

RESOLUTION NO. 614 (08)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL DENY GENERAL PLAN AMENDMENT (GP 08-02) FOR THE OCEAN PLAZA PROJECT

WHEREAS, a request was received from Michael Letzt of BJ Gunner Investments, LLC, for consideration of a proposal to amend the City's General Plan Land Use Designation for the Ocean Plaza project located at 1420 East Ocean Avenue. The request is to amend the land use designation for the site from *General Commercial* to *Office Commercial* (Assessor Parcel Numbers: 85-150-17, 18); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on August 13, 2008; and

WHEREAS, at the meeting of August 13, 2008, Dave Cross of Fletcher-Cross & Associates; Bruno Bornino, property owner; Frank Thompson of Frank Thompson Housing Consultants; Rob Brown and Detlev Peikert, of Peikert Group Architects, LLP; and Don Druse of Rick Engineering, traffic consultant, were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of August 13, 2008, Doug Carroll spoke in favor of, and Gerry O'Neill, Robert Todd, John Linn, John Lawrence, Ralph Harman, Barbara Barthel, John Harney, Ella Gale, Alice Milligan, Dulcie Sinn, Ed Shoemaker, Darrell Burgess, Jody Pelton, Larry Werner spoke in opposition to, the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration as required by the California Environmental Quality Act (CEQA).

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

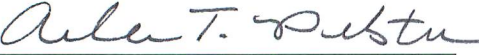
SECTION 1: Based upon the material presented and the testimony given at the hearing, the Planning Commission finds the existing *General Commercial* land use designation is the most appropriate for the site due to its location and should be retained.

SECTION 2: The Planning Commission resolves that this resolution shall be forwarded to the City Council with the Commission recommendation that the Council deny GP 08-02 to change the General Plan Land Use designation from *General Commercial* to *Office Commercial* as shown on Exhibit A, attached.

The foregoing Resolution, on motion by Commissioner Rodenhi, seconded by Commissioner Free, was adopted at the Planning Commission meeting of August 13, 2008 by the following vote:

AYES: Commissioners Rodenhi, Free, Grames-Lyra, Lingl, Hain

NOES: None



Arleen T. Pelster, AICP, Secretary



Jack Rodenhi, Chair