

## RESOLUTION NO. 494 (06)

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE (ZC 05-06) FOR THE CHESTNUT CROSSING PROJECT

**WHEREAS**, a request was received from Jon Martin, representing Martin Farrell Homes, Inc., for consideration of a proposal to amend the City's Zoning Map for the portion of the Chestnut Crossing project located at 223-231 North G Street. The request is to amend the City's Zoning Map designation from *Central Business District (C-2)* on .56 acres to *Mixed Use (MU)* (Assessor Parcel Numbers: 85-082-03, 04, 05); 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:** The General Plan Land Use designation for the subject site is *Mixed Use (MU)* on .56 acres, which is consistent with the proposed *Mixed Use (MU)* zoning; 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.

The proposed Zone Change will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- C. The proposed modification is required for the public necessity, convenience, and general welfare.

**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:

- D. The proposed Zone Change does not have a significant effect on the environment; and
- E. 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:** The Planning Commission resolves that this resolution shall be forwarded to the City Council with the Commission recommendation that the Council approve ZC 05-06 to change the zoning to *Mixed Use (MU)* on .56 acres as shown on Exhibit A, attached.

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

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair

[Attachment: Exhibit A – Map](#)