

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: JULY 10, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: ZONE CHANGE (ZC 06-01)
CONDITIONAL USE PERMIT (CUP 06-01)

CONSENT CALENDAR:

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt).

CONSENT AGENDA ITEM NO 3.

A request by Peikert Group Architects representing Lompoc Housing & Community Development Corporation (LHCDC) for:

- 1) Conditional Use Permit (CUP 06-01) to allow construction and operation of Casa del Desarrollo, a single room occupancy (SRO) facility with 19 studio units, approximately 400 square feet in size, and a 1,080 square foot community room, including an office and restrooms for use by the residents. The proposed SRO will include on-site management of the facilities and oversight of the residents. All units will be targeted to single person households at or below 35% of Santa Barbara County medium income; and
- 2) Zone Change (ZC 06-01) to change the zone district from *Planned Commercial Development (PCD)* to *High Density Residential (R-3)* to be consistent with the City General Plan Land Use Designation of *High Density Residential*.

The project is located at 114 South K Street (Assessor Parcel Numbers 91-102-18 & -19). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

BACKGROUND:

This project was originally scheduled for Planning Commission review at the May 16, 2006 hearing.

The applicant requested a continuance to the July 10, 2006 hearing.

The applicant has requested a continuance to the September 6, 2006 hearing.

RECOMMENDATION:

Staff recommends that the Planning Commission continue the hearing to the September 6, 2006 hearing

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP City Planner	Date