

**RESOLUTION NO. 502 (06)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC, RECOMMENDING THAT THE CITY COUNCIL APPROVE PRELIMINARY/PRECISE DEVELOPMENT PLAN (DR 05-29) FOR THE OLSON COMPANY 13-UNIT RESIDENTIAL PROJECT**

**WHEREAS**, a request was received from Chandra Pesheck, representing The Olson Company, for consideration of DR 05-29 as the Preliminary/Precise Development Plan for a 13-unit residential project located at the southeast corner of Ocean Avenue and R Street. The project consists of thirteen (13) individual residences with two car garages, including parking and landscaping (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:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

The *Planned Development (PD)* zoning designation allows either more or less restrictive requirements, regulations, limitations and restrictions including height and bulk limitations, arrangements and spacing of buildings and other improvements, and the Preliminary/Precise Development Plan (DR 05-29) proposed for The Olson Company 13-unit Residential Project is designed to meet the needs of the proposed residential use, therefore it can be found that:

- A. The site for The Olson Company 13-unit Residential 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 Olson Company 13-unit Residential 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 Olson Company 13-unit Residential Project will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

**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 Preliminary/Precise Development Plan does not have a significant effect on the environment; and
- G. Any effect of the proposed development 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 recommends City Council approval of the Preliminary/Precise Development Plan (DR 05-29), subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

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

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair

Attachments: Exhibit A – Conditions of Approval  
Exhibit B – Mitigation Measures  
Exhibit C – Site Plan  
Exhibit D – Elevations