

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: November 18, 2015
TO: Members of the Planning Commission
FROM: Lucille T. Breese, AICP, Planning Manager
RE: Conditional Use Permit -- CUP 08-05
 Development Plan Review – DR 15-15

CONSENT CALENDAR ITEM

(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. 1

Planning Commission adoption of Resolutions of Denial:

- [Resolution No. 820\(15\)](#) amendments to the Conditional Use Permit (CUP 08-05 approving the Cypress Court Development, City Council Resolution No. 5775(12) imposed Condition of Approval “P-6” limiting the first floor of the 12,000 square foot commercial building to “sales tax generating” uses at 1420 East Ocean Avenue, (Assessor Parcel Number 085-150-017), and
- [Resolution No. 821\(15\)](#) Development Review Permit (DR 15-15) to allow construction of a parking lot at 111 North Seventh Street (Assessor Parcel Number 085-150-087).

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director / Assistant City Manager	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 820 (15)**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING A REQUEST FOR MODIFICATIONS TO CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL FOR THE CYPRESS COURT DEVELOPMENT AT 1420 EAST OCEAN AVENUE, APN 085-150-017 (CUP 08-05)**

WHEREAS, a request was received from Jim White representing the Lompoc Valley Medical Center for Planning Commission consideration of deletion of part of Condition of Approval P-6 of Resolution No. 5775 (12), limiting the first floor of the 12,000 square foot commercial building to “sales tax generating” uses. This condition was imposed by the City Council with Resolution No. 5775 (12) when approving the revised phasing and site plan for the Cypress Court development under Conditional Use Permit (CUP 08-05) at 1420 East Ocean Avenue (Assessor Parcel Number 085-150-017); and

WHEREAS, the City Council adopted Resolution No. 5775 (12) conditionally approving the revisions to the previously approved Cypress Court Development (CUP 08-05) and imposed the Conditions of Approval at a duly-noticed public meeting on March 20, 2012; and

WHEREAS, the applicant submitted a request, received on July 22, 2015, to modify certain conditions of approval; and

WHEREAS, at the meeting of October 14, 2015, staff was present and answered Planning Commissioners’ questions and addressed their concerns; and

WHEREAS, at the meeting of October 14, 2015, Jim White, applicant, and Jenelle Osborne, Economic Development Committee Chair spoke in favor of, and Nick Gonzales and Michael Harris, adjacent property owner, spoke in opposition to 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

- A. The proposed modifications to Condition of Approval P-6 of City Council Resolution No. 5775(12) should be considered by the City Council;
- B. The amount of loss of sales tax generating income is uncertain at this time.

- C. The project site does not have sufficient parking to support the proposed change of use without a negative impact on the adjacent business and the residential neighborhood to the south of the proposed use.

SECTION 2: Based upon the foregoing, the proposed modification to Condition of Approval P-6 for the Cypress Court Development is hereby denied based upon the above referenced findings of fact.

The foregoing resolution, on motion by Commissioner _____, seconded by Commissioner _____, was _____ at the regular Planning Commission meeting of October 14, 2015 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

RESOLUTION NO. 821 (15)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC DENYING A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF A PARKING LOT FOR THE LOMPOC VALLEY MEDICAL CENTER AT 111 NORTH SEVENTH STREET (DR 15-15)

WHEREAS, a request from Jim White, representing applicant, Lompoc Valley Medical Center, for Planning Commission consideration of a proposal to construct a parking lot at 111 North Seventh Street (Assessor Parcel Number: 085-150-087); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 14, 2015;

WHEREAS, at the meeting of October 14, 2015, staff was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 14, 2015, Jim White, applicant, and Jenelle Osborne, Economic Development Committee Chair spoke in favor of, and Nick Gonzales and Michael Harris, adjacent property owner, spoke in opposition to 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 proposed parking lot,

- A. Is located at such a distance from the proposed building that it would serve, that accessing the parking lot would be unsafe for patients and employees
- B. The Ocean Avenue and Seventh Street intersection is extremely busy and motorists may not be aware of persons crossing the street at dusk.
- C. Employees and patients of the proposed use would park in such a manner to negatively impact the adjacent business and the residential neighborhood to the south of the proposed use.

SECTION 2: Based upon the foregoing, the development of the proposed parking lot at 111 North Seventh Street is hereby denied based upon the above referenced findings of fact.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of November 18, 2015 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair