

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

PUBLIC HEARING ITEM:

4. ZONE CHANGE – ZC 05-04 / DEVELOPMENT PLAN - DR 05-30 / VESTING TENTATIVE SUBDIVISION MAP - LOM 555

A request by The Olson Company for Planning Commission consideration of 60 detached single-family residential units located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). The site is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows 11 units fronting onto U Street and the remaining 49 units fronting onto the internal drive aisle or open space contained in the development. Access to the development is from Ocean Avenue and U Street. The project includes the following components:

- ZC 05-04 – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *Medium Density Residential (R-2)*; 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 05-30 – a Preliminary/Precise Development Plan for the construction of a 60-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 additional on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; and
- LOM 555– a Vesting Tentative Subdivision Map requesting subdivision of an approx. 5.13 acre site to create sixty (60) 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 written staff report, referred to a memo distributed to the Commission recommending addition of an Engineering Condition of Approval to address drainage from shopping center and a change in the distribution of the affordable units Condition of Approval P55.

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Public Hearing opened at 7:20 p.m.

Public Hearing closed at 7:35 p.m.

Chandra Pescheck, Olson Company – provided a Power Point presentation.

Johan Scharin, neighboring property owner – indicated his support of the proposed project, stated that the appearance of the area would be improved and the project would provide affordable housing.

PUBLIC HEARING CLOSED

Commissioner Fink indicated his approval that the project is not a gated community, noted the style of the project is appealing, and that the project will be a nice addition to the community. Commissioner Ruhge concurred with Commissioner Fink. Commissioner Games-Lyra asked what price range was considered low-cost housing and the applicant indicated the low to medium four hundred thousand dollar range. Commissioner Harman asked about drainage predevelopment flow and Mr. Neubert indicated the issue is addressed by the additional Engineering Conditions. Commissioner Games-Lyra indicated that the area will be greatly improved by this project; stated concern with the number of units and the space between units; and requested the applicant to adjust the window placement between the homes. Ms. Pescheck indicated the architect is working with City staff on window placement. Commissioner Rodenhi recognized limited space and that future developments will be relatively compact, approved of areas that encourage resident interaction, and expressed support of the project.

It was moved by Commissioner Ruhge and seconded by Commissioner Games-Lyra that the Planning Commission:

- 1) certify the Mitigated Negative Declaration;
- 2) recommend that the City Council certify the Mitigated Negative Declaration (MND);
- 3) adopt Resolution No. 504 (06) recommending that the City Council approve the Zone Change ZC 05-04;
- 4) adopt Resolution No. 505 (06) recommending that the City Council approve DR 05-30 as the Preliminary/Precise Development Plan, subject to the attached draft Conditions of Approval; and

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- 5) adopt Resolution No. 506 (06) approving Vesting Tentative Subdivision Map LOM 555, subject to the attached draft Conditions of Approval.

Commissioner Harman indicated that although the project was a good project, he couldn't vote on the motion, stating his disagreement with the City Council actions of approving additional residential development without hiring more public safety staff (police and fire). The motion passed on a roll call vote of 4-0-1 with Commissioner Harman abstaining.