AGENDA ITEM NO. 3

A request by Steve Logsdon, representing Lompoc Moose Lodge, for Planning Commission consideration of a proposal for a Conditional Use Permit to operate a lodge / club in an existing building. No exterior changes are proposed to the building. The project is located at 300 North G Street in the Industrial (I) Zoning District (Assessor Parcel Number: 85-022-02). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the proposed Negative Declaration is adequate pursuant to CEQA;
- If the proposed lodge / club is a use that is compatible with surrounding uses and appropriate for the site with a Conditional Use Permit;
- If the Conditions of Approval are appropriate for the proposed project; and
- If the required Findings of Fact for CUP 09-03 can be made.

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (Lompoc City Code Section 17.124.060 (prior Code Section 8882 d)).

RECOMMENDATION:

Staff recommends that the Planning Commission:

1) Certify the Negative Declaration; and,

2) Adopt Resolution No. 641 (09) approving CUP 09-03, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.
SITE DATA:

1. Property Owner: Joseph Richard Barto Trust
2. Site Location: 300 North G Street
3. Assessor Parcel Number: 85-022-02
4. Site Zoning: Industrial (I)
5. General Plan Designation: Industrial
6. Site Use: Vacant Building
7. Surrounding Uses/Zoning:
   North: Industrial / I
   South: Residential / R-2
   East: Industrial / I
   West: Industrial / I

BACKGROUND:

1956 Building permits were issued for an office and warehouse building on the site.

May 9, 2005 Planning Commission adopted Resolution No. 413 (05) approving DR 04-12 for the remodel and addition to the existing office building and construction of two (2) new warehouse buildings.

PROPOSAL:

The Lompoc Moose Lodge is requesting approval of a Conditional Use Permit (CUP 09-03) to allow operation of a lodge / club in an existing building. The building is located at the southeast corner of the site and will be addressed at 313 North F Street. No exterior changes are proposed to the building. The proposed use would occupy approximately 2,100 square feet of the 4,250 square-foot building. The floor plan includes a meeting hall, bar, kitchen, storage and restrooms. The proposed hours of operation are Monday through Friday from 3 p.m. to 10 p.m., Saturday from 12 p.m. to 10 p.m., and Sunday from 9 a.m. to 8 p.m.

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

The General Plan designation for the site is Industrial and the stated purpose is:

   To provide areas for a wide range of industrial uses that involve outdoor activities.

Though not an industrial use, a lodge / club is specifically listed as a conditionally permitted use in the Zoning Ordinance and can be found compatible with industrial uses. As conditioned, the project will be in conformance with the General Plan designation and all applicable policies.
Zoning Ordinance:

A lodge / club is listed as a permitted use with a Conditional Use Permit in an Industrial (I) zone. The Conditional Use Permit process allows the Commission to evaluate each project individually and assure compatibility with existing uses. The Commission must be able to make the finding that this use “...will not be more obnoxious or detrimental to the public welfare…” (Lompoc City Code Section 17.064.060 (prior Code Section 8303)).

If the Commission issues a Conditional Use Permit it will have the ability to return the permit for review, and possible imposition of additional conditions, should there be complaints or negative impacts on the surrounding neighborhood.

Site Plan:

The site is located at 300 North G Street and spans from G Street to F Street north of Chestnut Avenue. An office building and three warehouse buildings exist on the site. Vehicular access is provided on F Street and G Street. The proposed Moose Lodge would occupy the northern half of the building located at the southeast corner of the site addressed at 313 North F Street.
Parking –

Parking Spaces – lodges / clubs are required to provide 1 space for each 5 permanently located seats or 1 space for each 35 square feet of gross floor area in the assembly room per Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The assembly area is approximately 1,350 square feet (1,350/35 = 39 spaces).

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<th>Required:</th>
<th>Existing:</th>
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<td>39 parking spaces</td>
<td>47 parking spaces</td>
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The 47 existing parking spaces are required for the existing office / warehouse uses on the site. The Moose Lodge proposes to utilize 39 of the 47 parking spaces since the uses will operate at distinctly different times. The existing uses on the site close at 3:30 p.m. during the week and are closed on the weekends. The Moose Lodge would open at 3:00 p.m. during the week, with peak hours beginning at 5:00 p.m., and during the weekend. Under the Conditional Use Permit, the consolidation of parking can be utilized to determine that sufficient parking is available for members of the Moose Lodge, and the customers and employees of the office / warehouse uses onsite.

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Lompoc City Zoning Ordinance.

Signage:

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the City Sign Regulations (COA P9).

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Zoning Ordinance.

Staff Review:

A Development Review Board (DRB) meeting was held for this project on February 24, 2009. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. No project specific Conditions of Approval were received.

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 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 09-03 subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA). No significant impacts were identified and a Negative Declaration has been prepared for Commission review and approval. A Notice of Determination will be filed following the Planning Commission action as required by CEQA.

NOTICING:

On March 13, 2009:
1) Notice of Intent to adopt a Negative Declaration was published in the Lompoc Record; and
2) Notices were mailed to property owners within 300 feet by US mail.

On March 27, 2009:
1) 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 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. 641 (09) and Conditions of Approval
2. Initial Study and Negative Declaration
3. Site Plan and Floor Plan
   (PC only with staff report, documents available for review in Planning Division)

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<tr>
<th>Staff Report has been reviewed and approved for submission to the Planning Commission</th>
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<tr>
<td>Arleen T. Pelster, AICP</td>
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<td>Community Development Director</td>
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