

RESOLUTION NO. 501 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE (ZC 05-03) FOR THE OLSON COMPANY 13-UNIT RESIDENTIAL PROJECT

WHEREAS, a request was received from Chandra Pesheck, representing The Olson Company, for consideration of a proposal to amend the City's Zoning Map for a 13-Unit residential project located at the southeast corner of Ocean Avenue and R Street. The request is to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *Medium Density Residential, Planned Development (R-2, PD)* (Assessor Parcel Number: 91-110-47); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on July 10, 2006; and

WHEREAS, at the meeting of July 10, 2006, Chandra Pesheck and Warner Younis of The Olson Company, were present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of July 10, 2006, Johan Scharin spoke in favor of, and no one spoke in opposition to, the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration (SCH No. 2006051017) 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 *Medium Density Residential*, which is consistent with the proposed *Medium Density Residential, Planned Development (R-2, 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.

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 05-03 to change the zoning to *Medium Density Residential, Planned Development (R-2, PD)* as shown on Exhibit A, attached.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Rodenhi, was adopted at the Planning Commission meeting of July 10, 2006 by the following vote:

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

NOES: Commissioner Harman

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Map