

RESOLUTION NO. 448 (05)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LOMPOC RECOMMENDING APPROVAL OF ZONE CHANGE ZC 05-05**

WHEREAS, a request was received from John Wolberg for Planning Commission consideration of a proposal to amend the City's Zoning Map for the property at 521 West Ocean Avenue and the adjacent parcel at 507 West Ocean Avenue (Assessor Parcel Numbers: 91-073-15 and 91-073-18) from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)*; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on November 14, 2005; and

WHEREAS, at the meeting of November 14, 2005 John Wolberg was present and answered Planning Commissioner's questions and addressed their concerns; and

WHEREAS, at the meeting of November 14, 2005 no one else spoke in favor of, or in opposition to, the project.

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS
FOLLOWS:**

SECTION 1: The existing General Plan Land Use designation for the subject site is *High Density Residential*, which is consistent with the proposed zoning of *High Density Residential (R-3)*; therefore, it can be found that:

- A. The proposed zoning is consistent with the existing General Plan Land Use Designation.

The site is adjacent to streets that 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 Negative Declaration prepared for the Zoning Map amendment show that there is no substantial evidence that the proposed amendment may have a significant effect on the environment, therefore, it can be found that:

- D. The proposed zoning 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, pursuant to Section 8887. 3 c. of the Lompoc City Code, with the Commission recommendation that the Council approve ZC 05-05.

The foregoing resolution, on motion by Commissioner Ruhge seconded by Commissioner Fink was adopted at the regular Planning Commission meeting of November 14, 2005 by the following vote:

AYES: Commissioners Harman, Fink, Ruhge, Rodenhi

NOES: None

ABSTAIN: Commissioner Grames-Lyra

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Map