

RESOLUTION NO. 495 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING THE DEVELOPMENT PLAN (DR 05-36) FOR THE CHESTNUT CROSSING PROJECT

WHEREAS, a request was received from Jon Martin representing Martin Farrell Homes, Inc., for consideration of DR 05-36 as the Development Plan for the Chestnut Crossing project. The project consists of thirty-four (34) residential units and nineteen (19) commercial units, including parking and landscaping (Assessor Parcel Number: 85-081-01, 02 & 85-082-03, 04, 05, 14, 15); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2006; and

WHEREAS, at the meeting of June 12, 2006, Jon Martin project applicant was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 12, 2006, Denny Anderson representing the Lompoc Chamber of Commerce spoke in favor of the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration (SCH No. 2006031105) for the project as required by the California Environmental Quality Act (CEQA).

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. The site for the Chestnut Crossing project is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. The location of the Chestnut Crossing project to streets and highways is adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The Chestnut Crossing project will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.
- E. The Mitigation Measures attached as Exhibit B to this Resolution are included for conformance with the Mitigated Negative Declaration.

SECTION 2: The Initial Environmental Study and Mitigated Negative Declaration prepared for the project show that there is no substantial evidence that the proposed project may have a significant effect on the environment, therefore, it can be found that:

- F. The proposed Development Plan does not have a significant effect on the environment; and
- G. Any effect of the proposed amendment 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 3: Based upon the foregoing, the Planning Commission approves the Development Plan DR 05-36, subject to the conditions attached as Exhibit A and Mitigation Measures attached as Exhibit B, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution, on motion by Commissioner Harman, seconded by Commissioner Fink, was adopted at the Planning Commission meeting of June 12, 2006 by the following vote:

AYES: Commissioners Harman, Fink, Ruhge, Grames-Lyra, Rodenhi

NOES: None

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: [Exhibit A – Conditions of Approval](#)
[Exhibit B – Mitigation Measures](#)