

RESOLUTION NO. 900 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THE CITY COUNCIL EXTEND THE DEVELOPMENT AGREEMENT FOR THE BURTON RANCH SPECIFIC PLAN (PLANNING DIVISION FILE NO'S: SP 04-01 / DR 05-35)

WHEREAS, the City has received a request by The Towbes Group on behalf of Harris Grade Partners, L.P.; MJ Land, LLC; Jon Martin; Martin Farrell Homes; John Gherini; Donald M. Jensen; Joe A. Signorelli; Stacey Signorelli; and the Lompoc Ranch Joint Venture for Planning Commission review and consideration of a five (5) year time extension for the Development Agreement (DA) for the Burton Ranch Specific Plan (BRSP) Area scheduled to expire May 31, 2019;

WHEREAS, the BRSP is located on approximately 150 acres at the intersection of Highway 1 (Purissima Road) and Harris Grade Road in the City of Lompoc (APN's: 097-250-006, -013, -039, -040, -050, -051, -070, -083, -084, -085 and -086);

WHEREAS, on March 7, 2006, the City Council adopted Ordinance No. 1520 (06) approving the DA, which became effective on May 31, 2007 with an expiration date of May 31, 2014;

WHEREAS, the City Council adopted a First Amendment to the DA in May 2014 by Ordinance 1602 (14), which extended the term of the DA for 5 years with an expiration date of May 31, 2019; and

WHEREAS, a copy of the proposed Second Amendment to the DA is attached to this as Exhibit "A", and would extend the term of the DA to May 31, 2024; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on March 13, 2019; and

WHEREAS, at the meeting of March 13, 2019, Jon Martin and Derek Hansen, project applicants, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 13, 2019, Walt Fasold and Steve Dietrich spoke in support of the project and no one spoke in opposition to the project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

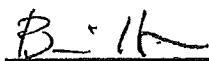
- A. The previously approved Development Agreement and the proposed time extension are both in compliance with the requirements of the City of Lompoc General Plan, the Subdivision Ordinance, the appropriate Zoning Ordinance regulations, and the adopted Burton Ranch Specific Plan.
- B. The proposed time extension will allow the applicant to proceed with the project and expand housing options for residents in the City of Lompoc.
- C. Past conditions in the housing market presented financial difficulties when attempting to proceed with a project of this magnitude. The housing market was not able to support large scale new developments in the past years.
- D. With the positive economic indicators and the recent economic developments in the City, it is anticipated the developers will proceed with the project.
- E. There has been no new environmental information provided that would change the determinations of EIR 02-01. An Addendum to EIR 02-01 is attached hereto as Exhibit "B".

SECTION 2: Based upon the foregoing, the Planning Commission recommends that the City Council approve the Second Amendment to the BRSP Development Agreement, extending the Burton Ranch Specific Plan Development Agreement for a period of five (5) years to May 31, 2024, incorporating the updated ownership names into the Development Agreement, and approve the Addendum to EIR 02-01.

The foregoing resolution, on motion by Commissioner Cioni, seconded by Commissioner Keller, was adopted at the regular Planning Commission meeting of March 13, 2019 by the following vote:

AYES: Braxton, Cioni, Gonzales, Keller, Leach

NOES: None



Brian Halvorson, Secretary

Nicholas Gonzales, Chair

Attachments: Exhibit A – Second Amendment to the BRSP Development Agreement.
Exhibit B – Addendum to EIR 02-01 (SCH # 2002091045)