

Lompoc City Council Agenda Item



City Council Meeting Date: May 21, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
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SUBJECT: Consideration of a Planning Commission Recommendation Regarding a Request from Summit View Homes Residential Development to Proceed with the Annexation Process, to Certify the Final Environmental Impact Report, to Adopt Pre-Zoning on the Site, and to Accept a Fiscal Analysis Study (Assessor Parcel No. 97-250-034)

Recommendation:

Staff recommends the City Council:

- 1) Hold the public hearing;
- 2) Consider the material presented in the staff report;
- 3) Adopt Resolution No. 5846(13), certifying the Final Environmental Impact Report – EIR 12-01 (SCH No. 2012071088) dated March 2013, adopting the CEQA Findings of Fact, and directing staff to file the Notice of Determination (NOD);
- 4) Adopt Resolution No. 5847(13), directing staff to proceed with the annexation process through negotiation with Santa Barbara County and the Local Agency Formation Commission (LAFCO) process;
- 5) Waive further reading and introduce Ordinance No. 1592(13), approving a pre-zoning request – ZC 12-01; and
- 6) Accept the Fiscal Impact Study prepared for the project; or
- 7) Provide alternate direction.

Background/Discussion:

On April 10, 2013, the Planning Commission considered a request by Whitt Hollis of West Coast Housing Partners, LLC, on behalf of Townsgate Summit, LLC and the other members of Summit View Homes, LLC, for a recommendation to the City Council for a

request for Annexation No. 78; an Environmental Impact Report (EIR 12-01); pre-zoning of the project site; and a Fiscal Analysis Study prepared for the project. The Planning Commission:

- considered the information in the staff report (Attachment 4);
- held a public hearing which is reflected in the minutes (Attachment 5);
- adopted Resolution No. 750(13), on a 5-0 vote, recommending the Council certify the Final Environmental Impact Report (Attachment 6);
- adopted Resolution No. 751(13), on a 5-0 vote, recommending the Council direct staff to proceed with the annexation process (Attachment 7);
- adopted Resolution No. 752(13), on a 5-0 vote, recommending the Council approve the pre-zoning (Attachment 8); and
- voted 5-0, recommending the Council accept the Fiscal Analysis prepared for the project (Attachment 9).

The site was considered in the City of Lompoc 2030 General Plan Update as Expansion Area D, for development of a 44-unit residential development. The April 10, 2013, Planning Commission staff report provides the background of the project and an analysis of the requests the Council is being asked to consider.

Fiscal Impact:

The fiscal impact of the project on the City is detailed in the Fiscal Impact Analysis.

Conclusion:

If the Council directs staff to proceed with the annexation process, then staff will work with the County of Santa Barbara and the Local Agency Formation Commission (LAFCO) to complete the process. Following successful completion of the annexation, plans for the tentative subdivision map and the development project would be reviewed by the Planning Commission for compliance with City development standards.

Lucille T. Breese, AICP, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Teresa Gallavan, Economic Development Director / Assistant City Administrator

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

- Attachments:
- 1) [Draft Resolution No. 5846\(13\) certifying the FEIR 12-01](#)
 - 2) [Draft Resolution No. 5847\(13\) directing staff to proceed with the annexation process](#)
 - 3) [Draft Ordinance No. 1592\(13\)](#)
 - 4) [Planning Commission staff report dated April 10, 2013 \(no attachments\)](#)
 - 5) [Minute excerpts dated April 10, 2013](#)
 - 6) [Planning Commission Resolution No. 750\(13\) recommending certification of EIR 12-01](#)
 - 7) [Planning Commission Resolution No. 751\(13\) recommending initiation of annexation proceedings](#)
 - 8) [Planning Commission Resolution No. 752\(13\) recommending pre-zoning for the site](#)
 - 9) [Fiscal Analysis](#)