

# ***Lompoc City Council Agenda Item***

**City Council Meeting Date:** July 7, 2009

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Lucille T. Breese, AICP, Planning Manager  
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**SUBJECT:** City Council consideration of a Planning Commission recommendation for certification of the Final Environmental Impact Report (FEIR 08-02) and approval of General Plan Amendment (GP 08-01), Zone Change (ZC 08-01), Tentative Parcel Map (LOM 582-P), and Development Plan (DR 08-01) for the Santa Rita Hills Wine Center facility. The property is approximately 9.4 acres located at the northeast corner of the intersection of North Twelfth and Highway 246 in the City of Lompoc (Assessor Parcel Number 99-141-22).

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## **RECOMMENDATION:**

1. Receive and review the Planning Commission recommendation;
2. Hold the public hearing;
3. Adopt Resolution No. 5567 (09) certifying the Final Environmental Impact Report (FEIR 08-02) prepared for the Santa Rita Hills Wine Center project, adopting the required Findings of Fact, and direct staff to file a Notice of Determination (NOD);
4. Adopt Resolution No.5568 (09) approving General Plan Amendment (GP 08-01) amending the City's Land Use Element Map;
5. Waive further reading and introduce Ordinance No. 1559 (09) approving Zone Change (ZC 08-01) amending the City's Zoning Ordinance Map;
6. Adopt Resolution No. 5569 (09) approving a Tentative Parcel Map (LOM 582-P); and
7. Adopt Resolution No. 5570 (09) approving a Development Plan (DR 08-01).

## PROPOSAL:

Frances Romero, Senior Planner for Urban Planning Concepts, representing the property owner, has requested City of Lompoc consideration of:

- 1) **EIR 08-02** – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2008081067) pursuant to the requirements of the California Environmental Quality Act (CEQA);
- 2) **GP 08-01** – A General Plan Amendment to amend the land use designation for 4.9 acres of the 9.4-acre site from *Business Park* (BP) to *General Commercial* (GC);
- 3) **ZC 08-01** – A Zone Change to amend the zoning designation for 4.9 acres of the 9.4-acre site from *Business Park* (BP) to *Planned Commercial Development* (P-C-D);
- 4) **DR 08-01** – A Development Plan for conceptual design of the structures, site plan, parking, and landscaping for the project. The total building square footage to be developed will be 151,716 sq. ft. The project consists of:
  - construction of a 55-room hotel with spa, event center, restaurant-bar with 51,413 sq. ft. of area;
  - construction of two (2) buildings for commercial-retail and office uses with 9,663 sq. ft. and 7,469 sq. ft. for a total of 17,132 sq. ft.; and
  - an existing 83,171 sq. ft. wine processing and storage facility with 6,000 sq. ft. of future wine production.
- 5) **LOM 582** – A Tentative Parcel Map to subdivide the 9.4-acre parcel into four (4) parcels.

## DISCUSSION:

The Planning Commission held a duly noticed public hearing on May 27, 2009 to consider recommendations to the City Council for the Santa Rita Hills Wine Facility project. The Planning Commission staff report is Attachment No. 6 and the draft meeting minutes are Attachment No. 8 to this staff report. The Final Environmental Impact Report (FEIR) is attachment No. 9.

The staff report forms the basis for the discussions that the Planning Commission held. After reviewing the staff report, taking public testimony, and discussing the proposed changes, the Commission:

- 1) Adopted Resolution No. 643 (09) recommending that the Council certify the Final Environmental Impact Report (FEIR 08-02) on a 5-0 vote;

- 2) Adopted Resolution No. 644 (09) recommending that the Council approve the requested General Plan Amendment (GP 08-01) on a 5-0 vote;
- 3) Adopted Resolution No. 645 (09 ) recommending that the Council approve the requested Zone Change (ZC 08-01) on a 5-0 vote;
- 4) Adopted Resolution No. 466 (09) recommending that the Council approve the Tentative Parcel Map (LOM 582-P) on a 4-0-1 vote with Commissioner Free abstaining; and
- 5) Adopted Resolution No. 647 (09) recommending that the Council approve the development plan (DR 08-01) for the project on a 5-0 vote.

#### Project Updates:

#### Shared Driveway:

Following the Planning Commission direction, City Engineering and Planning staff held a meeting with the Mark Hudgens, project applicant, to discuss the proposed shared entryway with the River Terrace development, on the northern boundary of the site. Also present was Mr. Carlos Yanez, representing River Terrace and his technical team. The two property owners have conceptually agreed to a shared driveway that will have a centerline on Laurel Avenue as required by Engineering Condition of Approval (COA) EN 36. The COA will remain to assure that the driveway is properly designed at such time as the project is developed. There are design details that will be worked out between the two property owners during the development of the improvement plans for the project, which will be reviewed by City staff to assure that they meet design standards for a safe intersection. Minor modifications will be processed by staff on both the River Terrace development and the Santa Rita Hills facility when the final design is completed.

#### Tentative Parcel Map – LOM 582-P

The applicant has submitted a slight modification to the Tentative Parcel Map (TPM) (LOM 582-P) that was reviewed by the Planning Commission on May 27, 2009. The revised TPM has been reviewed by members of the Building, Engineering, and Planning Division staff and found to be in substantial conformance with the map reviewed by the Planning Commission. The change was proposed by the applicant to address concerns identified by Building Division staff that the proposed parcel lines were too close to some of the existing buildings and would cause Building Code violations later in the development process.

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**PUBLIC NOTICE:**

On June 26, 2009:

- 1) Notice of the public hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet of the subject site and persons who indicated interest in the project; and
- 3) The subject site was posted by staff.

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Lucille T. Breese, AICP, Planning Manager

**Attachments:**

1. [Draft Resolution No. 5567 \(09\) certifying FEIR 08-02](#)
  2. [Draft Resolution No. 5568 \(09\) approving GP 08-01](#)
  3. [Draft Ordinance No. 1559 \(09\) approving ZC 08-01](#)
  4. [Draft Resolution No. 5569 \(09\) approving LOM 582-P](#)
  5. [Draft Resolution No. 5570 \(09\) approving DR 08-01](#)
  6. [PC staff report dated May 27, 2009 \(w/o attachments\)](#)
  7. [PC Resolution No. 643 through 647 \(09\)](#)
  8. [Minute Excerpts from May 27, 2009 meeting](#)
  9. [Final Environmental Impact Report \(June 2009\)](#)
  10. [Site Plans and Elevations](#)
- (Items 9 and 10 are provided to the Council only, copies are available for public review at the Planning Counter and on the City website)

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Arleen T. Pelster, AICP, Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator