

RESOLUTION NO. 443 (05)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE PRELIMINARY/PRECISE DEVELOPMENT PLAN (DR 04-35) FOR THE CROWN LAUREL PROJECT

WHEREAS, a request was received from Matt Woodruff representing JM Development, Inc., for consideration of DR 04-35 as the Preliminary/Precise Development Plan for the Crown Laurel project. The project consists of seventy-three (73) single family detached residences, and an approximately 23,000 square-foot industrial condominium building, including parking and landscaping (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: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission recommends that the City Council find 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 04-35) proposed for the Crown Laurel development is designed to meet the needs of the proposed residential and commercial uses, therefore it can be found that:

- A. The site for the Crown Laurel project is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, 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 Crown Laurel 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 Crown Laurel project will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.
- E. The Mitigation Measures attached as Exhibit B to this Resolution are included for conformance with the Mitigated Negative Declaration.

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 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: Based upon the foregoing, the Planning Commission recommends that the Council approve the Preliminary/Precise Development Plan DR 04-35, subject to the conditions attached as Exhibit A and Mitigation Measures attached as Exhibit B, which are incorporated by reference as if fully set forth herein.

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

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

NOES: None

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Conditions of Approval
Exhibit B – Mitigation Measures