

Lompoc City Council Agenda Item

City Council Meeting Date: August 1, 2006

TO: Gary P. Keefe, City Administrator

FROM: Lucille T. Breese, AICP, City Planner
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SUBJECT: ZC 05-06 ZONE CHANGE

A recommendation of the Planning Commission for City Council review and approval of a request by Jon Martin representing Martin Farrell Homes, for a Zone Change proposal to amend the City's Zoning Map designation. The current Zoning Map designation is *Central Business District (C-2)*; the applicant is requesting a change to *Mixed Use (M-U)*, which would conform to the City's General Plan Designation for the site of *Mixed Use (MU)*.

The property is a portion of the Chestnut Crossing Mixed Use Infill Development located at 223, 227, 231 North G Street (Assessor Parcel Numbers: 85-082-03, -04, -05). A Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

RECOMMENDATION:

1. Take public testimony;
2. Certify the Negative Declaration; and,
3. Introduce Ordinance No. 1532 (06) amending the zoning map designation for the property at 223, 227, 231 North G Street (Attachment No. 1). The Planning Commission recommends the *Mixed Use (M-U)* zoning district.

DISCUSSION:

At the June 12, 2006 Planning Commission meeting, the Commission reviewed the request to change the zoning designation on the proposed site to *Mixed Use (M-U)*. The proposed zone change will establish consistency with the existing General Plan designation of *Mixed Use (M-U)*. The parcels that are being re-zoned contain the live/work component of the Chestnut Crossing Mixed Use Development. These units have a business area on the ground level with living area above and have a residential appearance to blend with the existing G Street neighborhood.

The additional components of the Chestnut Crossing Mixed Use Development are described in the attached Planning Commission staff report. (Attachment No. 2). The Commission adopted Resolution No. 494 (06) on a 5-0, recommending the change to the Zoning designation for the site (Attachment No. 3).

The Mitigated Negative Declaration and Initial Environmental Study for this project were provided to the Council under separate cover. The Draft Planning Commission Minute Excerpts are included as Attachment 5.

Lucille T. Breese, AICP, City Planner

Attachments:

1. [Draft Ordinance No. 1532 \(06\)](#)
2. [June 12, 2006 Planning Commission staff report](#)
3. [PC Resolution No. 494 \(06\)](#)
4. Mitigated Negative Declaration
(provided under separate cover)
5. [Planning Commission Minute Excerpts](#)

APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator