

## **Excerpt from the Lompoc Planning Commission Meeting of April 10, 2013**

### **2. Annexation No. 78, EIR 12-01 – Summit View Homes**

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 Planning Commission review of an Environmental Impact Report (EIR 12-01) and consideration of a request for Annexation No. 78 to the City of Lompoc. In addition to a recommendation to the City Council regarding the EIR and Annexation request, the Planning Commission will consider a recommendation regarding a Fiscal Analysis Study prepared for the project and a pre-zoning request. 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 site is located outside the City Urban Limit Line and Sphere of Influence 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).

An Environmental Impact Report (EIR 12-01) has been prepared by Rincon Consultants, Inc. of San Luis Obispo CA, for the project, circulated through the State Clearinghouse (SCH No. 2012071088) pursuant to the requirements of the California Environmental Quality Act (CEQA).

Commissioner Fink advised the audience each portion of the requested actions would be handled separately, there would be a staff report, public hearing, and then a vote.

#### **Review of Final Environmental Impact Report (EIR 12-01)**

Planning Manager Lucille Breese introduced Richard Daulton of Rincon Consultants preparer of the Environmental Impact Report who presented a power point summarizing the written staff report.

OPEN PUBLIC HEARING AT 9:00 P.M.

Whitt Hollis, of West Coast Housing Partners – indicated they have been working on the project for over a year; noted each hearing had been positive; and requested they be allowed to continue with the annexation process.

Herb Janblow, Lane's End homeowner – urged the PC not to recommend the annexation; stated they had submitted a letter in response to the FEIR stating their concerns: density of existing projects different that the proposed, entrance utilizing Garden Gate could not be adequate in a disaster, stated not against development but a separate entrance should be proposed; and requested additional noticing to all residents regarding FEIR.

Josh Baltz, Lane's End homeowner – noted residents had collectively submitted comments on FEIR and requested more response including analysis of economic impact on adjacent property, more options regarding access on Garden Gate; and expressed opinion that impacts could be mitigated.

CLOSE PUBLIC HEARING AT 9:15 P.M.

Commissioner Fink asked about the density of the proposed project. Mr. Daulton responded the site is currently designated in Santa Barbara County as residential and would allow approximately the same number of units.

Commissioner Leach asked about the access. Mr. Dauton responded both Fire and Police have reviewed the proposed access and determined it to be adequate. He also noted the Traffic Study by a professional traffic engineer for the project was based upon access at Garden Gate and CalTrans had reviewed the FEIR.

The Commission discussed if another access had been considered; the need to limit access onto Harris Grade; the thought of a catastrophic event, and the need to rely upon the expertise of the Police, Fire, and Traffic Study analysis on this issue.

Commissioner Fink questioned crosswalks in the vicinity and it was determined this issue would be discussed during the design phase.

Commissioner Clark invited Mr. Hollis to return to the podium. Mr. Hollis responded to the issue of access on Garden Gate that there would be no development if the easement had not been in place; noted the easement requires Summit View Homes to pay 40% of the maintenance on the road; and stated the Fire Department had found the access acceptable.

Commissioner Cioni pointed out an typo regarding natural gas calculations and Mr. Daulton stated it would be corrected for the FEIR.

**MOTION:** It was moved by Commissioner Rodenhi and seconded by Commissioner Fink, that the Commission adopt Resolution No. 750 (13) recommending the City Council certify the Environmental Impact Report (EIR 12-01) prepared for the Summit View Homes development .

**VOTE:** The motion passed on a 5-0 roll call vote.

Review of Fiscal Impact Study for Summit View Homes

Stanley Hoffman, preparer of the Fiscal Impact Study presented a power point review of the Fiscal Impact Study and indicated he was available to answer any questions. There were no questions from the Commissioners. Deputy Attorney Ward advised the Commission to take an action on the Fiscal Impact Study.

**MOTION:** It was moved by Commissioner Leach and seconded by Commissioner Fink, that the Commission recommend the City Council consider and accept the Fiscal Impact Study prepared for Summit View Homes development.

**VOTE:** The motion passed on a 5-0 roll call vote.

Review Request for Annexation No. 78

Mr. Daulton proceeded with the staff report, delineating the annexation request.

OPEN PUBLIC HEARING AT 9:45 P.M.

Whitt Hollis, of West Coast Housing Partners – noted the project has been continually reviewed and requested a positive recommendation from the Planning Commission because they would like to develop in the City.

Cathy Gruner, property owner – indicated she had inherited the property from her father and it had been his dream to have it developed, she asked the Commission to allow his dream to happen and noted annexation would put all four corners of the intersection into the City of Lompoc.

Sarah Wagner, resident – urged the Commission to consider the concept of sprawl and if approval of the project would encourage people to move from the older areas thus encouraging them to deteriorate.

**CLOSE PUBLIC HEARING AT 9:50 P.M**

Commissioner Cioni noted allowing this development to proceed with annexation will allow City land use control.

Commissioner Leach indicated this is a more appropriate location for future development than the prime ag land to the west of the City.

**MOTION:** It was moved by Commissioner Leach and seconded by Commissioner Clark, that the Commission adopt Resolution No. 751 (13) recommending the City Council direct staff to proceed with the annexation process through discussions with Santa Barbara County and LAFCO.

**VOTE:** The motion passed on a 5-0 roll call vote.

**Review Request for Pre-Zoning**

Mr. Daulton advised the Planning Commission that State Law requires the City to advise LAFCO of the proposed zoning when an annexation is requested. He noted the zoning is consistent with the General Plan land use designation.

**OPEN/CLOSE PUBLIC HEARING AT 9:50 P.M**

**MOTION:** It was moved by Commissioner Fink and seconded by Commissioner Rodenhi, that the Commission adopt Resolution No. 752 (13) recommending the City Council adopt the proposed pre-zoning on the project site.

**VOTE:** The motion passed on a 5-0 roll call vote.