

RESOLUTION NO. 524 (07)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE ZC 06-06.

WHEREAS, a request was submitted by S. Michael Kim of KS Tech Group Inc., representing the property owner, for Planning Commission review and consideration of a proposal to amend the City's Zoning Map designation for the property located at the southwest corner of Walnut Avenue and Seventh Street from *High Density Residential (R-3)* to *High Density Residential, Planned Development (R-3, PD)*. The request includes a 40-unit residential condominium project to be constructed with parking and landscaping (Assessor Parcel Number: 85-150-09); and,

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on November 13, 2006 and the Planning Commission continued consideration of the matter; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on January 8, 2007; and

WHEREAS, at the meeting of January 8, 2007, S. Michael Kim of KS Tech Group Inc., the project representative, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of January 8, 2007, no one spoke in favor of, or in opposition to, the project.

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

SECTION 1: The existing General Plan Land Use designation for the subject site is *High Density Residential* which is consistent with the proposed zoning of *High Density Residential, Planned Development District (R-3, PD)*; therefore, it can be found that:

- A. The proposed zoning is consistent with the General Plan Land Use Designation.

The site is adjacent to streets which contain necessary infrastructure to support the proposed use of the property; therefore, it can be found that:

- B. The area is afforded the services and facilities appropriate for the proposed zoning.

RESOLUTION NO. 525 (07)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING APPROVAL OF A PRELIMINARY/PRECISE DEVELOPMENT PLAN FOR A 40-UNIT CONDOMINIUM COMPLEX TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF WALNUT AVENUE AND SEVENTH STREET (DR 05-43)

WHEREAS, a request was submitted by S. Michael Kim of KS Tech Group Inc., representing the property owner, for Planning Commission review and consideration of a Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping. The project is located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09); and,

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on November 13, 2006 and the Planning Commission continued consideration of the matter; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on January 8, 2007; and

WHEREAS, at the meeting of January 8, 2007, S. Michael Kim of KS Tech Group Inc., the project representative, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of January 8, 2007, no one spoke in favor of, or 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:

Inasmuch as the Planned Development (PD) Zone Designation allows either more or less restrictive requirements, regulations, limitations and restrictions including height and bulk limitations, arrangements and spacing of buildings and other improvements, and has been designed to accommodate the proposed use, yards, spaces, walls and fences, parking and landscaping in such a manner so as to properly adjust with the existing residential uses in the vicinity, it can be found:

- A. That all requirements, regulations, limitations, and restrictions for the project have been designed to protect property values in the vicinity of the subject property, and enhance the public peace, health, safety and general welfare of persons residing, working in, and passing through the neighborhood.

Inasmuch as on-site circulation, design, and dimensions of the drive aisle, pedestrian ways, and parking areas can adequately provide for residents of the proposed project, it can be found:

- B. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed use.

Inasmuch as the proposed use has established common open space and individual open space for residents it can be found:

- C. That the site for the proposed use is adequate to provide for the recreational needs of future residents.

Inasmuch as the proposed project for the site includes measures designed to minimize or eliminate noise, dust, or glare which would have an adverse effect on the proposed development and surrounding properties it can be found:

- D. That the conditions stated in the decision are deemed necessary in order to protect property values in the vicinity of the subject property, and protect and enhance the public peace, health, safety and general welfare of persons residing, working in, and passing through the neighborhood.

Inasmuch as the building materials, project architecture and landscaping, as conditioned provide an acceptable design for the residential proposal, it can be found:

- E. That the proposal complies with the requirements of the City's Architectural Review Guidelines.

Inasmuch as the Initial Environmental Study and Mitigated Negative Declaration, prepared for the proposal, show no substantial evidence that the project may have a significant effect on the environment it can be found:

- F. That the proposed site plan, as conditioned, will not have a significant effect on the environment and;
- G. That any effects of the proposed use upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

SECTION 2: Based upon the foregoing, the Planning Commission recommends that the Council approve the Preliminary/Precise Development Plan (DR 05-43) allowing the construction of a 40-unit residential project at the southwest corner of Walnut Avenue and Seventh Street, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner Fink, seconded by Commissioner Grames-Lyra, was adopted at the regular Planning Commission meeting of January 8, 2007 by the following vote:

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

NOES: None

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval