

Lompoc Redevelopment Agency

Agenda Item



Meeting Date: May 16, 2006

TO: Gary P. Keefe, Executive Director

FROM: Arleen T. Pelster, AICP, Deputy Director
e-mail: a_pelster@ci.lompoc.ca.us

Subject: APPROVAL OF THE LOMPOC HOSPITAL PROJECT (DR05-28)
LOCATED ON THE NORTH SIDE OF EAST OCEAN AVENUE
BETWEEN SEVENTH AND TWELFTH STREET (APN# 99-140-24
and 28)

RECOMMENDATION:

Staff recommends the Board:

1. Certify and adopt the Final Environmental Impact Report (FEIR 05-01);
2. Adopt the CEQA findings and statement of overriding considerations for the significant impacts identified in the final Environmental Impact Report (EIR 05-01); and
3. Adopt Resolution 06-111, approving the Lompoc Hospital relocation project located on the north side of East Ocean Avenue between Seventh and Twelfth Street (APN 99-140-24 and 28).

BACKGROUND:

Redevelopment Agency Resolution 00-67 identifies classes of projects reserved for review by the Board. One of these classes involves the construction of new buildings on a parcel or parcels of one acre or more. The Lompoc Hospital project will be built on 8.1 acres.

The proposed Lompoc Hospital consists of an 111,000 square foot building. The sixty-bed facility is proposed as a replacement for the existing hospital facility located at 508 East Hickory Avenue. Parking and landscaping are included as part of the project.

Redevelopment Agency Agenda Item

May 16, 2006

APPROVAL OF LOMPOC HOSPITAL PROJECT

Page 2

Lompoc Hospital received Planning Commission approval for the project on February 13, 2006. James Raggio representing the Lompoc Healthcare District of the City of Lompoc, was the applicant, and received approval from the Planning Commission for the Environmental Impact Report (EIR 05-01) and Development Plan (DR05-28) with the final architectural review approved by the Planning Commission on May 8, 2006. For a full description of the proposed development, please see the Planning Division staff report submitted to City Council for approval at the regularly scheduled City Council Meeting of April 18, 2006.

This project provides the Redevelopment Project Area as well as the entire City of Lompoc with a newly constructed hospital facility that will serve Lompoc citizens for years to come.

The attached Resolution 06-111 makes certain findings necessary to justify the Agency's approval of the project.

CONCLUSION:

For the reasons stated above, Staff recommends the Board adopt Resolution 06-111, approving the Lompoc Hospital relocation project located on the north side of East Ocean Avenue between Seventh and Twelfth Street (APN 99-140-24 and 28).

Arleen T. Pelster, AICP, Deputy Director

APPROVED FOR SUBMITTAL TO THE REDEVELOPMENT AGENCY BOARD:

Gary P. Keefe, Executive Director

Att: [Resolution 06-111](#)