

RESOLUTION NO. 05-104

**RESOLUTION OF THE BOARD OF THE LOMPOC REDEVELOPMENT AGENCY
APPROVING THE CONSTRUCTION OF THE CROWN LAUREL DEVELOPMENT
(LOCATED NORTHEAST CORNER OF LAUREL AVENUE AND V STREET),
(ASSESSOR PARCEL NUMBER 89-200-29)**

WHEREAS, a request was submitted by JM Development, Inc., for the City of Lompoc Planning Commission consideration of a proposal for the Crown Laurel development project described in DR 04-35 located at the Northeast corner of Laurel Avenue and V Street, Assessor Parcel Number 89-200-29; and

WHEREAS, on October 10, 2005, the Planning Commission adopted Resolution No. 443(05), recommending approval of the Development Plan (DR 04-35) with Conditions of Approval (COA), and,

WHEREAS, on November 15, 2005, the City Council adopted Resolution No. 5291(05), approving the Development Plan (DR 04-35) 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 seventy three (73) residential units and approximately 23,000 square feet of commercial industrial space; and,

WHEREAS, on December 6, 2005, 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 hearing testimony and 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 construction of the Crown Laurel development including seventy three (73) residential units and approximately 23,000 square feet of commercial industrial space subject to conditions imposed, and included by this reference, it can be found the project meets the standards and conditions imposed by the Amended and Restated Redevelopment Plan for the Old Town Lompoc Redevelopment Project.

B. Inasmuch as A Mitigated Negative Declaration (SCH No. 2005081085) 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 October 10, 2005 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 Crown Laurel 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 November 15, 2005 by Resolution No. 5289(05) 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 November 15, 2005 by Resolution No. 5289(05) 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 and a fifty-five (55) year affordability covenant for rental units upon eleven (11) of the total units developed. Four (4) units shall be restricted to very-low income households, four (4) 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 Crown Laurel development including construction of a seventy three (73) residential units and approximately 23,000 square feet of commercial industrial space located at the Northeast corner of Laurel Avenue and V Street, (Assessor Parcel Number 89-200-29), subject to the conditions imposed by the Lompoc City Council on November 15, 2005.

AYES: Councilmember:

NOES: Councilmember:

ABSENT: Councilmember:

Dick DeWees, Chair
Lompoc Redevelopment Agency

ATTEST:

Donna N. Terrones, Secretary
Lompoc Redevelopment Agency