

# Lompoc Redevelopment Agency

## *Agenda Item*

**Meeting Date:** December 6, 2005



**TO:** Gary P. Keefe, Executive Director

**FROM:** Christie A. Alarcon, Housing Program Technician  
*e-mail: c\_alarcon@ci.lompoc.ca.us*

**SUBJECT:** APPROVAL OF THE CROWN LAUREL DEVELOPMENT  
(NORTHEAST CORNER OF LAUREL AVENUE AND V STREET),  
(ASSESSOR PARCEL NUMBER 89-200-29)

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### **RECOMMENDATION:**

Staff recommends the Board adopt Resolution No. 05-104, approving the Crown Laurel development which includes 73 residential units and 23,000 square feet of commercial condominium building space at the northeast corner of Laurel Avenue and V Street, located in the project area, within the City of Lompoc (Assessor Parcel Number 89-200-29).

### **BACKGROUND:**

The Crown Laurel project received the Planning Commission's recommendation for approval on October 10, 2005. The project received the City Council's approval November 15, 2005. For a full description of the proposed development, please see the Planning Commission staff report. The report was provided to the City Council on November 15, 2005; it is also available at the Planning Division counter and on the City's website.

The City's General Plan 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 builder, JM Development, Inc., to set aside eleven (11) controlled-sale units: four (4) Very-Low, four (4) Low, and three (3) Moderate units for households as published annually by the United States Department of Housing and Urban Development (HUD) for Santa Barbara County, adjusted for family size appropriate for the unit. The sales price for the controlled-sale units shall be calculated when the building permits are issued for the controlled-sale units. Prior to issuance of building permits, 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 and fifty-five (55) years for rental units.

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**CONCLUSION:**

The approval of this project will produce seventy-three (73) new homes and new industrial buildings in the Redevelopment Project Area and provide eleven (11) affordable units. The production of these units will benefit the area with an attractive, fully taxable housing project and commercial space. The project will also produce tax-increment for years to come while providing area residents with homeownership opportunities.

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Christie A. Alarcon  
Housing Program Technician

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Linda R. Wertman  
Redevelopment Program Coordinator

**APPROVED FOR SUBMITTAL TO THE REDEVELOPMENT AGENCY  
EXECUTIVE DIRECTOR:**

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Arleen T. Pelster, AICP  
Deputy Director

**APPROVED FOR SUBMITTAL TO THE REDEVELOPMENT AGENCY BOARD:**

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Gary P. Keefe  
Executive Director

Attachment: Resolution No. 05-104