

**RESOLUTION NO. 622 (08)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING APPROVAL OF A ONE (1) LOT VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES TO CONVERT NINE (9) EXISTING RENTAL APARTMENTS INTO NINE (9) FOR-SALE CONDOMINIUMS (LOM 585)**

**WHEREAS**, a request was submitted by Angela Carroll, representing the property owner, for Planning Commission review and consideration of 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 (R-3)* Zoning District (Assessor Parcel Number: 87-132-05); and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on October 8, 2008; and

**WHEREAS**, at the meeting of October 8, 2008, Jim Dixon, project representative, and Craig Lieberman, property owner, were present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of October 8, 2008, no one spoke in favor of, or in opposition to, the project.

**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. The General Plan designation for the site is *High Density Residential* which is consistent with the *High Density Residential (R-3)* zoning, and the staff analysis provides a basis for the recommendation; therefore, it can be found that the proposed Vesting Tentative Subdivision Map is consistent with the applicable General Plan designation and policies.
- B. The proposed Vesting Tentative Subdivision Map creates lots that are of reasonable size to support existing and future development; therefore, it can be found that the subdivided land is physically suitable for the type and density of commercial development.
- C. The proposed Vesting Tentative Subdivision Map is in general compliance with the City's policies and ordinances, as conditioned; therefore, it can be found that the proposed Vesting Tentative Subdivision Map is not likely to cause environmental damage or substantially and unavoidable injure fish or wildlife or their habitat or cause serious public health problems.

**SECTION 2:** Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Negative Declaration which have been prepared for the proposal show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

- D. The proposed Vesting Tentative Subdivision Map, as conditioned, does not have a significant effect on the environment.

**SECTION 3:** Based upon the foregoing, the Planning Commission recommends approval of LOM 585 as proposed on October 8, 2008, 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 Lingl, seconded by Commissioner Rodenhi, was adopted at the regular Planning Commission meeting of October 8, 2008 by the following vote:

**AYES:** Commissioners Grames-Lyra, Lingl, Rodenhi

**NOES:** None

**ABSENT:** Commissioners Free, Hain

  
Arleen T. Pelster, AICP, Secretary

  
Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval