

RESOLUTION NO. 922 (19)**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE THE RESIDENTIAL AIR SPACE CONDOMINIUM VESTING TENTATIVE MAP (LOM 616) FOR THE 24 UNIT CASTILLO DE ROSAS PROJECT**

WHEREAS, the City received a request for a Residential Condominium project from Ted Price (property owner/ applicant) for Planning Commission 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 (R3PD) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on November 13, 2019; and

WHEREAS, at the meeting of November 13, 2019, Ted Price was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of November 13, 2019, Ted Price spoke in favor and none spoke in opposition of the project.

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 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 Planning Commission finds that:

- A. The proposed residential condominium project is consistent with the applicable policies and development standards, as conditioned, set forth in Lompoc Municipal Code Chapter 16.36.
- B. The proposed residential condominium project is consistent with the applicable General Plan objectives, policies, land uses and programs; therefore, the proposal 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 proposed 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 percent of the total units for lower income households.
- F. The proposed project, 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 17.032.060The proposed project, 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: This 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 Planning Commission on November 13, 2019 resolves that this resolution shall be forwarded to the City Council with the Planning Commission recommendation that the Council approve the proposal for LOM 616, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner Gonzales, seconded by Commissioner Cioni, at the Planning Commission meeting of November 13, 2019 by the following vote:

AYES: Commissioner Gonzales, Cioni, Keller, Ostini

NOES: None

ABSENT: Commissioner Bridge



Brian Halvorson, Secretary



Nicholas Gonzales, Chair

Attachment: Exhibit A – Final Conditions of Approval