

RESOLUTION NO. 752 (13)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE A PRE-ZONING REQUEST (ZC 12-01) FOR THE SUMMIT VIEW HOMES PROJECT (ASSESSOR PARCEL NUMBER 97-250-34)

WHEREAS, Whitt Hollis of West Coast Housing Partners, LLC, on behalf of Townsgate Summit, LLC and the other members of Summit View Homes LLC have requested that the City of Lompoc consider an annexation request for the 10-acre site described considered in the City of Lompoc 2030 General Plan Update as Expansion Area D, for development of a 44-unit residential development. The site is located outside the City Urban Limit Line in the unincorporated area of Santa Barbara County. The site is approximately 10 acres located along the northern boundary of the City at the intersection of Highway 1, H Street, Harris Grade Road, and Purisima Road. (Assessor Parcel Number: 97-250-034); and

WHEREAS, the Planning Commission had recommended City Council proceed with the annexation request for the site which is identified on the City Land Use Element Map as Low Density Residential;

WHEREAS, the request for pre-zoning the site to 7-R-1-PD – Low Density Residential Planned Development was considered by the Planning Commission at a duly-noticed public meeting on April 10, 2013; and

WHEREAS, at the meeting of April 10, 2013, Whitt Hollis of Summit View Homes, LLC., Stanley Hoffman of Stanley R. Hoffman Associates, Richard Daulton of Rincon Consultants, and City staff were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of April 10, 2013, Herbert Janblow, Joshua Baltz, Cathy Gruner, and Sarah Wagner addressed the Planning Commission.

WHEREAS, the Planning Commission has recommended City Council certification of the Final Environmental Impact Report (FEIR 12-01) for the project as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: The General Plan Land Use designation for the subject site *is Low Density Residential*, which is consistent with the land uses and densities proposed for the project pre-zoning; therefore, it can be found that:

- A. The proposed pre-zoning is consistent with the General Plan Land Use Designation.

The site is adjacent to streets, which contain necessary infrastructure to support the proposed use of the property; therefore, it can be found that:

- B. The area is afforded the services and facilities appropriate for the proposed pre-zoning.

The proposed pre-zoning will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- C. The proposed modification is required for the public necessity, convenience, and general welfare.

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 approve ZC 12-01, to pre-zone the subject site to *7-R-1-PD – Low Density Residential – Planned Development*.

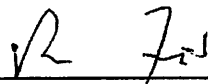
The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Rodenhi, was adopted at the Planning Commission meeting of April 10, 2013, by the following vote:

AYES: Commissioner Leach, Cioni, Clark, Rodenhi, Fink

NOES: None



Lucille T. Breese, AICP, Secretary

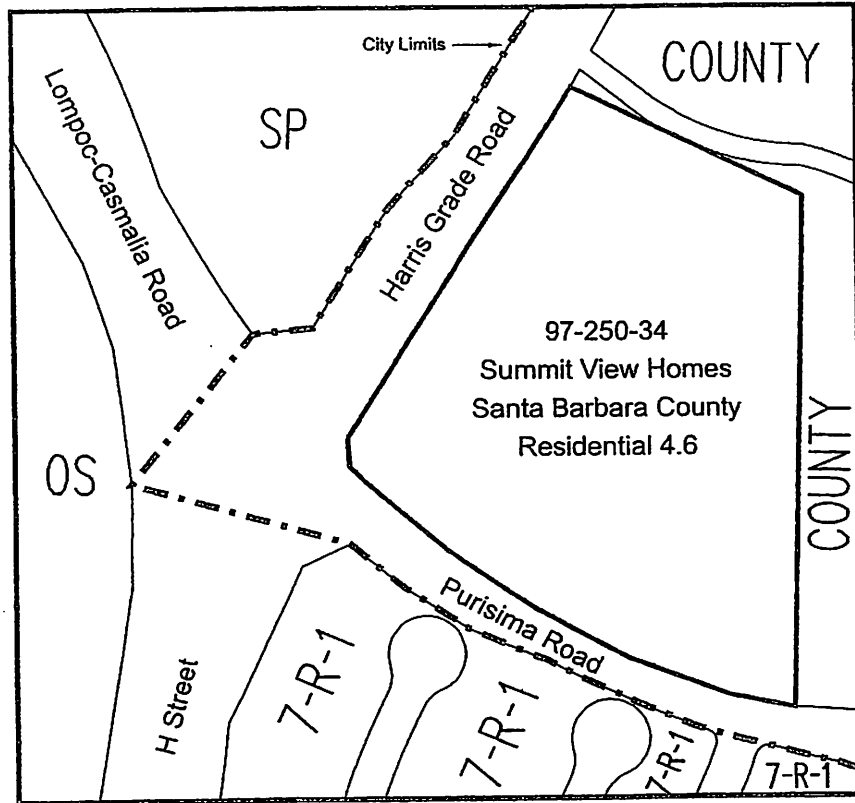


Ron Fink, Chair

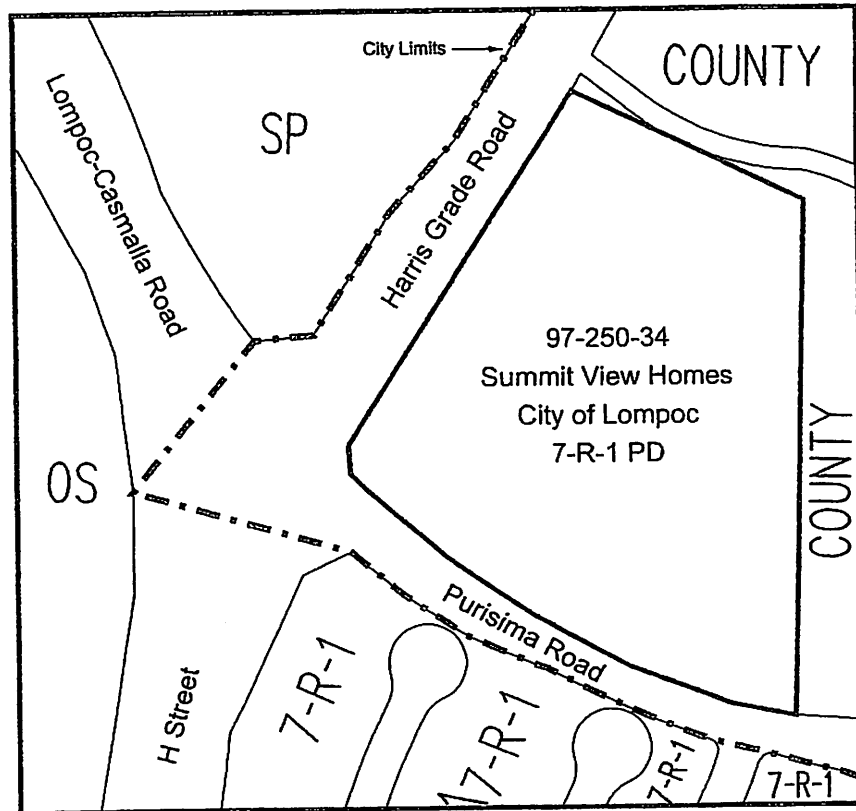
Attachments: Exhibit A – Proposed Zone Change Map

ZONE CHANGE

EXISTING



PROPOSED



- 7-R-1 Single Family Residential
- 7-R-1 PD S.F.R. Planned Development
- OS Open Space
- SP Specific Plan

ZC 12-01



SCALE: 1" = 300'