

RESOLUTION NO. 615 (08)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL DENY ZONE CHANGE (ZC 08-04) 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 Zoning Map for the Ocean Plaza project located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17 & 18). The request is to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Commercial Office (CO)*; 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 for the project as required by the California Environmental Quality Act (CEQA).

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

SECTION 1: The Planning Commission has recommended that the General Plan Land Use designation recommended in Resolution No. 614 (08) for the subject site remain General Commercial, therefore the Zoning Designation should remain *Planned Commercial Development (PCD)* to maintain the required consistency.

SECTION 2: The Planning Commission resolves that this resolution shall be forwarded to the City Council with the Commission recommendation that the Council deny ZC 08-04 to change the zoning to *Commercial Office (CO)* as shown on Exhibit A, attached.

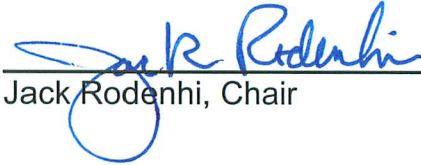
The foregoing Resolution, on motion by Commissioner Rodenhi, seconded by Commissioner Free, was adopted at the Planning Commission meeting of August 13, 2008 by the following vote:

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

NOES: None



Arleen T. Pelster, AICP, Secretary



Jack Rodenhi, Chair