

Lompoc City Council Agenda Item



CITY COUNCIL MEETING DATE: November 18, 2008

TO: Gary P. Keefe, City Administrator

FROM: Keith C. Neubert, Principal Planner
email: k_neubert@ci.lompoc.ca.us

SUBJECT: LOM 585 – VESTING TENTATIVE SUBDIVISION MAP
CONDOMINIUM CONVERSION

Review of a Planning Commission recommendation, based upon a request by Angela Carroll, representing the property owner, for a one (1) lot Vesting Tentative Subdivision Map for condominium purposes, converting nine (9) existing rental apartments into nine (9) for-sale condominiums. The property is located at 213 East College Avenue in the *High Density Residential (HDR)* Zoning District (Assessor Parcel Number: 87-132-05). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDATION:

The Planning Commission recommends that the City Council take the following actions regarding the project:

- 1) Take public testimony;
- 2) Certify the Negative Declaration;
- 3) Adopt Resolution No. 5502 (08) approving LOM 585 as the Vesting Tentative Subdivision Map for condominium purposes, converting nine (9) existing rental apartments into nine (9) for-sale condominiums (Planning Division File No. LOM 585).

DISCUSSION:

At the October 8, 2008 Planning Commission meeting, the Commission reviewed the request for a one (1) lot Vesting Tentative Subdivision Map for condominium purposes, converting nine (9) existing rental apartments into nine (9) for-sale condominiums. The Commission adopted Resolution No. 622 (08) on a 3-0-2 vote, with Commissioners Free and Hain absent, recommending that the City Council approve Vesting Tentative Subdivision Map (LOM 585) (Attachment No. 3).

Conformance with applicable City requirements is outlined in the Planning Commission staff report (Attachment No. 2). In accordance with *Subdivision Ordinance Section 2866, Conversion to Condominium*, the project has been forwarded to the City Council for review.

The Negative Declaration and Initial Environmental Study for this project are included as Attachment No. 4. Draft Planning Commission meeting minutes are included as Attachment No. 5. The Vesting Tentative Subdivision Map is included as Attachment No. 6 for Council only.

Keith C. Neubert, Principal Planner

Attachments:

1. [Draft Resolution No. 5502 \(08\)](#)
2. [October 8, 2008 Planning Commission Staff Report](#) (without attachments)
3. [PC Resolution No. 622 \(08\)](#)
4. [Initial Environmental Study](#) and [Negative Declaration](#)
5. [Draft Planning Commission Meeting Minutes](#)
6. Vesting Tentative Subdivision Map
(City Council only, plans available for public review in Planning Division)

APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR

Lucille T. Breese, AICP, Planning Manager

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator