

RESOLUTION NO. 6295(19)

A Resolution of the City Council of the City of Lompoc, County of Santa Barbara, State of California, Approving a Development Plan (DR 19-04) for the Castillo de Rosas Condominium Project

WHEREAS, the City of Lompoc (City) received a request for a Development Review Permit (DR 19-04) from Ted Price (Applicant) for City Council consideration to construct three buildings totaling approximately 22,000 square feet to accommodate 24 residential condominiums located at 109 South Third Street within the High Density Residential Planned Development zone; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on November 13, 2019, for consideration of the proposal;

WHEREAS, after receiving testimony, considering the staff report, and due deliberation, the Planning Commission adopted Resolution No. 921(19) recommending the City Council approve DR 19-04; and

WHEREAS, the City Council held a public hearing on December 17, 2019, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the City Council finds that the proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, as conditioned. Therefore the City Council finds that:

- A. The proposed uses, as conditioned, are consistent with the applicable policies and development standards, as conditioned, set forth in Lompoc Municipal Code Chapter 17.028.
- B. The site for the proposed uses is adequate in size and topography to accommodate the uses. All yards, spaces, walls, fences, and landscaping have adequately adjusted such uses with the land and uses in the vicinity.
- C. The site of the proposed uses relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed uses.
- D. The proposed uses will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- E. The proposed uses are not obnoxious or detrimental to the public welfare, and are permitted uses enumerated in Section 17.028 of the Lompoc Municipal Code.
- F. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- G. DR 19-04, as conditioned, is in substantial compliance with the City's Architectural Review Guidelines.
- H. DR 19-04, as conditioned, is consistent with the applicable policies of State Density Bonus

Law (Government Code section 65915). The Applicant is entitled to the requested density bonus and a concession, waiving of development standards (reduce the required minimum open space), pursuant to Government Code section 65915, because the project provides for at least 10% of the total units for lower income households.

- I. DR 19-04, as conditioned, is granted an increase in the percent of coverage of land by buildings and structures and a reduction in the percent of landscaping, because the project is in in a P-D (Planned Development District) pursuant to LMC 17.032.060 and provides a community environment equal to, or better than, that resulting from traditional lot-by-lot land use development.

SECTION 2: DR 19-04 is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of not more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2, apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the City Council approves the proposal under DR 19-04, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

SECTION 4: Effective Date. This Resolution is effective on the day of its adoption.

The foregoing Resolution was proposed by Council Member _____, seconded by Council Member _____, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on December 17, 2019, by the following vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

Jenelle Osborne, Mayor
City of Lompoc

ATTEST:

Stacey Haddon, City Clerk
City of Lompoc

Attachment: Exhibit A: Conditions of Approval