

## RESOLUTION NO. 442 (05)

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE (ZC 04-07) 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 Zoning Map for the Crown Laurel project located at the northeast corner of Laurel Avenue and V Street. The request is to amend the City's Zoning Map designation from *Commercial Industrial (CM)* to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* 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 LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1:** The General Plan Land Use designation recommended in Resolution No. 441 (05) for the subject site is *Medium Density Residential* on 9.53 acres and *Light Industrial* on 1.36 acres, which is consistent with the proposed *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* on 1.36 acres; 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 04-07 to change the zoning to *Medium Density Residential, Planned Development (R-2, PD)* on 9.53 acres and *Planned Manufacturing (PM)* 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

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair

Attachment: Exhibit A – Map