

Excerpt from the Lompoc Planning Commission Meeting
of July 10, 2006

PUBLIC HEARING ITEM:

5. ZONE CHANGE – ZC 05-03 / DEVELOPMENT PLAN - DR 05-29 / VESTING
TENTATIVE SUBDIVISION MAP - LOM 554

A request by The Olson Company for Planning Commission consideration of 13 detached single-family residential units located at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Number: 91-110-47). The site is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows six units fronting onto R Street and the remaining seven units fronting onto a greenbelt on the east side of the site. Access to the development is from R Street. The project includes the following components:

- ZC 05-03 – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *Planned Commercial Development (PCD)*; the applicant is requesting a change to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*. The Planned Development designation would allow consideration of a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community;
- DR 05-29 – a Preliminary/Precise Development Plan for the construction of a 13-unit residential project including on-site parking and landscaping. The units are two stories high and contain three bedrooms with two and one half bathrooms. Two floor plans are provided; one with 1,309 square feet and the other with 1,690 square feet. Each unit has a two-car garage and an additional three on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; and
- LOM 554– a Vesting Tentative Subdivision Map requesting subdivision of an approximately 1.36 acre site to create fourteen (13) residential parcels and common area. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA).

Associate Planner Keith Neubert summarized the staff report.

PUBLIC HEARING OPEN

Public Hearing opened at 7:53 p.m.

Public Hearing closed at 7:54 p.m.

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Johan Scharin, neighboring property owner – provided a history of the property and urged the Commission to approve the proposal.

PUBLIC HEARING CLOSED

It was moved by Commissioner Fink and seconded by Commissioner Rodenhi that the Planning Commission:

- 1) certify the Negative Declaration (MND), and
- 2) recommend that the City Council certify the Mitigated Negative Declaration (MND), and
- 3) adopt Resolution No. 501 (06) recommending that the City Council approve Zone Change ZA 05-03;
- 4) adopt Resolution No. 502 (06) recommending that the City Council approve DR 05-29 as the Preliminary/Precise Development Plan, subject to the attached draft Conditions of Approval; and
- 5) adopt Resolution No. 503 (06) approving Vesting Tentative Subdivision Map LOM 554, subject to the attached draft Conditions of Approval.

The motion passed on a roll call vote of 4-0-1 with Commissioner Harman abstaining from the vote.