

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: JANUARY 8, 2007

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: KEITH C. NEUBERT, ASSOCIATE PLANNER

RE: ZONE CHANGE – ZC 06-06 / TENTATIVE
SUBDIVISION MAP – LOM 558 /
PRELIMINARY/ PRECISE DEVELOPMENT
PLAN – DR 05-43

AGENDA ITEM NO. 1

Continued from November 13, 2006 Planning Commission Meeting

A request by S. Michael Kim, representing the property owner, for Planning Commission review of the following:

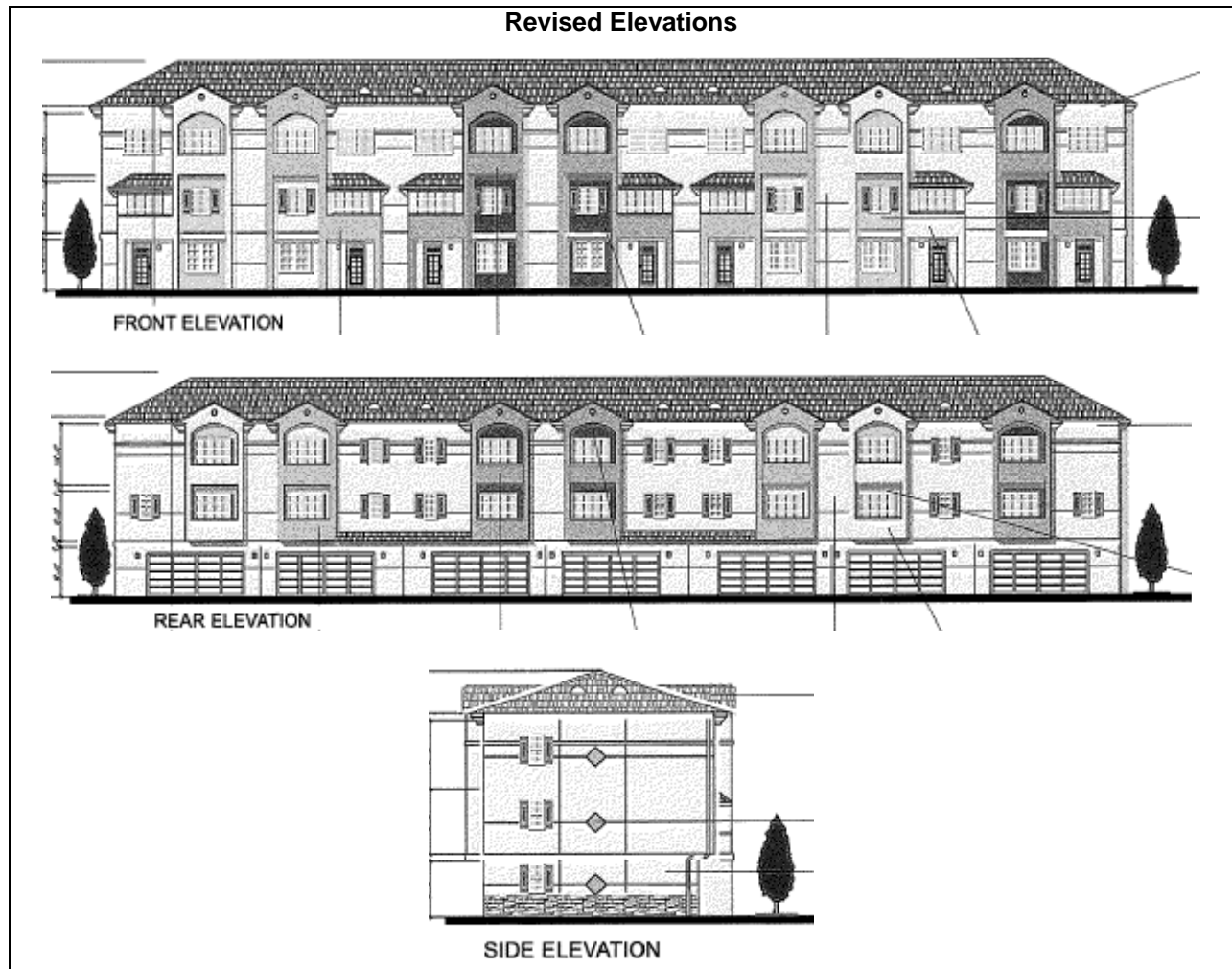
- 1) **ZC 06-06** – A Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*;
- 2) **LOM 558** - A Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums; and
- 3) **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).

BACKGROUND:

November 13, 2006	The Planning Commission determined that the proposed architecture of the project did not meet the City Architectural Review Guidelines. The applicant was directed to revise the elevations and return to the Planning Commission for review.
November 17, 2006	Draft revised elevations were submitted for staff review.

Revised elevations are shown below and provided as Attachment 6.



Photos of the site and color elevations will be available at the meeting for review.

ANALYSIS:

Conformance with Zoning Development Standards is delineated in the November 13, 2006 Planning Commission staff report provided as Attachment 5. The site layout and proposed amenities remain as originally proposed.

NOTICING:

On December 29, 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) The project site was posted by City staff; and
- 3) Notices were mailed to property owners within 300 feet by US mail.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$36.70.

PLANNING COMMISSION ACTION:

Staff has provided the following resolutions if the Planning Commission determines that the revised architecture meets the City Architectural Review Guidelines and decides to recommend approval of the project to the City Council:

1. **Certify the Negative Declaration and adopt Resolution No. 523 (07) approving LOM 558, the proposed Tentative Subdivision Map, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**
2. **Recommend that the City Council:**
 - a) **Certify the Negative Declaration;**
 - b) **Adopt Resolution No. 524 (07) recommending that the City Council approve the proposed Zone Change to *High Density Residential, Planned Development (R-3, PD)*; and**
 - c) **Adopt Resolution No. 525 (07) recommending that the City Council approve DR 05-43 as the Preliminary/Precise Development Plan for the project.**

ATTACHMENTS:

1. Draft Resolution No. 523 (07) and Conditions of Approval
2. Draft Resolution No. 524 (07)
3. Draft Resolution No. 525 (07) and Conditions of Approval
4. Initial Study and Mitigated Negative Declaration
5. November 13, 2006 Planning Commission Staff Report (without attachments)
6. Revised Elevations
(Planning Commission only – available in Planning Division for review)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP City Planner	Date