



# General Plan Update

**City Council**

**Hearing**

March 5, 2013

# Expansion Area D: Wye Residential Area

## Requested Action

1. Receive staff report
2. Receive Planning Commission recommendation to include Expansion Area D – the Wye Residential Area in the 2030 General Plan update
3. Hold the Public Hearing
4. Provide Direction Regarding Expansion Area D



# Expansion Area D: Wye Residential Area

- The site is approximately 10-acres along the northern boundary of the City, at the intersection of Lompoc-Casmalia Road/Highway 1, H Street/Highway 1 and Purisima Road and is currently undeveloped. Development contemplated, if the area is identified for expansion, is the *Low Density Residential* designation at 4.6 dwelling units per acre or a total of 46 dwelling units. That area is currently located outside the City Urban Limit Line.



# Expansion Area D: Wye Residential Area

- One of four expansion areas considered in the General Plan FEIR.
- The inclusion or exclusion of any of the expansion areas is subject to City Council approval.
- Inclusion of an expansion area in the Urban Limit Line indicates the City's intention to consider development in the area.
- The annexation process involves environmental review and public hearings, prior to any land use entitlement being granted by the City.
- An Environmental Impact Report (EIR) is currently in process on this site and will be returned to the City Council for consideration.



# Expansion Area D: Wye Residential Area

## Possible Actions

- **FEIR Project:** *4.6 dwelling units per acre – 46 total units*
- **Alternative 1:** Retain Area outside City Limits and Urban Limit Line – No Interest in Future Development
- **Alternative 2:** Retain Area outside City Limits and Urban Limit Line – No Interest in Future Development
- **Alternative 3:** Change from Residential to 120,000 s.f. of Commercial
- **Alternative 4:** Same as EIR Project
- **Alternative 5:** Remove Proposed Expansion Area from Consideration – Retain 1997 GP Designation (Same as Alt 2)

2011 Planning Commission Recommended the FEIR project description on a 3-1 Vote, with Commissioner Griffith voting no



# General Plan Update Future Schedule

Date	Subject
March 5, 2013	Review Wye Expansion Area
March 19, 2013	Review Miguelito Canyon Expansion Area
March 25, 2013	Review Bailey Avenue Expansion Area
April 30, 2013	Review Zoning Consistency Proposal
May 14, 2013	Review Land Use and Circulation Element Policy Language
May 28, 2013	Staff Returns with Ordinance and Resolution to Adopt Land Use and Circulation Elements

