

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**DATE:** JUNE 12, 2006  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** NATHAN GILBERT, ASSISTANT PLANNER  
**RE:** CUP 96-10 --CONDITIONAL USE PERMIT RENEWAL

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**AGENDA ITEM NO. 1**

A request by Dement Weaver, representing Lompoc Church of God In Christ, for Planning Commission consideration of a renewal of Conditional Use Permit – CUP 96-10. The renewal will allow continued church operation at 333 North Second Street (Assessor Parcel Number 85-052-20) to October 14, 2008. The church is located in a Commercial Industrial (CM) Zoning District. This action is exempt from the California Environmental Quality Act (CEQA).

**AUTHORITY:**

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d).

**BACKGROUND:**

The building at 333 North Second Street has been occupied by church assembly uses since October of 1991. Staff received an inquiry regarding the status of a Conditional Use Permit on the site and began code enforcement proceedings, which the church responded to by applying for the necessary Conditional Use Permit in 1996.

The Planning Commission adopted Resolution No. 96-25 on October 14, 1996, allowing the Lompoc Church of God In Christ to legally occupy the facility at 333 North Second Street with Conditions of Approval. The Planning Commission renewed the Conditional Use Permit (CUP 96-10) on February 12, 2001 and again on February 10, 2003, authorizing continued operation of the assembly use.

**STAFF REVIEW:**

A Development Review Board meeting was not held for this request as it is an existing use and no internal or external changes are proposed. The Building / Fire Department was contacted to ensure that the applicant had completed all requirements of the original CUP and whether there were any outstanding issues to be considered by the Planning Commission before renewing the CUP. The following comments were received:

Building and Fire Safety –

Stated that the church has not adopted the structural modifications required in the original Conditions of Approval and has been operating without a Certificate of Occupancy. The applicant is required to submit plans to the Building and Fire Safety Department for review and permit issuance within 30 days of Planning Commission approval and acquire a Certificate of Occupancy within 90 days, or the CUP shall be returned to Planning Commission for possible CUP revocation (COA B13 & B14).

Building Division staff has met with church leaders at the project site and outlined outstanding health and safety requirements. Planning staff held an additional meeting with church leaders to discuss the implications of the outstanding requirements on the CUP Renewal process and to establish an achievable time frame to begin working towards compliance.

**ANALYSIS:**

The property is located within a C-M Zone and, as noted in Section 80303 of the City Zoning Ordinance, Commission renewal of the CUP is required every three years. In addition to conditions imposed by the Planning Commission, the following standard conditions apply:

- ❑ *Proposed Church uses or activities shall not restrict the operation of any adjacent commercial use;*
- ❑ *The Planning Commission shall review for renewal all Conditional Use Permits for Churches in the CM zone after a period of three (3) years. Approval for continuing a church in the CM zone after the initial three-year period shall be contingent upon the applicant demonstrating the availability of said property has been actively advertised for CM uses for a period of not-less-than three months, without resulting in commercial-industrial tenancy.*
- ❑ *The Planning Commission will not allow childcare programs, including Vacation Bible School, or other church activities that would occur between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, in consideration of any Conditional Use Permit application.*
- ❑ *The proposed church use shall be limited to existing buildings within the C-M zone.*

The applicant has worked with staff to resolve all Planning issues identified during the previous two Conditional Use Permit Renewals. The applicant has submitted a Reciprocal Parking Agreement for recordation and has provided staff with advertisements from the Lompoc Record demonstrating an attempt to market the subject property for three months as required by the City Code. No changes to the existing Conditional Use Permit are proposed.

The applicant has requested additional time to achieve compliance with the Building and Fire Safety Department's requirements. The Commission may wish to continue the project for 90 days to review the progress made. At this time, the Commission may approve the CUP Renewal with Conditions or review for possible denial.

### **CUP RENEWAL:**

Ordinance No. 1408 (95) was adopted by the City Council in November of 1995 to allow churches in the CM Zone subject to obtaining a CUP. The CUP is valid for a three (3) year period and then must be reviewed by the Planning Commission. There have been no complaints received by the City regarding this use. A Condition of Approval is included which requires Planning Commission review of CUP 96-10 on or before October 14, 2008 (COA P2).

### **NOTICING:**

On May 19, 2006:

- 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; and
- 3) The project site was posted by City staff.

### **ENVIRONMENTAL DETERMINATION:**

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

### **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 \$35.10.

### **RECOMMENDATION:**

**Staff recommends that the Planning Commission:**

**Continue the hearing for 90 days to allow the applicant sufficient time to submit plans to the Building Division.**

### **ATTACHMENTS:**

1. [Draft Conditions of Approval](#)
2. [Planning Commission Resolution No. 96-25 and Conditions of Approval](#)
3. [Planning Commission Resolution No. 168 \(01\) and Conditions of Approval](#)
4. [Planning Commission Resolution No. 257 \(03\) and Conditions of Approval](#)

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Arleen T. Pelster, AICP Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP City Planner</b>	<b>Date</b>

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**CONDITIONS OF APPROVAL  
CUP 96-10 LOMPOC CHURCH OF GOD IN CHRIST  
333 NORTH SECOND STREET - APN: 99-520-11**

The following Conditions of Approval apply to the renewal of a Conditional Use Permit (CUP 96-10) for Lompoc Church of God In Christ, located at 333 North Second Street as reviewed by the Planning Commission on June 12, 2006.

**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. This Conditional Use Permit (CUP 96-10) shall be reviewed by the Planning Commission for renewal on or before October 9, 2008.
- P3. The conditions hereby imposed are in addition to the conditions imposed in Planning Commission Resolution No. 257 (03), 168 (01), and 96-25. In the case of any conflicts, the conditions listed herein shall prevail.
- P4. The applicant shall consent to all of the conditions in writing.
- P5. There shall be no childcare programs including Vacation Bible School, or any other church activities occurring between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
- P6. Planning Commission Resolution No. 489 (06), 257 (03), 168 (01), and 96-25, with all consent forms and a description of the property, shall be recorded by the Recorder of the County of Santa Barbara within 30 days of Planning Commission approval or the CUP shall be returned to Planning Commission for possible CUP revocation.
- P7. The use shall not be conducted in a manner that will result in adverse impacts upon neighboring properties.
- P8. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

## **II. Building - General Conditions**

- B1. Project shall comply with the most recent adopted City and State building codes. When a change of occupancy classification occurs the entire building and service equipment shall comply with the most recent Fire and Building Codes.
  - a. Prior to use or occupancy the applicant is required to obtain a Certificate of Occupancy from the Building Official.
- B2. Plans shall be submitted by a California licensed architect and/or engineer. A complete life, fire and health safety as well as structural analysis is required.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
  - a. Occupancy group
  - b. Description of use
  - c. Type of construction
  - d. Height of the building
  - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans.
- B8. Project shall comply with current City and State water conservation regulations.
- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. The applicant shall submit plans to the Building Department for review and permit issuance within 30 days of Planning Commission approval or the CUP shall be returned to Planning Commission for possible CUP revocation.

- P14. The applicant shall acquire a Certificate of Occupancy within 90 days, or the CUP shall be returned to Planning Commission for possible CUP revocation.

### **III. FIRE**

#### **Fire - Access Conditions**

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. 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.
- F3. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

#### **Fire - Water Supply Conditions**

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
- a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
  - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

## **Fire - Equipment and Protection System Conditions**

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

I, Dement Weaver, representing Lompoc Church of God In Christ as the project applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the renewal of Conditional Use Permit 96-10. As the project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

CITY OF LOMPOC PLANNING COMMISSION  
RESOLUTION NO. 96-25

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT CUP 96-10 TO ALLOW CHURCH SERVICES ON THE PROPERTY LOCATED AT 333 NORTH SECOND STREET (APN 85-052-20).

WHEREAS, a request was submitted by Pastor Julius Ford, representing Lompoc Church of God in Christ, for review and approval of Conditional Use Permit No. 96-10 allowing church services on the property located at 333 North Second Street; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on September 23, 1996; and Anna Hierholzer, resident of 400 block of North Second Street, testified in opposition to granting a Conditional Use Permit, citing conduct of parishioners of another church which was sharing the facilities as creating disturbances; this noted, a request for continuance was made until the next meeting to provide time for further information to be obtained; and

WHEREAS, the request was again considered by the Planning Commission at a duly-noticed public meeting on October 14, 1996; and

WHEREAS, at the meeting of October 14, 1996 Pastor Julius Ford, representing the Lompoc Church of God in Christ, was present and answered questions of the Commission and provided testimony regarding the Conditional Use Permit; Pastor Conrad Gonzalez representing the Love International Church also spoke in favor of the proposal; no one else spoke in favor of, or in opposition to, the proposal; and

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

Inasmuch as the location of the proposed church is an existing building in accordance with Lompoc City Code Section 8303.8(d) which specifies that churches in the C-M Zone shall be limited to existing buildings, it can be found:

- A. That the proposed facility proposed for this church use meets the location criteria of the Lompoc City Code.

Inasmuch as the proposed use, as conditioned, complies with the provisions of the Zoning Ordinance Section 8303.8.(c), and adequate parking facilities exist to accommodate the use, it can be found:

- B. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.

Inasmuch as the proposed use will not generate substantial additional traffic volumes, it can be found:

- C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed use.

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Inasmuch as the proposed church use has been conditioned such that it is compatible with neighboring commercial/industrial uses, it can be found:

D. That the proposed use will have no adverse effect upon the abutting property from the permitted use thereof.

Inasmuch as the proposed use, as conditioned, meets the requirements of the Lompoc City Code, it can be found:

E. That the conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.

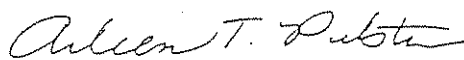
Inasmuch as the Initial Environmental Study has been prepared for the proposal and shows that there is no substantial evidence that the project may have a significant effect on the environment, on the basis of the Initial Environmental Study and evidence received, it can be found;

F. That the proposed use does not have a significant effect on the environment; and

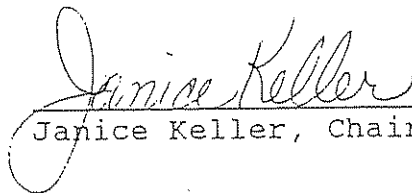
G. That any effects of the proposed use upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

The foregoing resolution, on motion by Commissioner Ballard, seconded by Commissioner Harman, was adopted at the meeting of October 14, 1996 by the following roll call vote:

AYES: Commissioners Ballard, Harman, and Keller  
NOES: None  
ABSENT: Commissioners Beck and Valencia



Arleen T. Pelster, Secretary



Janice Keller, Chair

Exhibit A: Conditions of Approval

EXHIBIT "A"

Conditions of Approval CUP 96-10  
Lompoc Church of God In Christ  
333 North 2nd Street, Unit B

In accordance with Lompoc City Code Section 8882(e)(4) and the site development plans submitted by Julius Ford received by the Planning Division August 6, 1996 the following special conditions shall be met:

I. PLANNING

A. Planning - General Conditions

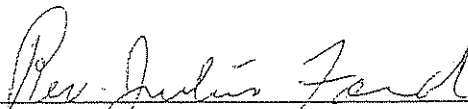
- A1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval, as if fully contained herein.
- A2. The applicant is advised that certain fees and charges are collected by the City prior to issuance of building permits or prior to issuance of certificates of occupancy.
- A3. Church activities shall not occur between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday.
- A4. This Conditional Use Permit (CUP 96-10) shall be reviewed by the Planning Commission for renewal on or before October 14, 1999.
- A5. The right of use and occupancy permits shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- A6. 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 this effect may be required.
- A7. 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.
- A8. The use shall not be conducted in a manner which will result in adverse impacts upon neighboring properties.
- A9. 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.

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A12. 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 not diligently pursued to completion the use permit shall become null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reasons of delays caused by the City in approving plans, in which event the City Planner 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.

A F F I D A V I T

I, Julius Ford, on behalf of the Lompoc Church of God in Christ, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the Conditional Use Permit CUP 96-10. I agree to comply with these conditions and all other applicable laws and regulations at all times.

  
\_\_\_\_\_  
Julius Ford, Applicant

RESOLUTION NO. 168 (01)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING RENEWAL OF A CONDITIONAL USE PERMIT TO ALLOW LOMPOC CHURCH OF GOD IN CHRIST TO CONTINUE OPERATION AT 333 NORTH SECOND STREET

WHEREAS, a request was submitted by Deacon Dement F. Weaver, representing the Lompoc Church of God in Christ for Planning Commission consideration of renewal of Conditional Use Permit (CUP) 96-10 to allow the church to continue operation at 333 North Second Street (APN: 85-052-20); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on February 12, 2001; and

WHEREAS, at the meeting of February 12, 2001, Deacon Weaver and Pastor Bell were present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of February 12, 2001, no one in favor of or in opposition to the proposal.

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:

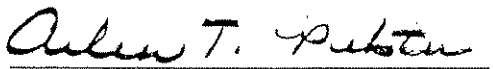
- A. Inasmuch as the proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc City Code Section 8303, it can be found that the use meets the requirements of the Lompoc City Code.
- B. Inasmuch as the site for the proposed use complies with the provisions of the City Zoning Ordinance, it can be found that the site is adequate in size and topography to accommodate said use.
- C. Inasmuch as the proposed use, as conditioned, is compatible with neighboring residential and industrial uses, it can be found that the proposed use will have no adverse effect upon the abutting and surrounding property.
- D. Inasmuch as renewal of the existing Conditional Use Permit is determined to be exempt pursuant to Section 15061 (b) of the California Environmental Quality Act (CEQA) no additional environmental document has been prepared.

SECTION 2: Based upon the foregoing, CUP 96-10 is renewed as proposed on February 12, 2001, 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 Shoemaker, seconded by Commissioner Ruhge was adopted at the regular Planning Commission meeting of February 12, 2001 by the following vote:

AYES: Commissioners Shoemaker, Ruhge, Harman, Fink, Rodenhi

NOES: None

  
\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

  
\_\_\_\_\_  
Jack Rodenhi, Chair

Attachment: Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL - CUP 96-10  
LOMPOC CHURCH OF GOD IN CHRIST  
333 North Second Street

These conditions of approval apply to the Conditional Use Permit application reviewed by the Planning Commission on February 12, 2001.

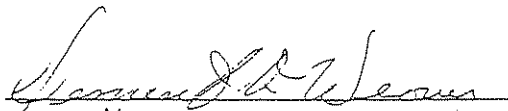
I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval, as if fully contained herein.
- P2. This Conditional Use Permit (CUP 96-10) shall be reviewed by the Planning Commission for renewal on or before October 14, 2002.
- P3. Applicant shall defend, indemnify, and hold harmless the City of Lompoc and its agents, officers, and employees from any claim, action, or proceeding brought within statutory time periods against the City and/or its agents, officers, and employees to attack, set aside, void, or annul any approval by the City Concerning the project. The City shall promptly notify the applicant of any claim, action, or proceeding, and the City shall cooperate fully in the defense.
- P4. All of the conditions shall be consented to in writing by the applicant.
- P5. 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.
- P6. The resolution granting the renewal, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P7. The conditions hereby imposed are in addition to the conditions imposed by Planning Commission Resolution 96-25 adopted October 14, 1996. In the case of any conflicts, the conditions listed herein shall prevail.
- P8. The use shall not be conducted in a manner which will result in adverse impacts upon neighboring properties.

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I, Demont F. Weaver Deacon, as project applicant do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the renewal of Conditional Use Permit CUP 96-10. As project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

  
Name

3-1-01  
Date

RESOLUTION NO. 257 (03)

EXHIBIT C

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING RENEWAL OF A CONDITIONAL USE PERMIT TO ALLOW THE LOMPOC CHURCH OF GOD IN CHRIST TO CONTINUE OPERATION AT 333 NORTH SECOND STREET

WHEREAS, a request was submitted by Dement Weaver, representing the Lompoc Church of God in Christ, for Planning Commission consideration of a renewal of Conditional Use Permit CUP 96-10. The renewal will allow continued church operation at 333 North Second Street (Assessor Parcel Number 85-052-20); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on February 10, 2003; and

WHEREAS, at the meeting of February 10, 2003, Deacon Dement F. Weaver and Superintendent Ford of the Lompoc Church of God in Christ were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of February 10, 2003, no one else spoke in favor of or in opposition to the proposal; and

WHEREAS, this project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed church operation, 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 8303.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- C. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- D. The site of the proposed church operation relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- E. The proposed church operation will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

SECTION 2: Based upon the foregoing, CUP 96-10 is renewed as proposed on February 10, 2003, 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 Harman, seconded by Commissioner Fink, was adopted at the regular Planning Commission meeting of February 10, 2003 by the following vote:

- AYES: Commissioners Harman, Fink, Rodenhi, Ruhge, Shoemaker
- NOES: None

Arleen T. Pelster  
Arleen T. Pelster, AICP, Secretary

Jack Rodenhi  
Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL**  
**CUP 96-10 LOMPOC CHURCH OF GOD IN CHRIST**  
**333 NORTH SECOND STREET APN: 85-052-20**

RESOLUTION NO. 257 (03)  
EXHIBIT A

The following Conditions of Approval apply to the renewal of the LompoC Church of God in Christ located at 333 North Second Street.

**I. PLANNING**

**Planning - General Conditions**

- P1. This Conditional Use Permit (CUP 96-10) shall be reviewed by the Planning Commission for renewal on or before October 14, 2005.
- P2. The conditions hereby imposed are in addition to the conditions imposed in Planning Commission Resolution No. 96-25, and 168 (01). In the case of any conflicts, the conditions listed herein shall prevail.
- P3. Planning Commission Resolution No. 96-25, 168 (01), and 257 (03) together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.
- P4. If the trailer is maintained on the site, the applicant shall return to the Planning Commission on or before August 11, 2003 for review of architecture.
- P5. A reciprocal parking and access agreement shall be recorded between the two parcels, in a form acceptable to the City Attorney, within 6 months.

**II. BUILDING/FIRE – Project Specific Conditions**

- B1. The trailer shall either be removed from the property or brought into compliance with the most recent adopted City and State building codes within 6 months.

**III. PARKS & URBAN FORESTRY – no project specific conditions**

**IV. POLICE – no project specific conditions.**

**V. AVIATION/TRANSPORTATION – no project specific conditions.**

**VI. ENGINEERING – no project specific conditions.**

**VII. SOLID WASTE – no project specific conditions**

**VIII. ELECTRIC – no project specific conditions**

**IX. WATER – no project specific conditions.**

**X. WASTEWATER – no project specific conditions.**

I, Dement Weaver, a representative of the Lompoc Church of God in Christ, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the proposed church. As the project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Dement Weaver  
Name

2-28-03  
Date