

Excerpt from the Lompoc Planning Commission Meeting of March 12, 2014

SP 04-01/DR 05-35 – Request for Time Extension of Development Agreement

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 Planning Commission review and consideration of a five (5) year time extension for the Development Agreement for the Burton Ranch Specific Plan (BRSP) Area, scheduled to expire May 31, 2014. The Planning Commission will make a recommendation to the City Council regarding the requested time extension. The BASP area is located on approximately 150-acres at the intersection of Highway 1/Purisima Road/Harris Grade Road in the City of Lompoc (APN: 97-250-002, -005, -040, -050, -051, -062, and -069)

Planning Manager Lucille Breese summarized the written staff report.

OPEN PUBLIC HEARING

Craig Zimmerman, representing The Towbes Group, noted economic conditions have changed and the developer is interested in commencing the project.

CLOSE PUBLIC HEARING –

Commissioner Leach noted her concern with freezing impact fees at 2007 rates; expressed her recommendation to extend the Development Agreement (DA) and freeze the Impact Fees at 2014 rates.

Commissioner Rodenhi asked what the difference in the Impact Fee would be but staff was unable to respond.

Commissioner Leach suggested the City Council might be interested in renegotiating the Development Agreement.

Mr. Ward indicated the original DA was reviewed by the Planning Commission and forwarded to the City Council with a recommendation for approval and this was the same route utilized for the requested Time Extension.

The Commission discussed the result of delaying the recommendation.

Mr. Zimmerman noted The Towbes Group had been in discussion with the Mayor and Ms. Gallavan regarding the economic feasibility of the project. He noted construction of the project has economic multiplier economic impact on the community and delaying the extension of the DA could add costs that would make the project infeasible to the developer.

MOTION: It was moved by Commissioner Fink, seconded by Commissioner Clark, that the Commission adopt Resolution No. 772(14) based upon the findings of fact in the Resolution.

VOTE: The motion passed on a 4-0-1 vote, with Commissioner Leach abstaining.

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