval of CUP 14-05 subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from review pursuant to Section 15332, Infill Development, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed pursuant to CEQA requirements following the Commission action.

NOTICING:

On January 16, 2015:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) Notices were placed on the City website; and
- 4) The project site was posted by City staff.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten (10) calendar 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. 791 \(15\) and Conditions of Approval](#)
- 2) [Project Description, received January 9, 2015](#)
- 3) Site Plan, Floor Plans, Elevations
(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	Date	Lucille T. Breese, AICP	Date
Economic Development Director / Assistant		Planning Manager	
City Administrator			

RESOLUTION NO. 791 (15)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR A BREWERY AND RESTAURANT AT 222 & 234 NORTH H STREET (CUP 14-05)

WHEREAS, a request was received from Stephen Renfrow, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to allow modification of the existing buildings and operation of a brewery, taproom and restaurant in three (3) phases. Phase 1 consists of interior modifications to convert the existing buildings into a tap room, restaurant, and brewery production facility, in addition to creation of outdoor dining space on the existing 5,960 sq. ft. paved area in front of the buildings. Phase 2 consists of upgrades to the 5,960 square foot patio area to remove the existing asphalt and replace with pervious interlocking pavers. Phase 3 consists of removing parking facilities on Parcel B and constructing a new commercial development to be determined at a future date. The project is located at 234 & 222 North H Street, in the *Old Town Commercial (OTC)* Zoning District (Assessor Parcel Numbers: 085-082-015 and 085-082-014); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on January 28, 2015; and

WHEREAS, at the meeting of January 28, 2015, _____, were present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of January 28, 2015, _____ spoke in favor of, or in opposition to the project; and

WHEREAS, this project is Categorically Exempt pursuant to California Environmental Quality Act Guidelines section 15332 (Infill Development).

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 brewery and restaurant, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc City Code Section 17.052.060 and with the City of Lompoc Architectural Review Guidelines.

- B. 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.
- C. 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.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted uses thereof.
- E. The conditions stated in Exhibit A to this resolution are necessary to protect the public health, safety, and welfare.

SECTION 2: Based upon the foregoing, CUP 14-05 is approved as proposed on January 28, 2015, 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 Commissioner _____, seconded by Commissioner _____, was adopted at the special Planning Commission meeting of January 28, 2015 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachment: Exhibit A – Conditions of Approval

**CONDITIONS OF APPROVAL
CUP 14-05 – SOLVANG BREWING COMPANY
222 & 234 NORTH H STREET (APN: 085-082-014 & -015)**

The following Conditions of Approval apply to the plans for CUP 14-05, received by the Planning Division and stamped on Oct 27, 2014 and amended on Dec 29, 2014 and Jan 9, 2015. Reviewed by the Planning Commission on January 28, 2015.

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. 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. Applicant 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 Applicant, or its respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use by Applicant of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Applicant's lease premises, or any part thereof, or from the conduct of Applicant's business or from any activity, work or thing done, permitted or suffered by Applicant 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 on Applicant's part to be performed under the terms of this resolution, or arising from any negligence of Applicant, 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, Applicant, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Applicant 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. 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.
- P5. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P6. 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.
- P7. Minor changes to the site plan or architectural elevations 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.

Planning – Conditional Use Permit Conditions

- P8. The right to use and 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. The applicant shall consent to all of the conditions in writing.
- 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 issuance of a certificate of occupancy.
- P12. 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.
- P13. 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 EDD/ACA 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.

Planning – Site Plan Conditions

- P14. One copy of the lighting plan shall be submitted to the Engineering Division with the grading/improvement plans. A separate copy 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.
 - b. The lighting shall be controlled by a timer. Within one hour after each major tenant's closing, lighting in the parking areas adjacent to each tenant shall be reduced to a minimal level of lighting necessary for safety and security; and the illumination of signs and landscaping adjacent to each tenant shall be curtailed. *(commercial projects within shopping centers)*
 - c. Photometrics.

Planning – Architectural Conditions

- P15. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P16. All 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 - Landscaping General Conditions

- P17. A plant palette and proposed irrigation method shall be submitted to Planning Division for review and approval prior to issuance of building permits for the project.
- P18. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

Planning – Mitigation Monitoring Conditions

- P19. Hours of construction shall be limited to:
Monday through Friday - between the hours of 7:30 a.m. and 5:00 p.m.
Saturday - between the hours of 8:00 a.m. and 5:00 p.m.
Sunday - None
Minor modifications to the hours of construction may be granted by the Planning Manager.

Planning – Project Specific Conditions

- P20. The existing asphalt area on the adjacent property will need to be striped for use as a parking lot, for either temporary or permanent use.

- P21. Prior to building permits, a reciprocal access agreement must be recorded, granting use and access on APN 085-082-014 and 085-082-015, including placement of trash enclosures, loading zones, and parking.
- P22. Refuse storage and disposal areas shall be provided within trash enclosures which are screened on at least three sides from public view by a solid, decorative wall, fence, or landscaping not less than five feet six inches in height. Slatted chain link not permitted. The dimensions of a double bin shall be seven feet eight inches by 14 feet four inches. A single bin enclosure shall be seven feet eight inches by eight feet four inches. When notified a container is damaged, the Solid Waste Division shall make a concerted effort to replace the container within 48 hours. Refuse bins shall be provided in sufficient number and shall be placed in convenient locations. Trash areas shall not be used for storage or other purposes. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.
- P23. Approval of phase 2, installation of properly installed, per manufacturers specifications, permeable pavers is a part of this approval and shall be approved at the staff level following submittal of a detailed plan consistent with the Planning Commission approval.
- P24. Any new buildings proposed for future development in phase 3 would require Architectural Review by the Planning Commission.
- P25. Events as proposed in the project description occurring within the brewery and restaurant buildings and patio area are allowed, but must comply with the City Noise Ordinance, Fire Occupancy Code, and other applicable department standards.
- P26. Events not proposed as part of the project description and/or occurring outside of the brewery and restaurant buildings and patio area are not included in this approval and will require approval of a Temporary Use Permit (TUP) by the Planning Division.
- P27. Use of a construction trailer will require a Temporary Use Permit (TUP) issued by the Planning Division prior to placement on the site.
- P28. Design of the trash enclosures must be in conformance with Zoning Ordinance Sections 17.052.060 and 17.052.070. Building colors must be “earhttone” as required by the OTC development standards. Staff will review and approve as appropriate, during the building plan check process.
- P29 The following signage is approved for the project:

Sign Location	Text	Dimension	Square Footage
No. 1 – Faces H Street	Hoptions	2' x 13'6"	27 sq. ft.
No. 2 – Faces H Street	Tap Room & Eatery	1' x 10'	10 sq. ft.
No. 3 -- Faces H Street	Solvang Brewing Co Lompoc Production Facility	2'4" x 80'1" Includes a 4' windmill	187 sq. ft.

Sign Location	Text	Dimension	Square Footage
No. 4 – On Grain Silo	Logo on Silo	7' x 7'	49 sq. ft
No. 5 – Faces Chestnut	Solvang Brewing Co Lompoc Production Facility	1' 6" x 69' Includes a 3'8" windmill	104 sq. ft
No. 6 – Faces Parcel B	Logo on Bldg	4' x 4'	16 sq. ft.
		Total Approved	393 sq. ft.

II. POLICE – No General or Project Specific Conditions

III. FIRE

Fire – General Conditions

- F1. Existing commercial properties shall install a Knox key box 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 Deputy Fire Marshal for placement and specifications.
- F2. Automatic sprinkler systems are required in accordance with the most restrictive of the following: 2013 California Fire Code (CFC), the California Building Code (CBC), or the Lompoc City Code. Submit fire sprinkler and alarm system plans simultaneously with building plans.
- F3. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including CFC 903.4.2.
- F4. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F5. Fire-resistive assemblies may be required for the covered patio area that is shown on the plan to connect the two buildings in accordance with the CBC and CFC. Include in Code Analysis.
- F6. 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.
- F7. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure. Consult with the Deputy Fire Marshal if applicable.

- F8. Ensure proper licensing of fire protection system engineers 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.

Fire – Specific Conditions

- F9. Fire separations shall conform to 2013 CFC Section 508 Mixed Use and Occupancy. Refer and comply with CFC Table 508.4. As both buildings have not been proposed to be sprinklered, the more restrictive separation is required.
- F10. The FDC connection shall be located in a manner that is most conducive to connecting with the existing hydrant located on the 100 block of East Chestnut Avenue and provide the shortest distance between the two. This will ensure an additional fire hydrant is not required.
- F11. The outdoor patio will require proper door swing that provides egress in compliance with CFC Section 1008 if the area contains gates that will enclose the patio.
- F12. The commercial kitchen shall comply with CFC 903.2.11.5 which requires an automatic sprinkler system installed in the kitchen exhaust hood and duct system. Provide a manual system operation per CFC 904.11.1 to actuate the fire suppression system.
- F13. Provide a Class K portable fire extinguisher for deep fat fryers in compliance with CFC 904.11.5.2 if required.
- F14. A final fire inspection is required and shall be scheduled with the Lompoc Fire Department (805) 875-8063 prior to the issuance of the Certificate of Occupancy. Additional inspections shall be scheduled as necessary during the construction process and for project consultation.

IV. ENGINEERING

Engineering – General Conditions

- EN1. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement and usually shall not include private onsite grading and improvements. A separate Public Improvement Plan is not required. Public Improvements may be shown on the Grading Plan.
- Public Improvements:
 - a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
 - b. Streets, Sidewalk, and Curb & Gutter
 - c. Street Signing and Striping
 - d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
 - e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)
 - 1. Private Improvements:
 - a. Connection Points to utility mains for sewer laterals and water services.
- EN2. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.

EN3. All Public Improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for the Design and Construction for Subdivisions and Special Developments". These Standard Requirements are available at:

<http://www.cityoflompoc.com/standards/>

EN4. "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at:

http://www.cityoflompoc.com/PublicWorks/develop_asst.htm

EN5. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

EN6. NOT USED

Easement Dedication

EN7. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

PUE's shall be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. Grant deed forms are available at:

<http://www.cityoflompoc.com/PublicWorks/engineering.htm>

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed, the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

Plan Review

EN8. NOT USED

EN9. First plan check submittal shall include hydraulic calculations (storm drain), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

Landscape Plans

- EN10. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Public Improvement Plan approval by the Engineering Division. An approval block shall be provided on the landscape plan title sheet for the City Engineer's signature.
- EN11. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

Permits & Fees

- EN12. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.
- EN13. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN14. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans and that Record Drawings will be submitted and approved prior to occupancy.
- EN15. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

Drainage

- EN16. A Drainage/Hydrology Report, if required, shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.
- EN17. Drainage from parking lots to the public right-of-way or easement will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

Sidewalk/Driveways

- EN18. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

- EN19. Prior to issuance of the Certificate of Occupancy, any Public Improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.

EN20. Prior to issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page

(<http://www.cityoflompoc.com/departments/pworks/engineering.htm>).

EN21. After construction is complete and the City has approved the Record Drawings, the Applicant shall:

A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF. Record Drawing information submitted in computer format shall include, but not limited to the following:

WATER	WASTE WATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Walls
				Bus Turnouts

Engineering – Project Specific Conditions

EN22. A Caltrans encroachment permit will be required for any proposed work within Caltrans Right-of-Way on H Street, including the proposed driveway. Provide the Engineering Division a copy of the encroachment permit from Caltrans verifying the acceptance of the design/proposed improvements.

EN23. The FDC connection, as require by the Fire Department, shall be installed on private property.

- EN24. Documentation of the requirement of APN 085-082-014 to provide an easement for APN 085-082-015 for the Loading Area and Garbage/Recycling Enclosure and access to both shall be provided to the City prior to occupancy. The documentation (Exhibit and Agreement) shall be recorded by the Santa Barbara County Clerk's office in order to maintain association with the properties.
- EN25. Loading Area #2 on Chestnut Avenue shall not be striped as a loading area. This location is within the public street right-of-way and is for use by the general public as parallel parking.

V. ELECTRIC

Electric – General Conditions

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

- EL8. The existing electric meter must have unrestricted access. This means a new enclosure, including ceiling, around the existing main electric panel must be constructed, per current electric code, with an opening to the exterior of the building (see Electric General Condition EL3).
- EL9. If the existing panel needs to be upgraded, the electric service will be required to be installed underground. In addition, the existing cable and telephone service will also have to be installed underground.

VI. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the Planning Manger.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. If the applicant cannot provide an acceptable on-site trash enclosure, the property owner shall submit a written agreement indicating that the property owner/business operator will relocate the dumpster on collection days to a location as approved by the Solid Waste Superintendent. The applicant shall return the dumpsters to the enclosure within twelve (12) hours of pickup. Said agreement must be made prior to the issuance of building permits.
- SW6. In accordance with the CALGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site specific Solid Waste Management Plan (SWMP) and divert at least 50% of the construction/demolition materials during the project. The SWMP 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. The approved SWMP shall be reproduced on the architectural/construction plans.

Solid Waste – Project Specific Conditions

- SW7. The collection point for solid waste is in the alley. Therefore, the trash enclosure opening should face the alley providing efficient access to City automated collection trucks. This will eliminate the need for Collection vehicles to drive through the tenant's parking lot.
- SW8. Trash enclosure should be designed to house a minimum of two 450-gallon automated solid waste containers, sitting side by side. Unobstructed, interior width requirement is 14 feet and depth is 7 feet. A second enclosure or a single enlarged enclosure will be needed to accommodate the cardboard bin. The enlarged enclosure would require unobstructed interior dimensions of 14' x 14'. The cardboard bin must be kept behind the two 450-gallon containers. A small opening on the parking lot side for the employee to walk through to deposit the cardboard, etc. into the bins is recommended.

VII. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water services and meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed, the utility plan shall show the fire line connection point to water main. The Owner is responsible for the installation of the fire line and any associated costs.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.
- W8. All cross-connection control wet fire sprinkler systems with Fire Department Connection (FDC) shall be installed on private property and outside City right-of-way, per City Std. Dwg. No. 404 (last revised 06/2008).

Water – Project Specific Conditions

- W9. A Backflow Prevention Assembly shall be provided for all domestic and landscape water connections.
- W10. If a new service is required, the Owner will be responsible to have the new service installed and the existing service abandoned, if no longer needed, at the Owner's expense.

VIII. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.
- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

Wastewater – Project Specific Conditions

- WW9. Plumbing drawings must be submitted as part of the building permit plans. The plumbing drawings must show drainage from the dishwasher connecting to the sewer downstream from the grease interceptor.
- WW10. The Baseline Monitoring Report states that the operation will have arrangements to haul waste oil/tallow from the site. Show the waste oil/tallow storage location on the site plan.
- WW11. Water delivered to the keg washing area needs to be measured by a water meter with a wastewater charge since water from this activity will go down the drain.
- WW12. Wastewater from self-generating water softeners is prohibited from being discharged to the sanitary sewer per Lompoc Municipal Code 13.16320. Applicant is encouraged to investigate other alternatives to produce or procure soft water if needed.

IX. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

X. BUILDING AND FIRE SAFETY

Building – General Conditions

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.
- B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.
- B3. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC. Include in Code Analysis.
- B4. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B5. Complete and dimensioned plans of the existing buildings (as-is) as well as proposed demo and new construction shall be submitted.
- B6. The Title/Cover /first sheet of the plans shall include:
- a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with totals.

- B7. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Energy Compliance Statements, CWMP (Construction Waste Management Plan), a listing of Special Inspections required, Deferred Submittals, etc.
- B8. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B9. Fire sprinklers may be required per Building, Fire, and/or City codes. Fire sprinkler and alarm system plans shall be submitted simultaneously with building plans – no deferred submittals.
- B10. The Project shall show compliance with SB 407 requirements for new plumbing fixtures and non-compliant plumbing fixture replacement schedules.
- B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.

Building – Project Specific Conditions

- B12. Provide complete outside dimensions of the buildings and building separation distances on the site plan.
- B13. Review, revise, and show occupant loads for exiting requirements per CBC Table 1004.1.2 and for plumbing fixture requirements, per CPC Table 422.1 and Table A. ("Order Line" occupancy is A-2.)
- B14. Building Division plumbing calculations show 121 indoor occupants plus 148 outdoor occupants, which requires at least 4 w/c for females, and at least 2 w/c +1 urinal for men, along with at least one service sink. Drinking fountain requirements can be waived for restaurant water service.
- B15. Review CBC Table 508.4 for fire separations in mixed occupancies. Building Division finds a one-hour separation required between an A and M, and between an A and B.
- B16. Review CBC for a required fire separation between an A and F-2 of one hour with no sprinklers, as noted in Condition B12 above.
- B17. Review all required door maneuvering space with CBC 11B-404.2.4.1.
- B18. Clarify the note shown on the stair to the Restaurant Office.
- B19. Clarify which toilet facilities are existing and which are new construction.

XI. GRADING

Grading – General Conditions

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.

- GR2. Grading shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available online at:

<http://www.cityoflomdoc.com/PublicWorks/engineering.htm>

- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading Plan submittals. "Development Assistance Brochures" can be obtained from the City Engineering web page:

http://www.cityoflomdoc.com/PublicWorks/develop_asst.htm

- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.

- GR6. The Soils Investigation Report, if needed, shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.

- GR7. Dust and Erosion Control shall be in conformance with the Standards and regulations of the City of Lompoc.

- GR8. Not Used

- GR9. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building.

- GR10. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).

- GR11. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

- GR12. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans.

In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed and approved by the City prior to the issuance of the Certificate of Occupancy.

- GR13. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR14. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR15. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR16. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- GR17. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.
- GR18. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

<http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>
- GR19. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations (as necessary) and provide documentation to the City prior to the issuance of the Certificate of Occupancy.
- GR20. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG; DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTE WATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire		Poles	Structures	Access

WATER	WASTE WATER	ELECTRIC	DRAINAGE	SURFACE
Hydrants				Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

Grading – Project Specific Conditions

- GR21. Clearly show on the grading plan the proposed accessible parking stalls, including striping and signage.
- GR22. Clearly show the pavement to be removed and the proposed improvements, including materials to be placed in lieu of the existing asphalt pavement.
- GR23. Clearly show the accessible route(s) for the accessible parking stalls and from the public ROW.
- GR24. In accordance with City Ordinance No. 1576(13), an Erosion and Sediment Control Plan shall be prepared as part of the Grading Plan and is required prior to Grading Permit issuance. Contact Lori Speer at 875-8289 or l_speer@ci.lompoc.ca.us for a list of the Erosion and Sediment Control Plan requirements.

XII. STORM WATER

Storm Water – Project Specific Conditions

PHASE I and subsequent Phases.

- S1. Outdoor washing of equipment is prohibited. Washing of equipment indoors shall be limited to those areas that are plumbed with a floor drain, and a pre-treatment filter of the type required by the City’s Wastewater Division. All areas draining the interior brewery processing and restaurant areas shall be drained to connect to the sanitary sewer. All slot drains (as shown on Pages A3.3 and A3.4 of the plans dated 12/29/2014) and interior wash drains shall be connected to the sanitary sewer.
- S2. Additional drainage flow shall not be directed to the drainage swale located between the processing building and the wash area. This swale and any other existing on-site storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River”.

PHASE II

- S3. The applicant shall fully complete and submit a Storm Water Control Plan (found on the City's website). These calculations, along with grading and improvement plans, shall show how the volume of rain falling on all new impervious areas, will be directed to infiltration basins and infiltrated onsite to meet the 5% EIA requirement. (Infiltration of the volume equal to 95% of 0.75 inches over all new impervious area).
- S4. The proposed 6,400 square feet of pervious pavers to replace pavement shall be engineered pervious pavement/pavers with proper base depth and construction as per the City of Lompoc's approved post-construction guidelines.
- S5. All plantings shall be drought tolerant.
- S6. The property owner shall be responsible for maintaining the pervious pavement free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity. Maintenance shall be regularly performed as described in the Storm Water Control Measure Maintenance Plan prepared for the project.
- S7. The project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner's commitment to SCM maintenance.
- S8. The property owner(s) shall sign a statement accepting responsibility for the operation and maintenance of the pervious pavement installed on-site, gutters, landscaping and "No Dumping Drains to the River / Groundwater" stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- S9. Prior to Issuance of Occupancy Permits, the pervious pavement shall be inspected by the designing engineer to ensure it is properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the pervious pavement.
- 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.

PHASE III

- S11. New construction and Phase III improvements shall be independently evaluated, and conditioned through a separate design review process. Phase III shall be subject to all regulations applicable at the time of Phase III Design Review project completeness.

**Solvang Brewery Co. Lompoc Production Facility
Hoptions Taproom and Eatery
234 & 222 North H Street
Lompoc, CA 93436**

Vision

The objective of Solvang Brewing Company is to repurpose two aged existing buildings and aesthetically redesign them into something the community & ownership can be proud of.

The Brewery/Taproom/Restaurant will cater to patrons from all walks of life, creating a family friendly environment suitable for any occasion. Additionally, Solvang Brewing Company - Lompoc Production facility will produce beer with a 30-barrel, stainless steel brewing system which we will offer several guided tours of monthly. Our facility will produce numerous beer styles in both bottles and kegs shipped both nationally and internationally giving Lompoc recognition for its market birth on every bottle or keg.

This establishment will be a comfortable place in which locals and visitors can enjoy a meal, entertainment, local wines and craft beer. Our proposed project will provide the greatly desired craft beer location as well as produce a diverse atmosphere in Old Town Lompoc for locals and visitors alike. Having a Brewery that provides a Taproom, Eatery, Entertainment and Production Facility will make this establishment a destination location we can all be proud of. It is our goal to ensure Solvang Brewing Company will continue to be an appreciated local entity in which the Lompoc community can take special pride. Our brewery and taproom will create jobs and enhance the atmosphere of the area offering variety. It is reasonable to assume that locals and visitors alike will choose to patronize producers and employers rooted in the community.

The Architectural design of the project both interior and exterior will combine rustic charm and casual ambiances in a place all feel welcome. Materials will be similar to what is currently installed on buildings with steel siding and wood and metal surfaces, creating a rustic and clean appeal. The grounds will consist of classily installed chip seal paving for dining ambiance and social gatherings. These areas will include two outdoor gas fire rings as well as horse shoe and bocce ball pits for entertainment. These areas will also be landscaped with native drought tolerant plant and tree species in planter boxes and wine barrels, helping to enhance patrons enjoyment.

RECEIVED

JAN - 9 2015

Planning Division

Project Description

Modify existing buildings on site to accommodate a craft beer taproom, restaurant and brewery production facility. There will be minimal structural changes throughout the buildings. Majorly, work in the interior and exterior of the buildings will be more tenant and aesthetic improvements in nature. Building and alterations that require permits will be called out on plans (Plumbing, Electrical, Structure, etc). Existing buildings on the site have a footprint of approximately 9,267 square feet. This footage does not include the covered breezeway attaching the two buildings. It is proposed to enclose the breezeway, other than that the structures will remain the same.

Restaurant/Tasting Room/ Taproom – Hoptions will be the name of the Restaurant and Tasting Room. We will be providing a majority of fresh ingredient foods, such as wood fired and oven baked pizza, pannini, soups, salads, sandwiches, burgers, steaks, etc. There will be very little fried foods other than side dishes and appetisers. It is estimated that hours of operation will be from 7am to 2am daily. The restaurant will be open at approximately 11:00 am to 12 Midnight Monday – Thursday and from 7:00am – 2am, Friday through Sunday. There will be on site brewery production of craft beer that will be served in the restaurant and taproom as well as a portion of offsite sales. There will be two areas inside the taproom/restaurant building that will offer craft beer sales onsite, one will be located in the front of the building facing North H Street and the other in the center of the building where there will be bay doors that open; creating an open air experience. There will be dining available at both of these locations, including outdoor dining areas. Time estimations would be from 6:00 am to 5:00pm. The restaurant will see deliveries approximately every day for normal food, product and service deliveries as with typical restaurant locations. We will have designated loading zones for extended delivery services. Additionally, we will utilize Chestnut street and the alley for short term deliveries and loading

Brewery Production - It is anticipated that initial production will start at approximately 20,000 barrels and increase gradually to 50,000 barrels and eventually reaching the goal of 100,000 plus barrels annually. This rate of production would be similar to other Breweries in the County. For our deliveries, it is estimated that trucks will make deliveries and pickups from the production facility three times a day, three times a week. Time estimations would be from 6:00 am to 5:00pm. The restaurant will see deliveries approximately every day for normal food, product and service deliveries as with typical restaurant locations. We will have designated loading zones for extended delivery services. Additionally, we will utilize Chestnut street and the alley for short term deliveries and loading.

Events - Events on the premises will consist of private parties for weddings, anniversaries, family gatherings, company parties and beer events. The normal events will be held within the building and patio locations. Any special events that would require expansion out of those designated areas, such as the adjacent parcel, will occur with a special use permit for each event, obtained through the City.

Building Improvements:

We anticipate a number of building improvements that will need to be completed before production can begin. These improvements will be called out on the plans for permits when necessary, however as mentioned previously most improvements will be that of tenant improvements rather than constructing new buildings. The improvements will require the hiring of specialty subcontractors, most notably:

- **Plumbing:** Installation of drainage systems, connecting of all sinks and bathroom facilities to the drainage system, all welding necessary to prepare the brewing plant for operation, installation of separate utility meter for production water.
- **Electrical:** All wiring necessary to install appropriate lighting, all wiring necessary to prepare the kitchen, bar and brewing plant for operation, all wiring necessary to bring newly constructed walls and rooms up to code.
- **Gas:** New interior line installations.
- **Refrigeration:** Installation of cold room refrigeration unit and primary fermenter glycol system.
- **Telephone:** Installation of business phone lines.

Exterior: Materials shall be of similar style as the existing buildings. Metal, wood, Steel will be primary materials. The color pallet will be in earth tones such as beige, gray, slate, browns, burgundy, greens and navy. This Pallet shall provide an inviting and pleasant feel to the appeal of the project.

Signage: Signage on the buildings shall consist of stand-off lettering on the metal siding locations. The signage is proposed to be of a height not to exceed 28" for the letters. The lettering will be made from either metal or vinyl. Lighting for the signs shall be down lighting from above. On the flat surface areas, the signage shall consist of either stand-off lettering or painted directly onto the stucco. Signage locations are shown on the plans submitted.

The project consists of the below listed approximations:

Malt Grinding	855 square feet
Office 2 nd floor	772 square feet
Brewery	2,917 square feet
Keg Wash (Exterior) area breezeway	680 square feet
<u>Cold Storage</u>	<u>973 square feet</u>
Production Facility Building	5,517 square feet
Outdoor Keg Wash area	680 square feet
Outdoor patios and seating areas - Events Space	5,960 square feet
Retail floor and Tasting Room & Order Line	938 square feet
Kitchen/cold Order Bar	830 square feet
Tasting Room, Restaurant, Taproom/Bar	1,694 square feet
Office space/employee lounge 2 nd floor	574 square feet
Restrooms and Hallways	378 square feet
<u>Storage</u>	<u>106 square feet</u>
Restaurant/Taproom/Outdoor Patios/Events Area	10,480 square feet

Project Overview:

The Project will be constructed in Phases, with Phase I being the primary phase. The phases are proposed as listed below:

PHASE 1

Parcel A – located at 234 North H Street: convert existing commercial structure to restaurant, retail space and brewery for on and off site sale of beer and food. Parcel B – located at 222 North H Street will be used for temporary use for additional parking in favor of Parcel A. (Under same ownership) Both sites will have minimal disturbance to the existing hard scape. It is proposed in Phase I of the project to do maintenance on the existing asphalt by using slurry and chip seal methods of repair on Parcel A and no disturbance of Parcel B other than possible chip seal.

PHASE 2

Project applicant would like to keep the option open in the patio area to remove existing asphalt paving, in an area of approximately 6800 square feet, located in the outdoor seating area and replace with pervious interlocking pavers. The area proposed for modification in Phase 2, are the outdoor seating and patios. It is proposed that the Fire rings, Horseshoe and Bocce areas will remain. At that time, drainage shall be collected and disbursed into the landscape areas, paver areas and lawn. Details on the installation and type of product will be given to the Building Department at the time of the alteration.

PHASE 3

The establishment will remain primarily on Parcel #085-082-015 (234 North H Street) with Parcel # 085-082-014 (222 North H Street) being established for temporary parking until development of that parcel occurs in a future phasing of the project. Phase 3 will consist of removing Parking Facilities on Parcel B in favor of Parcel A and construct new commercial development to be determined on Parcel B.

Employees:

Solvang Brewing Company is budgeted to hire employees at regular intervals. The first full-time employees will be hired approximately one month before operations begin so as to have sufficient time to properly train that employee before sales commence. We anticipate we will be hiring at least 25 new employees within the first year. It is anticipated that the Lompoc location will provide 50 plus jobs once established. Some of the employees will be shared between the two locations. Our employee base is about 50% full time and 50% part-time. The personnel in the restaurant and Brewing business are a critical factor in the success business. With this in mind, the management staff will be hiring proven individuals to fill key service positions such as brewing, assistant brewing, kegging, bottling, bartending and cooking. Beyond these positions, the Company will be looking to hire a more mature, professional wait staff that will team with management to ensure success by providing an excellent environment and service to the customers.

The General Manager plans to achieve this "buy-in" from the staff by involving them in the decision-making process, implementing an employee suggestion program to get input on marketing, promotions, and specials, and by treating the staff like the important asset they are in making this business a success. For the kitchen staff, the managing member plans to contact culinary programs and to find young people who plan to make a career in the restaurant business. By drawing from personnel pools, SBC will be able to hire people who are enthusiastic, eager to learn, and concerned with establishing a good employment record in the area. Additional employees will be hired and trained as needed to perform a variety of tasks associated with beer production and deliveries. The need to hire these additional employees at regular intervals is anticipated because of the workload associated with projected increases in brewing capacity and sales in our market. Further additions will be reevaluated annually. It is the management team's philosophy that employees are assets to the company, not a drain on resources. We intend to train our employees thoroughly, treat them well, and provide them with responsibility when they earn it and reward all those employees of Solvang Brewing Company who make a significant contribution toward the Company's success. The management team comes to this project with a variety of important skills and experiences that will benefit the Company. In those areas where they lack experience, the management team has wisely decided to contract on a temporary or part-time basis with qualified professionals. In this way Solvang Brewing Company will be provided with all the necessary professional support, and costly mistakes will be avoided.

The Industry:

The success of Solvang Brewing Company is market demand and the proof that consumers want to drink more craft beer. Market analysis has consistently supported the fact that consumers are increasingly moving away from buying mass produced beer and starting to purchase more and more beer from craft beer makers and micro breweries. An interesting point to note is that in 2012 and 2013 while the overall mainstream US beer market was down 1.3% and 1.2% respectively, the craft brewing industry enjoyed 13% and 12% growth by volume respectively, and 15% growth by retail dollars both years (Brewers Association). According to the IBIS World Industry Report from October 2011, "the craft brewing segment of this industry has grown consistently since the 1990s." This report attributes the 4.5% annualized increase in industry establishments (individual breweries) over the past five years to the craft experiment with and seek out unusual flavors as part of their drinking experience, which will provide opportunities for craft and microbreweries to expand their market reach." Mintel Group's report Beer: The Consumer from November 2012 agrees, saying that "despite recession, job losses, and other negatives, craft beers have enjoyed eight years of positive - and sometimes dramatic - growth." This rapid growth and market opportunity can be evidenced successful craft beers we can see obvious consumer demands.

Mission:


Solvang Brewing Company's primary mission is to develop responsible consumption and appreciation of quality craft beer. We strive to offer beer with character, a craft beer style for each individual palate. Our brewery will cater to novice drinkers as well as those drinkers with more sophisticated palates. Solvang Brewing Company will introduce individuals to the industry, and our cooperative structure will provide the opportunity for motivated individuals to take their passion for craft beer one step further.

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: January 28, 2015

TO: Members of the Planning Commission

FROM:  Lucille T. Breese, AICP
Planning Manager

RE: CUP 14-05 – Solvang Brewery
SUPPLEMENTAL INFORMATION

Agenda Item No. 1

Additional information has been identified regarding the possibility of noxious odors being generated by the proposed Brewery Production Facility. In various other locations, there have been complaints of noxious odors from neighboring property owners. Staff has contacted the Santa Barbara Air Pollution Control District (APCD) regarding regulations for this type of business. APCD staff advises, the brewery needs to submit an application Form-01 (Link: <http://www.ourair.org/wp-content/uploads/apcd-011.pdf>) and Form-38B (Link: <http://www.ourair.org/wp-content/uploads/apcd-38b1.pdf>) to the APCD. After the application is approved, a District engineer will write the permit exemption. An enforceable nuisance condition is added per APCD Rule 303. The rule text is as follows

“A person shall not discharge from any source whatsoever such quantities of air contaminants or other material in violation of Section 41700 of the Health and Safety Code which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety or any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.”

Two additional Conditions of Approval are proposed for the project:

- P30 The applicant shall obtain the required permits from the Santa Barbara Air Pollution Control District (APCD) prior to certificate of occupancy.
- P31 The Solvang Brewery production shall be operated so it does not emit obnoxious odors or fumes beyond the site boundary lines.