

**RESOLUTION NO. 444 (05)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE AN APPROXIMATELY 11-ACRE PARCEL FOR RESIDENTIAL/COMMERCIAL DEVELOPMENT (LOM 544)**

**WHEREAS**, a request was received from Matt Woodruff representing JM Development, Inc., for consideration of a Vesting Tentative Subdivision Map for the Crown Laurel development located on an approximately 11-acre site at the northeast corner of Laurel Avenue and V Street. The request is to subdivide the current site (Assessor Parcel Number: 89-200-29) into seventy-three (73) residential parcels and one (1) commercial parcel for condominium purposes; 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 finds that:

- A. The General Plan designations for the site are: *Medium Density Residential* and *Light Industrial*. The zoning is consistent with the General Plan: *Medium Density Residential, Planned Development (R-2, PD)* and *Planned Manufacturing (PM)* and the staff analysis provides a basis for the recommendation; therefore, the design and improvements of the proposed subdivision are consistent with the applicable General Plan designation and policies.
- B. The proposed parcels are of reasonable size to support the type of development proposed by the applicant; therefore, the site is physically suitable for the type and density of the development proposed.

- C. The proposed subdivision of land is in compliance with the City's policies and ordinances, as conditioned; therefore, the design of the proposed subdivision and improvements are not likely to cause environmental damage or substantially and unavoidable injure fish or wildlife or their habitat.
- D. The design of the proposed subdivision of land, as conditioned, and the type of improvements will not conflict with easements of record or established by judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision; therefore it can be found that the proposed conditions of approval are necessary to provide adequate access to the public.

**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:

- E. The proposed Zone Change does not have a significant effect on the environment; and
- F. 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 it is recommended that the City Council approve LOM 544 as the Vesting Tentative Subdivision Map for the Crown Laurel project as reviewed on October 10, 2005, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

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

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

**NOES:** None

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair

Attachment: Exhibit A – Conditions of Approval