

## RESOLUTION NO. 06-116

### RESOLUTION OF THE BOARD OF THE LOMPOC REDEVELOPMENT AGENCY APPROVING THE OLSON COMPANY 60-UNIT RESIDENTIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF WEST OCEAN AVENUE AND U STREET (APN 91-110-34, 35)

**WHEREAS**, a request was submitted by The Olson Company, for the City of Lompoc Planning Commission consideration of a proposal for the West Ocean & U Street development project described in DR 05-30 located at the Southeast corner of West Ocean Avenue and U Street, (Assessor Parcel Number 91-110-34, 35); and

**WHEREAS**, on July 10, 2006, the Planning Commission held a duly noticed public hearing and adopted Resolution No. 505(06), recommending approval of the Preliminary / Precise Development Plan (DR 05-30) with Conditions of Approval (COA); and,

**WHEREAS**, on August 1, 2006, the City Council held a duly noticed public hearing and adopted Resolution No. 5359(06), approving the Preliminary / Precise Development Plan (DR 05-30) with Conditions of Approval (COA); and,

**WHEREAS**, the Redevelopment Agency, on October 3, 2000, adopted Resolution 00-67, limiting the Redevelopment Agency Board's review of proposed projects to specific categories; and,

**WHEREAS**, the Redevelopment Agency, on August 7, 2001, adopted Resolution 01-75, which amended Resolution 00-67 by limiting the projects to those projects of ten (10) units or more and requires that residential projects of ten (10) units or more provide 15% of the project's units be affordable to Low-Income household, with at least 40% of those units to be affordable to Very Low-Income households; and,

**WHEREAS**, the Project is a development project involving sixty (60) residential units; and,

**WHEREAS**, on August 1, 2006, the Board reviewed the proposed Project and the Conditions of Approval set by the City Council.

### **NOW, THEREFORE, THE BOARD OF THE LOMPOC REDEVELOPMENT AGENCY OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:**

**SECTION 1:** After considering the evidence presented, the Board finds that:

- A. Inasmuch as the City of Lompoc Planning Commission recommended approval and the Lompoc City Council approved the development of the West Ocean Avenue & U Street project consisting of sixty (60) residential units subject to conditions imposed, and included by this reference, it can be found that the project meets the standards and conditions of approval imposed by the Amended and Restated Redevelopment Plan for the Old Town Lompoc Redevelopment Project.
- B. Inasmuch as a Mitigated Negative Declaration (SCH No. 2006051019) has been prepared in conformance with the California Environmental Quality Act (CEQA) and the Environmental Guidelines of the City of Lompoc to study the environmental impacts of the proposed Project; and

1. The Project was considered by the Planning Commission at a duly-noticed public meeting on July 10, 2006 and after reviewing and considering the Mitigated Negative Declaration (MND) and the Findings of Fact prepared for the Planning Commission review, hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission recommended City Council approval and certification of the MND, for the project as complete and in compliance with the California Environmental Quality Act (Public Resources Code Sections 212000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).
2. The City Council certified the MND on August 1, 2006 by Resolution No. 5359(06) with all Mitigation Measures incorporated in the Conditions of Approval; as required by the California Environmental Quality Act (CEQA).
3. The Board certifies the Mitigated Negative Declaration that was certified by the City Council on August 1, 2006 by Resolution No. 5359(06) with all Mitigation Measures incorporated in the Conditions of Approval.

**SECTION 2:** The Board finds the recordation of a forty-five (45) year affordability covenant for owner occupied units upon nine (9) of the units developed. Four (4) units shall be restricted to Very Low-Income households, two (2) units shall be restricted to Low-Income households, and three (3) units shall be restricted to Moderate-Income households; disbursed throughout the project, the Board does not further condition the project, and finds conditions imposed by the City of Lompoc City Council to be adequate.

**SECTION 3:** Based upon the foregoing, the Board of the Lompoc Redevelopment Agency approves The Olson Company development which will construct sixty (60) residential units located at the Southeast corner of West Ocean Avenue and U Street, (Assessor Parcel Number 91-110-34, 35), subject to the conditions imposed by the Lompoc City Council on August 1, 2006.

AYES:                   Agencymember:

NOES:                   Agencymember:

ABSENT:                Agencymember:

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Dick DeWees, Chair  
Lompoc Redevelopment Agency

ATTEST:

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Donna N. Terrones, Secretary  
Lompoc Redevelopment Agency