

RESOLUTION NO. 474 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION AND OPERATION OF THE TRANSITIONS COMMUNITY COUNSELING FACILITY INCLUDING INDEPENDENT LIVING UNITS (CUP 05-06)

WHEREAS, a request was submitted by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a Conditional Use Permit (CUP 05-06) to allow the Transitions Community Counseling Facility, including independent living units, at 513 & 519 North G Street (Assessor Parcel Numbers: 87-192-19, 20); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on March 13, 2006; and

WHEREAS, at the meeting of March 13, 2006, Frank Thompson representing Santa Barbara Housing Assistance Corporation, Detlev Peikert of Peikert Group Architects, and Frank Ricceri of Transitions, were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 13, 2006, no one spoke in support of the proposal and LeRoy Scolari, Jim Small, Tom Piteo, and Karen Orsua spoke in opposition to the proposal.

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

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed Transitions Community Counseling Facility including independent living units, as conditioned, is not within the intent and purpose of the Central Business (C-2) Zone; and it is found that:

- A. The site for the proposed facility is inadequate in size and topography to accommodate said use, and the proposed yards, spaces, walls and fences, loading, and landscaping would not properly adjust such use with the land and uses in the vicinity.

Parking has been reviewed by the Planning Commission and the requested reduction in the parking requirement to 31 spaces would not meet the needs of the residents, staff, and visitors of the proposed facility, but would create adverse impacts upon the neighborhood.

- B. The conditions stated in the decision would not adequately protect the public health, safety, and welfare.

- C. The proposed Community Counseling Facility with independent living units will have an adverse effect on the abutting and surrounding property from the permitted use thereof.

SECTION 2. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and 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:

- D. The proposed Transitions facility, as conditioned, does not have a significant effect on the environment; and
- E. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

SECTION 3. Based upon the foregoing, CUP 05-06 is denied as proposed on March 13, 2006.

The foregoing resolution, on motion by Commissioner Fink, seconded by Commissioner Harman, was adopted at the regular Planning Commission meeting of March 13, 2006 by the following vote:

AYES: Commissioners Fink, Harman, Rodenhi

NOES: Commissioners Grames-Lyra, Ruhge

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair