

Lompoc City Council Agenda Item



City Council Meeting Date: April 15, 2014

TO: Patrick Wiemiller, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us

SUBJECT: Consideration of a Planning Commission Recommendation Regarding a Time Extension Request for the Burton Ranch Specific Plan (BRSP) Area Development Agreement to May 31, 2019. (The BRSP Area is located on approximately 150 acres at the intersection of Highway 1/Purissima Road/Harris Grade Road in the City of Lompoc (APNs: 97-250-002, -005, -040, -050, -051, -062, and -069).)
(Planning Division File No. SP 04-01/DR 05-35)

Recommendation:

Staff recommends the City Council:

- 1) Hold the public hearing;
- 2) Waive further reading and introduce Ordinance No. 1602(14) (Attachment 1), approving a Time Extension Request for the Burton Ranch Specific Plan (BRSP) Area Development Agreement (Planning Division File No. SP 04-01/DR 05-35); or
- 3) Provide alternate direction.

Background/Discussion:

On March 12, 2014, the Planning Commission considered a request by Michael Towbes on the behalf of Harris Grade Partners, L.P., Patrick J. McCarthy and Bridget M. McCarthy, Donald M. Jensen and Lynn D. Gray, Lompoc Ranch Joint Venture, Joe A. Signorelli, Jr., Adam Peter Signorelli, Gus Thomas Signorelli and The Towbes Group, Inc. for a recommendation to the City Council for a request to extend the existing Development Agreement (DA) for the BRSP Area, scheduled to expire May 31, 2014, for a five-year period until May 31, 2019.

The Planning Commission:

- considered the information in the Planning Commission staff report (Attachment 2);
- held a public hearing, as reflected in the Planning Commission draft minutes (Attachment 3); and

- adopted Planning Commission Resolution No. 772(14), on a 4-0-1 vote, with Commissioner Leach abstaining, recommending the Council extend the BRSP Area Development Agreement for five years, until May 31, 2019 (Attachment 4).

The DA requires all parties to the agreement consent to any amendment, such as the time extension. The City has received written consent from all parties.

Fiscal Impact:

Extension of the DA provides a payment of \$1,500 per dwelling unit paid to the City by the applicant and allows the applicant to construct the project utilizing the 2007 Impact Fees. By extending the DA, the payment of the additional \$1,500 per dwelling at the time each dwelling is built would remain as a condition of the DA.

Conclusion:

Adoption of Ordinance No. 1602(14) will extend the DA and allow the applicants time to begin work on the development in this more favorable economic time.

Respectfully submitted,

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:

Patrick Wiemiller, City Administrator

- Attachments:
- 1) [Ordinance No. 1602\(14\)](#)
 - 2) [Planning Commission staff report dated March 12, 2014 \(no attachments\)](#)
 - 3) [Minute excerpts dated March 12, 2014](#)
 - 4) [Planning Commission Resolution No. 772\(14\)](#)