

RESOLUTION NO. 618 (08)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LOMPOC DENYING A VESTING TENTATIVE PARCEL MAP FOR
CONDOMINIUM PURPOSES FOR THE OCEAN PLAZA PROJECT
(LOM 586-P)**

WHEREAS, a request was received from Michael Letzt of BJ Gunner Investments, LLC, for consideration of a Vesting Tentative Parcel Map for condominium purposes for the Ocean Plaza project located at 1420 East Ocean Avenue. The request is to subdivide the current parcels (Assessor Parcel Numbers: 85-150-17, 18) into six (6) commercial condominiums and one (1) residential condominium; 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.

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 finds that:

- A. Inasmuch as the Planning Commission has recommended that the zoning for the site remain *Planned Commercial Development (PCD)* and the Planning Commission has denied the Conditional Use Permit (CUP 08-05), the proposed map would be inconsistent with City policies and standards.


- B. Pursuant to Public Resources Code § 21089 and § 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 document.

SECTION 2: Based upon the foregoing the Planning Commission denies LOM 586-P as the Vesting Tentative Parcel Map for the Ocean Plaza project as reviewed 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