

Lompoc City Council Agenda Item



CITY COUNCIL MEETING DATE: August 1, 2006

TO: Gary P. Keefe, City Administrator

FROM: Keith C. Neubert, Associate Planner
email: k_neubert@ci.lompoc.ca.us

SUBJECT: ZC 05-04 – ZONE CHANGE
DR 05-30 – PRELIMINARY/PRECISE DEVELOPMENT PLAN

Review of a Planning Commission recommendation, based upon a request by Chandra Pesheck of The Olson Company, of the following project:

- 1) **ZC 05-04** – A Zone Change to amend the City's Zoning Map designation from *Medium Density Residential (R-2)*, to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*; and
- 2) **DR 05-30** - A Preliminary/Precise Development Plan for the construction of a 60-unit detached single family residential project including on-site parking and landscaping.

The property is approximately 5.13 acres in size and located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). A Mitigated Negative Declaration (SCH No. 2006051019) has been prepared pursuant to the California Environmental Quality Act (CEQA).

RECOMMENDATION:

The Planning Commission recommends that the City Council take the following actions regarding the project:

- 1) Take public testimony;
- 2) Certify the Mitigated Negative Declaration;
- 3) Introduce Ordinance No. 1531 (06) changing the existing Zoning District designation from *Medium Density Residential (R-2)* to *Medium Density Residential, Planned Development (R-2, PD)* (Planning Division File No. ZC 05-04);

- 4) Adopt Resolution No. 5359 (06) approving DR 05-30 as the Preliminary/Precise Development Plan for the construction of a 60-unit detached single family residential project including on-site parking and landscaping (Planning Division File No. DR 05-30); and
- 5) Adopt Resolution No. 06-116 of the Board of the Lompoc Redevelopment Agency approving the construction of a 60-unit detached single family residential project, located in the Redevelopment Project Area within the City of Lompoc.

DISCUSSION:

Planning Commission Review:

At the July 10, 2006 Planning Commission meeting, the Commission reviewed the request to change the zoning designation on the proposed site to *Medium Density Residential, Planned Development (R-2, PD)*. This zoning is consistent with the General Plan Designation on the site of *Medium Density Residential*. The Planned Development affords the assurance that the proposed project will be developed as approved by the Commission and the Council. Any change to the proposed plan would be reviewed at a public hearing. The Planning Commission would review minor changes with major changes returning to the City Council for review. The applicant has requested a Planned Development designation to allow flexibility in the setbacks and minimum building site requirements for the project. The Commission staff report is included for Council review (Attachment No. 3). The Commission adopted Resolution No. 504 (06) recommending approval of the Zone Change (ZC 05-04) on a 4-1-0 vote with Commissioner Harman voting no (Attachment No. 4),

The applicant is proposing construction of a 60-unit detached single family residential project including on-site parking and landscaping. The Commission approved the Tentative Subdivision Map (LOM 555) contingent upon Council approval of the Zone Change and Preliminary/Precise Development Plan. The Planning Commission reviewed the Preliminary/Precise Development Plan at the July 10, 2006 meeting and adopted Resolution No. 506 (06) on a 4-1-0 vote, with Commissioner Harman voting no (Attachment No. 5), recommending Council approval of DR 05-30 as the Preliminary/Precise Development Plan with the Conditions of Approval attached to the Council Resolution.

Draft Minutes of the Planning Commission meeting are included as Attachment No. 6. The Final Mitigated Negative Declaration and Initial Environmental Study for this project are included as Attachment No. 7. The site plan and project elevations are included as Attachment No. 8.

Redevelopment Agency Review:

The proposed project is located within the City of Lompoc Old Town Redevelopment Project Area, Amendment No. 2. Projects on sites over one acre in size and containing 10 or more residential units require Redevelopment Agency Board (RDA) review and approval.

The City's General Plan and Community Redevelopment Law (Sec. 33413(b)(2)(A)) requires that new housing development in the Redevelopment Project Area set aside 15% of the units for Very Low- and Low-/Moderate- Income Households. This requirement obligates the developer, The Olson Company, to set aside nine (9) controlled-sale units: four (4) Very Low-, two (2) Low-, and three (3) Moderate-Income units for households as published annually by the United States Department of Housing and Urban Development (HUD) for Santa Barbara County and State of California Housing and Community Development Department (HCD), adjusted for family size appropriate for the unit. The sales price for the controlled-sale units shall be calculated prior to the issuance of building permits, at which time the property owner(s) shall sign a Redevelopment affordability covenant; which runs with the land and will be recorded against the units for a period of forty-five (45) years for owner occupied units.

The approval of this project will produce sixty (60) new homes in the Redevelopment Project Area and provide nine (9) affordable units.

Keith C. Neubert
Associate Planner

Lucille T. Breese, AICP
City Planner

Christie A. Alarcon
Housing Program Technician

Linda R. Wertman
Redevelopment Program Coordinator

Attachments:

1. [Draft Ordinance No. 1531 \(06\)](#)
2. [Draft Resolution No. 5359 \(06\)](#)
3. [July 10, 2006 Planning Commission staff report](#)
4. [PC Resolution No. 504 \(06\) – without attachments](#)
5. [PC Resolution No. 505 \(06\) – without attachments](#)
6. [Draft Minute Excerpts from the July 10, 2006 PC Meeting](#)
7. Final Mitigated Negative Declaration*
8. [Draft RDA Resolution No. 06-116](#)
9. Site Plan and Elevations*

(*City Council only, plans available for public review in Planning Division)

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator