

RESOLUTION NO. 616 (08)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING A CONDITIONAL USE PERMIT FOR 80 AFFORDABLE SENIOR AND HANDICAPPED APARTMENT UNITS, 13,079 SQUARE FEET OF COMMERCIAL OFFICE SPACE AND 4,251 SQUARE FEET OF COMMERCIAL, RETAIL AND/OR RESTAURANT SPACE AT 1420 EAST OCEAN AVENUE (CUP 08-05)

WHEREAS, a request was submitted by Michael Letzt of BJ Gunner Investments, LLC, for Planning Commission consideration of a proposal for a Conditional Use Permit for 80 affordable senior and handicapped apartment units, 13,079 square feet of commercial office space and 4,251 square feet of commercial, retail and/or restaurant space. The site is located at 1420 East Ocean Avenue (Assessor Parcel Numbers: 85-150-17 & 18); and

WHEREAS, the request 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.

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

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission:

- A: Has recommended that the current General Plan designation and Zoning for the site remain in place; and
- B: Finds that the proposed project, does not meet the requirements of the Lompoc City Code and is inconsistent with the applicable policies and development standards of the existing *Planned Commercial Development (PCD)* zoning district.

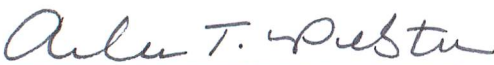
SECTION 2. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Mitigated Negative Declaration which have been prepared for the proposal show no substantial evidence that the project may have a significant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

SECTION 3. Based upon the foregoing, CUP 08-05 is denied as proposed on August 13, 2008.

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