

Lompoc City Council Agenda Item



CITY COUNCIL MEETING DATE: February 6, 2007

TO: Gary P. Keefe, City Administrator

FROM: Keith C. Neubert, Associate Planner
email: k_neubert@ci.lompoc.ca.us

SUBJECT: ZC 06-06 – ZONE CHANGE
DR 05-43 – PRELIMINARY/PRECISE DEVELOPMENT PLAN

Review of a Planning Commission recommendation, based upon a request by S. Michael Kim, representing the property owner, of the following project:

- 1) **ZC 06-06** – A Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*; and
- 2) **DR 05-43** - A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping.

The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDATION:

The Planning Commission recommends that the City Council take the following actions regarding the project:

- 1) Take public testimony;
- 2) Certify the Mitigated Negative Declaration;
- 3) Waive further reading and introduce Ordinance No. 1539 (07) changing the existing Zoning District designation from *High Density Residential (R-3)* to *High Density Residential, Planned Development (R-3, PD)* (Planning Division File No. ZC 06-06); and
- 4) Adopt Resolution No. 5380 (07) approving DR 05-43 as the Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping (Planning Division File No. DR 05-43).

DISCUSSION:

The Planning Commission reviewed the project on November 13, 2006 and determined that the proposed architecture did not meet the City Architectural Review Guidelines. The applicant revised the elevations and returned to the Planning Commission for review on January 8, 2007. The Commission staff reports are included for Council review (Attachment No. 3 & 4)

At the November 13, 2006 and January 8, 2007 Planning Commission meetings, the Commission reviewed the request to change the zoning designation on the proposed site to *High Density Residential, Planned Development (R-3, PD)*. This zoning is consistent with the General Plan Designation on the site of *High Density Residential*. The Planned Development affords the assurance that the proposed project will be developed as approved by the Commission and the Council. Any change to the proposed plan would be reviewed at a public hearing. The Planning Commission would review minor changes with major changes returning to the City Council for review. The applicant has requested a Planned Development designation to allow flexibility in the setbacks and building separation requirements for the project. At the January 8, 2007 meeting, the Commission adopted Resolution No. 524 (07) on a 5-0 vote (Attachment No. 5), approving Zone Change (ZC 06-06).

The applicant is proposing construction of a 40-unit condominium project including on-site parking and landscaping. At the January 8, 2007 meeting, the Commission approved the Tentative Subdivision Map (LOM 558) contingent upon Council approval of the Zone Change and Preliminary/Precise Development Plan. At the January 8, 2007 meeting, the Planning Commission adopted Resolution No. 525 (07) on a 5-0 vote (Attachment No. 5), recommending Council approval of DR 05-43 as the Preliminary/Precise Development Plan with the Conditions of Approval attached to the Council Resolution.

The Mitigated Negative Declaration and Initial Environmental Study for this project is Attachment No. 6. Planning Commission meeting minutes are included as Attachment No. 7. The site plan and project elevations are included as Attachment No. 8.

Keith C. Neubert, Associate Planner

Attachments:

1. [Draft Ordinance No. 1539 \(07\)](#)
2. [Draft Resolution No. 5380 \(07\)](#)
3. [November 13, 2006 Planning Commission Staff Report](#) (without attachments)
4. [January 8, 2007 Planning Commission Staff Report](#) (without attachments)
5. [PC Resolutions No. 524 \(07\) and No. 525 \(07\)](#)
6. [Initial Environmental Study and Mitigated Negative Declaration](#)
7. [PC Meeting Minutes](#)
8. [Site Plan and Elevations](#)
(City Council only, plans available for public review in Planning Division)

APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR

Lucille T. Breese, AICP, City Planner

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator