

RESOLUTION NO. 751 (13)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING CITY COUNCIL INITIATION OF CITY OF LOMPOC PROCEEDINGS FOR THE SUMMIT VIEW HOMES ANNEXATION (ANNEX NO. 78) AND DETACHMENT

WHEREAS, Whitt Hollis of West Coast Housing Partners, LLC, on behalf of Townsgate Summit, LLC and the other members of Summit View Homes LLC have requested the City of Lompoc consider an annexation request for the 10-acre site described 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 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). The request includes pre-zoning of the property. The property is not currently located within the City's Sphere of Influence; and,

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on April 10, 2013; and

WHEREAS, at the meeting of April 10, 2013, Whitt Hollis of Summit View Homes, LLC., Stanley Hoffman of Stanley R. Hoffman Associates, Richard Daulton of Rincon Consultants, and City staff were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of April 10, 2013, Herbert Janblow, Joshua Baltz, Cathy Gruner, and Sarah Wagner addressed the Planning Commission.

WHEREAS, the Planning Commission has recommended City Council certification of the Final Environmental Impact Report (FEIR 12-01) and adoption of the Findings of Fact for the project as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

SECTION 2: This proposal is an annexation to the City of Lompoc and to the Mission Hills Community Services District and a detachment from the Santa Barbara County Fire Protection District.

SECTION 3: A map of the affected territory is set forth in Exhibit A, attached hereto and by reference incorporated herein.

SECTION 4: The reasons for the proposal are to:

- a. Develop the property with high quality residential units that will assist in supporting a stable employment and retail customer base for the City.
 - b. Provide supplementary funds for the maintenance and operation of needed public facilities for the property and for the City as a whole.
 - c. Construct transportation improvements that are located within State of California jurisdiction and thus outside the City's permit jurisdiction.
 - d. Improve access to the property and transportation circulation in the Wye area.
 - e. Provide for coordinated development at the Wye intersection with the adjacent Burton Ranch project resulting in a high quality, aesthetically pleasing development pattern.
 - g. Provide development standards appropriate for the Wye's semi-rural environment.
 - j. Create employment opportunities in the construction trades over the period of project development.
 - k. Provide the City reviewing authority over the northern entrance into the City.
 - l. Contribute toward the City achieving its fair share of housing units and affordable housing in the region.
6. The proposal is consistent with the Sphere of Influence of the Mission Hills Community Services District. The City of Lompoc's Sphere of Influence will be required to be amended.

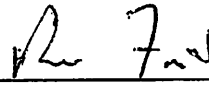
The foregoing resolution, on motion by Commissioner Leach, seconded by Commissioner Clark, was adopted at the regular Planning Commission meeting of April 10, 2013, by the following vote:

AYES: Commissioner Leach, Clark, Cioni, Rodenhi, Fink

NOES: None

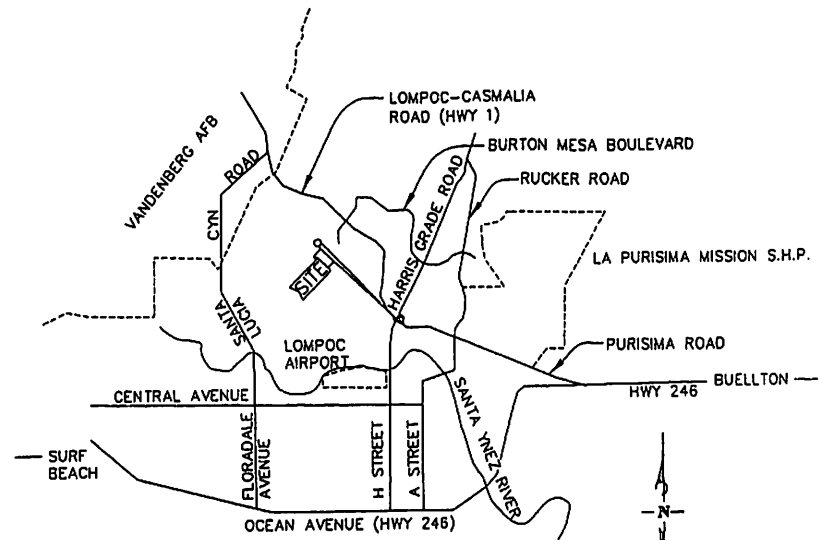
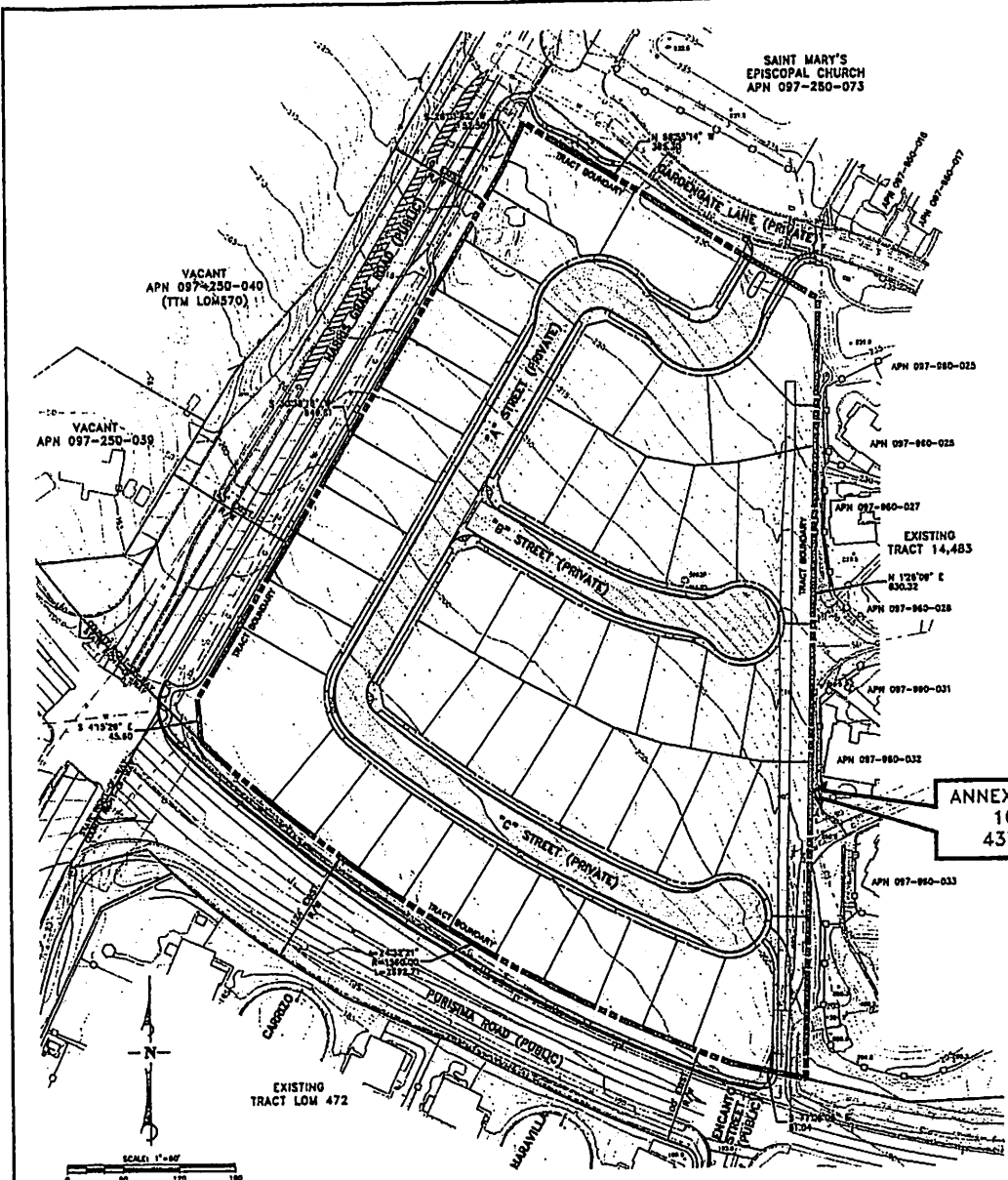


Lucille T. Breese, AICP, Secretary



Ron Fink, Chair

Attachments: Exhibit A – Proposed Annexation Map



VICINITY MAP

LEGEND

ANNEXATION AREA

SUMMIT VIEW HOMES
APN 097-250-034
PRELIMINARY ANNEXATION MAP
ANNEXATION NO. XX
TO THE CITY OF LOMPOC

NOVEMBER, 2011
SHEET 1 OF 1 SHEETS
SCALE 1" = 60'

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES