

**RESOLUTION NO. 673 (10)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LOMPOC DENYING MODIFICATIONS TO AN APPROVED  
CONDITIONAL USE PERMIT (CUP 08-05)**

**WHEREAS**, a request was submitted by Shellan Miller of Pacific West Communities, Inc., the applicant, for Planning Commission consideration of modifications to a previously approved project. The site is zoned *Commercial Office (CO)* and is located at 1420 East Ocean Avenue (Assessor Parcel Number: 85-150-17); and

**WHEREAS**, the original Conditional Use Permit was approved by the City Council on April 7, 2009 by Resolution No. 5528 (09); and

**WHEREAS**, the request for modifications to the approved Conditional Use Permit was considered by the Planning Commission at a duly-noticed public meeting on June 9, 2010; and

**WHEREAS**, at the meeting of June 9, 2010, Shellan Miller of Pacific West Communities, Inc. and Lisa Plowman of Peikert Architects, were present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of June 9, 2010, Joyce Howerton and Robin Harris of the Santa Maria Valley Contractors Association spoke in favor of, and Darrell Burgess spoke in opposition to, the project; and

**WHEREAS**, a Mitigated Negative Declaration (MND) was prepared for this project and certified by the City Council on November 18, 2008 (SCH No. 2008021031). There have been no changes to the environmental considerations since that date.

**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 it is unable to make the mandatory findings of fact required by Lompoc Zoning Ordinance Section 17.124.070 because:

- a. That the site of the proposed use is not adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are not adequate to properly adjust such use with the land and uses in the vicinity in that the location of the loading zone for the project is in an area that is not adequately accessible for Building 1 (Section 17.124.070 A.);

- b. That the site of the proposed use is not adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are not adequate to properly adjust such use with the land and uses in the vicinity in that the length of the parking stalls identified in the proposed 45° angle parking spaces does not meet City design standards for safety (Section 17.124.070 A); and
- c. The Cypress Court project will have an adverse effect upon the adjacent land uses abutting the project site in that the project site, which is near an entry gateway to the City, is not an appropriate location for a project of the type and intensity of the proposed project (Section 17.124.070 C).

**SECTION 2.** Based upon the foregoing, CUP 08-05 is denied as proposed on June 9, 2010.

The foregoing resolution, on motion by Commissioner Rodenhi, seconded by Commissioner Griffith, was adopted at the regular Planning Commission meeting of June 9, 2010, by the following vote:

**AYES:** Commissioners Free, Gonzales, Hain

**NOES:** Commissioners Griffith, Rodenhi

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair