

Lompoc City Council Agenda Item



City Council Meeting Date: October 4, 2005

TO: Gary Keefe, City Administrator

FROM: Peggy Woods, Associate Planner
p_woods@ci.lompoc.ca.us

SUBJECT: REQUEST BY DS VENTURES, LLC, FOR CONSIDERATION OF AN ANNEXATION INQUIRY OF 39.55 ACRES OF PROPERTY LOCATED EAST OF BAILEY AVENUE BETWEEN NORTH AVENUE (EXTENDED) AND PINE AVENUE (EXTENDED), WITHIN THE BAILEY AVENUE CORRIDOR BOUNDARIES, ASSESSOR PARCEL NUMBER 093-070-033, ANNEXATION NO. 74

RECOMMENDATION:

That the City Council:

1. Take public testimony; and
2. Determine whether to refer the annexation inquiry request to the Planning Commission to take public testimony and forward a recommendation to the City Council indicating whether annexation, amending the City's General Plan, and pre-zoning of the subject property should be studied.

BACKGROUND:

The Community Development Department received a letter dated August 15, 2005, Attachment 1, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 39.55 acres of property located east of Bailey Avenue between North Avenue (extended) and Pine Avenue (extended) within the Bailey Avenue Corridor Boundaries.

The site is the parcel upon which the North Avenue extension will be constructed to serve the Seabreeze Estates Southern Parcel project. The Seabreeze Estates Southern Parcel project was approved by the City Council on October 5, 2004.

DISCUSSION:

As shown on the Project Vicinity Map, Attachment 2, the property consists of one parcel, Santa Barbara County Assessor's Parcel Number 093-070-033. The property is located east of Bailey Avenue between North Avenue (extended) and Pine Avenue

(extended) within the Bailey Avenue Corridor Boundaries (Attachment 3). The parcel is located to the south of the Seabreeze Estates Southern Parcel project approved by the City Council on October 5, 2004. The parcel is contiguous to the present City limit line on the north and east property boundaries. The parcel is not within the City's Sphere of Influence but is within the City's Urban Limit Line. For this area to be annexed the Santa Barbara County Local Agency Formation Commission (LAFCO) would need to expand the City's Sphere of Influence.

The property is currently designated as an AC (Agricultural Commercial) land use under the County of Santa Barbara's Comprehensive Plan. The zoning of the subject site is AG-II-100 (100 acre minimum parcel size, Agriculture II) under the County's Article III zoning district. The properties to the north and to the east are located within the City limits and are both zoned 7-R-1 (Single Family Residential, minimum 7,000 square foot lot size). The properties to the south and to the west are located within the County and are zoned AG-II-40 (40 acre minimum parcel size, Agriculture II) and AG-II-100, respectively.

The soils underlying the site are Class I soils and considered prime agricultural land. The parcel is one of five parcels comprising an approximate 195 acre agricultural preserve, 69-AP-058. The County of Santa Barbara, Planning and Development, has indicated that they have been forwarded a recommendation of non-renewal of the agricultural preserve from the Agricultural Commission. Planning and Development will be processing the recommendation. The properties to the south of the site to the Southern Pacific Railroad are not within an agricultural preserve.

The City of Lompoc's Land Use Element Map designates the site as Very Low Density Residential (VLDR, 2.2 dwelling units per net acre) and within the Bailey Avenue Corridor Boundaries. Bailey Avenue borders the parcel to the west. As noted in the annexation inquiry, the property owner proposes to develop the site for residential use.

Bailey Avenue Corridor Specific Plan

Implementation Measure 6 of the Land Use Element of the City's General Plan states the following:

Measure 6: A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, as shown on the map entitled "Bailey Avenue Corridor Boundaries", prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor. Tentative subdivision maps and/or development plans may be approved for properties which were within City Limits as of June 1, 1999 provided the design of the development demonstrates compliance with all applicable General Plan goals and policies, particularly those requiring establishment of buffer areas between new development and agricultural lands.

Arrangements for preparation of a Specific Plan are being made at this time by the applicant and several other property owners of property within the Bailey Avenue Corridor Boundaries. Preparation of the Specific Plan will be initiated upon submittal of

the annexation, General Plan amendment, and pre-zoning application and would be completed prior to environmental review of the proposed project.

Brief Analysis of Consistency with City of Lompoc General Plan

The following goals, policies, and implementation measures are examples of the proposal's potential General Plan consistencies/inconsistencies:

Land Use Element

Goal 1: Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs.

Policy 1.1: The City shall identify an Urban Limit Line which delineates the City's future boundaries and service area.

Policy 1.3: The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.

Goal 5: Protect the Lompoc Valley's natural resources.

Policy 5.2: The City shall protect prime agricultural lands east of the City and west of Bailey Avenue.

Policy 5.3: The City shall minimize the density of development adjacent to productive agricultural soils.

Policy 5.4: The City shall minimize conflicts between agricultural and urban uses.

Policy 5.5: The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture.

Implementation Measure

Measure 6: A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, as shown on the map entitled "Bailey Avenue Corridor Boundaries", prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor. Tentative subdivision maps and/or development plans may be approved for properties which were within City Limits as of June 1, 1999 provided the design of the development demonstrates compliance with all applicable General Plan goals and policies, particularly those requiring establishment of buffer areas between new development and agricultural lands.

Urban Design Element

Policy 1.4: The City shall create a visual edge to maintain awareness of the community's setting in the Lompoc Valley by establishing and maintaining open space buffers along the western and eastern portions of the Urban Limit Line.

Implementation Measure

Measure 3: The City shall amend the Zoning Ordinance to require buffer areas between new developments and bordering land planned by the City for agriculture.

Peggy Woods, Associate Planner

Attachments: Attachment 1 – Annexation Inquiry Letter dated August 15, 2005
Attachment 2 – Project Vicinity Map
Attachment 3 – Bailey Avenue Corridor Boundaries

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator