

Lompoc City Council Agenda Item



City Council Meeting Date: December 6, 2005

TO: Gary P. Keefe, City Administrator

FROM: Lucille T. Breese, AICP, City Planner
e-mail: lbreese@ci.lompoc.ca.us

SUBJECT: ZC 05-05 ZONE CHANGE

A recommendation of the Planning Commission for review and approval of a request for a Zone Change proposal to amend the City's Zoning Map designation from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* for two parcels located at 521 and 511 West Ocean Avenue (Assessor Parcel Numbers: 91-073-15 and 91-073-18). This would bring both parcels into conformance with the City's *High Density Residential (HDR)* General Plan Designation. (Planning Division File No. ZC 05-05)

RECOMMENDATION:

The Planning Commission recommends that the City Council take the following actions regarding the project:

1. Take public testimony;
2. Certify the Mitigated Negative Declaration; and,
3. Introduce Ordinance No. 1516 (05) amending the zoning map designation for the properties at 521 and 511 West Ocean Avenue (Attachment No. 1). The Planning Commission recommends the *High Density Residential (R-3)* zoning district.

DISCUSSION:

At the November 14, 2005 Planning Commission meeting, the Commission reviewed the request to change the zoning designation on the proposed site to *High Density Residential (R-3)*. The proposed zone change will establish consistency with the existing General Plan designation of *High Density Residential (HDR)*. The Commission would review specific future development plans as they are proposed in order to ensure compatibility with adjacent uses.

The Commission staff report is included for Council review (Attachment No. 2). The Commission also reviewed Development Plan DR 05-31 at the November 14, 2005 meeting, allowing the construction of an eight (8) unit apartment complex on the subject property, and voted to continue the project on a 4-0-1 vote, with Commissioner Grames-Lyra abstaining. The continued project will involve architectural review of the proposed apartments. The Commission adopted Resolution No. 448 (05) on a 4-0-1 vote, recommending that the Council approve the proposed Zoning with Commissioner Grames-Lyra abstaining, recommending the proposed zoning (Attachment No. 3).

The Mitigated Negative Declaration and Initial Environmental Study for this project is Attachment No. 4 and the Draft Planning Commission Minute Excerpts are included as Attachment No. 5.

Lucille T. Breese, AICP, City Planner

Attachments:

1. Draft Ordinance No. 1516 (05)
2. November 14, 2005 Planning Commission staff report
3. PC Resolution No. 448 (05)
4. Initial Environmental Study and Mitigated Negative Declaration
5. Planning Commission Minute Excerpts

APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator