

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: DECEMBER 11, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: ZONE CHANGE – ZC-06-05

CONSENT CALENDAR ITEM NO. 2

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt).

ZONE CHANGE – ZC 06-05

Resolution No. 535 (06) recommending City Council denial of Zone Change ZC 06-05, a comprehensive revision of the City's Zoning Map to rezone approximately 600 designated parcels of land located throughout the City of Lompoc.

Recommendation:

It is recommended that the Planning Commission adopt Resolution No. 535 (06) based upon the findings of fact noted in the attached Resolution.

Background:

At the November 30, 2006 meeting, the Planning Commission reviewed the staff report, took public testimony and directed staff to prepare the attached Resolution recommending City Council denial of the comprehensive Zone Change (ZC 06-05). Staff has prepared a resolution delineating the basis for the recommendation for Planning Commission review and adoption.

Attachment:

- 1) [Resolution No. 535 \(06\)](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP City Planner	Date

RESOLUTION NO. 535 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL DENY ZONE CHANGE ZC 06-05.

WHEREAS, the Planning Commission has reviewed and considered a comprehensive revision to the City's Zoning Map affecting various parcels throughout the City of Lompoc. The City proposes to achieve consistency between the General Plan Land Use designations and Zoning Map; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on September 11, 2006 and forwarded to the City Council with a recommendation for approval; and

WHEREAS, on October 3, 2006, the City Council directed that the Planning Commission reconsider the Zone Change; and

WHEREAS, the Planning Commission held a duly-noticed public hearing meeting on November 30, 2006; and

WHEREAS, City staff was present and answered Planning Commissioners' questions and addressed their concerns at the November 30, 2006 meeting; and

WHEREAS, at the meeting of November 30, 2006, no one spoke in favor of the Zone Change and Alice Milligan, Tim Creager, John Linn, Kevin Smith, Morris Sobhani, Nicholas Gonzales Jr., Paul Woyak, Larry Werner, Rob Lewis, Martha Barajas, and Jonatha Linn, spoke in opposition.

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:

The community has expressed concern with the length of time that has passed since the General Plan was adopted and the current proposal; during that time property values have changed and the designations identified in the General Plan may no longer be in the best interest of the community; therefore, it is not appropriate to recommend a comprehensive update with out a parcel by parcel review.

SECTION 2: The Planning Commission resolves that this resolution shall be forwarded to the City Council, pursuant to Section 8887.3c of the Lompoc City Code, with the Commission recommendation that the Council deny ZC 06-05, establishing consistency between the General Plan Land Use Element Map and the Zoning Map.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Harman, was adopted at the regular Planning Commission meeting of November 30, 2006 by the following roll call vote:

AYES: Commissioners Rodenhi, Fink, Harman

NOES: Commissioners Grames-Lyra

ABSENT: Ruhge

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair