

RESOLUTION NO. 441 (05)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (GP 04-05) FOR THE CROWN LAUREL PROJECT

WHEREAS, a request was received from Matt Woodruff representing JM Development, Inc., for consideration of a proposal to amend the City's General Plan Land Use Designation for the Crown Laurel project located at the northeast corner of Laurel Avenue and V Street. The request is to amend the land use designation for the site from *General Industrial* to *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres (Assessor Parcel Number: 89-200-29); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 10, 2005; and

WHEREAS, at the meeting of October 10, 2005, Mike Rider of JM Development, Inc. and Jim Dixon of J.B. Dixon Engineering, were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 10, 2005, Pastor Craig of New Beginnings Christian Fellowship spoke in favor of, and John Silva of Lompoc Warehouse Corporation spoke in opposition to, the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration (SCH No. 2005081085) for the project as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: The proposed General Plan Land Use Designation amendment for the subject site is *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres, which provides a designation that reflects the proposed development in the vicinity; therefore it can be found that:

- A. The proposed General Plan amendment designates land uses compatible with the existing adjacent land uses.

The proposed General Plan Land Use Designation amendment will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- B. 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:

- C. The proposed General Plan Land Use Designation amendment does not have a significant effect on the environment; and
- D. 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 GP 04-05 to change the General Plan Land Use designation to *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres as shown on Exhibit A, attached.

The foregoing Resolution, on motion by Commissioner Rodenhi, seconded by Commissioner Ruhge, was adopted at the Planning Commission meeting of October 10, 2005 by the following vote:

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

NOES: None

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Map