

RESOLUTION NO. 6296(19)

A Resolution of the City Council of the City of Lompoc, County of Santa Barbara, State of California, Approving a Residential Air Space Condominium Vesting Tentative Map (LOM 616) for the 24 Unit Castillo De Rosas Project

WHEREAS, the City of Lompoc (City) received a request for a Residential Condominium project 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 (Project); and

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

WHEREAS, after receiving testimony, considering the staff report, and due deliberation, the Planning Commission adopted Resolution No. 922(19) recommending the City Council approve Vesting Tentative Map LOM 616; 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 Project, 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 Project is consistent with the applicable policies and development standards, as conditioned, set forth in Lompoc Municipal Code Chapter 16.36.
- B. The Project is consistent with the applicable General Plan objectives, policies, land uses and programs; therefore, the Project is consistent with the General Plan.
- C. The proposed site is of reasonable size to support existing and future development; therefore, the land is physically suitable for the type and density of development.
- D. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- E. The Project, as conditioned, is consistent with the applicable policies of State Density Bonus Law (Government Code Section 65915). The Project is entitled to the requested density bonus and a concession, waiving of development standards, pursuant to Government Code section 65915, because the Project provides for at least 10% of the total units for lower income households.
- F. The Project, as conditioned, is granted an increase in the percentage of coverage of land by buildings and structures and a reduction in the percentage of landscaping, because the Project is in in a P-D (Planned Development District) pursuant to LMC 17.032.060. The Project, as conditioned, is granted an increase in the percentage of coverage of land by buildings and structures and a reduction in the percentage 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: The Project 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 no 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 on December 17, 2019, approves the proposal under LOM 616, 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