

RESOLUTION NO. 1004 (24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING AN AMENDMENT (AMND 2024-0001) TO CONDITIONS OF APPROVAL FOR LOM 475

WHEREAS, the City received a request to amend condition of approval number seven of LOM 475 requiring a minimum residential home size of 2,250 square feet for lots 1 and 4 located in the Single Family Residential (7R1) zoning district;

WHEREAS, On February 14, 1994, the Planning Commission adopted Resolution 94-04 approving a Tentative Parcel Map (LOM 475) to subdivide three parcels into four residential lots located between East Hickory Avenue and East Mango Avenue (Attachment 5). Before the adoption of Planning Commission Resolution 94-04 (Attachment 4), parcels 2 and 3 of LOM 475 (Attachment 5) were developed with single-family residences and parcels 1 and 4 remained vacant but developable land that allowed for the building of a dwelling unit with a minimum of 2,250 square feet;

WHEREAS, the applicant requests that the required minimum residential home size of 2,250 square feet not apply to Lot 1 (APN: 085-260-047) based on the configuration of the lot on a hillside that restricts the size of a home without significant grading that will prevent the property owner from building a home due to substantial costs;

WHEREAS, the amendment to an approved parcel map is to be reviewed and approved by the Planning Commission;

WHEREAS, On May 29, 2024, a public hearing notice was published in the Lompoc Record, and on May 31, 2024, a notice was mailed by US mail to all property owners within 300 feet of the project site; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2024; and

WHEREAS, at the meeting of June 12, 2024, staff was present and answered Planning Commissioner questions and addressed their comments; and

WHEREAS, at the meeting of June 12, 2024, Whitney Del Rey, and Lori Pearson spoke in favor of the project, and Susan Insch, Carole Burgess, Daryl Burgess, and Joan Johnson spoke in opposition to the project amendment.

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 Amended Conditions of Approval for LOM 475 meet the requirements of Lompoc Municipal Code Section 17.556 and the Planning Commission finds that:

- A. Changes in technology or in the type or amount of development in the vicinity of the use, or other good cause, warrants modification of the conditions of operation or imposition of additional conditions of operation to assure that the use remains compatible with existing and potential uses or other property within the general area in which the use is located.
- B. All other conditions of approval contained within LOM 475 can be met with no further amendments or modifications.

SECTION 2: This action is exempt from environmental review pursuant to Section 15061 (b)(3) ("Common Sense Exemption") of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 3: Based upon the foregoing, the amended Condition of Approval (Planning Division Condition No. 7 attached as Exhibit A) for LOM 475 was approved on June 12, 2024.

The foregoing Resolution was adopted on motion by Commissioner Gonzales, seconded by Commissioner Braxton, at the Planning Commission meeting of June 12, 2024, by the following vote:

AYES: Commissioner Gonzales, Braxton, Cioni

NOES: Commissioner Bridge

ABSENT: None



Brian Halvorson, AICP, Secretary



Federico Cioni, Chair

Exhibit A: Final Amended Condition of Approval

**FINAL AMENDED CONDITIONS OF APPROVAL
LOM 475 AMENDMENT (AMND 2024-0001)
1301 EAST HICKORY AVENUE
(APN: 085-260-047)**

The following Conditions of Approval apply to the project which was deemed complete by the Planning Division for Map Amendment (AMND 2024-0001) to Conditions of Approval for LOM 475 on May 2, 2024, and reviewed by the Planning Commission on June 12, 2024.

I. PLANNING

7. As part of the Parcel Map, Architectural Review will be required for residences on Lot 1 and Lot 4. Architectural Review shall be conducted by the Planning Commission. Residences shall not be higher than one story above adjacent grade; all areas and decks below the houses shall be at least partially enclosed; and dwelling size shall be not less than 2,250 square feet on Lot 4.

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission. As the project owner/applicant, I agree to comply with all conditions and all other applicable laws and regulations at all times.

Lori Pearson, Applicant/Property Owner

Date