

MINUTES

SPECIAL MEETING

of the Lompoc City Council

Tuesday, May 14, 2013

City Hall, 100 Civic Center Plaza, Council Chambers

Open Session 6:00 P.M.

Council Members Present: DeWayne Holmdahl, Dirk Starbuck, Bob Lingl, Ashley Costa and Mayor John Linn.

Staff Present: City Administrator Laurel Barcelona, City Attorney Joseph Pannone, City Clerk Stacey Alvarez, Economic Development Director/Assistant City Administrator Teresa Gallavan, Planning Manager Lucille Breese, Assistant Public Works Director/City Engineer Michael W. Luther, and Aviation/Transportation Administrator Richard Fernbaugh.

Others Present: Ann Thompson, Jenelle Osborne, Pam Wall, Terry Hammons, Susan Gallagher, Robert Schmeidke, Richard Daulton, Kim Rounds, and Ed Wineman.

Mayor John Linn led the **Pledge of Allegiance**.

ORAL COMMUNICATIONS (Maximum of 5 Minutes):

1. Ann Thompson, Chair of the Lompoc Mural Society announced the Mural Society will be hosting an event on June 15, 2013 at the Anderson Recreation Center celebrating the Lompoc Mural Projects' 25th Anniversary and invited the Council and public to attend the **Great Lompoc Paint Out**.
2. Pam Wall requested Council confirm it will schedule a future public meeting with the Lompoc Unified School District on student safety.

Council Member Lingl stated he will work with City Staff to schedule a joint meeting with the City Council and the Lompoc Unified School District.

UNFINISHED BUSINESS:

Council Member Starbuck recused himself from this item due to real property interest within 500 feet of this proposed project, and exited the Council Chambers.

1. **Transit Transfer Center Recommendations.**

Aviation/Transportation Administrator Richard Fernbaugh presented the Staff report and recommendations.

Council discussed the presented report, the estimated Planning Commission review time of approximately five months, the proposed placement of the restrooms, the possibility of "family" bathrooms in addition to men and women bathrooms, the size requirements for the restrooms, and possible use of new signage to limit parking times and days to allow adjacent parking lots remain open for are businesses.

Public Comment:

1. Jenelle Osborne spoke in support of the proposed Transit Transfer Center.
2. Pam Wall thanked Council for suggesting "family" bathrooms.

Council Member Costa requested the restrooms be designed at the largest footprint available and to move forward on this project as soon as possible.

Mayor Linn agreed with Council Member Costa, stating he is confident Staff will do a great job with this project.

Council Member Holmdahl requested Staff return to Council for review of the final project plan before the project is sent out for construction bids.

UNFINISHED BUSINESS: (cont'd)

Item No. 1

ACTION: Holmdahl/Lingl: with a 4-0-1 vote (Council Member Starbuck was absent), Council received the presentation for location and design options of the Transit Transfer Center; directed Staff to proceed with the final design for the Old Town Transit Transfer Center utilizing the saw-tooth design option; and provide updates on the project once every two months after construction begins.

BREAK:

At 6:40 P.M. Mayor Linn announced a break. At 7:00P.M., the meeting reconvened with all Council Members present.

Council Member Starbuck recused himself from this item due to real property interest within 500 feet of this proposed project, and exited the Council Chambers.

PUBLIC HEARING – 7:00 P.M.

2. **City Council to Consider Pavers as an Allowable Parking Surface and Introduce Ordinance No. 1590 (13) for a Text Amendment TA 12-05 to the City's Zoning Ordinance to Amend *Chapter 17.112 – Parking Regulations.***

Planning Manager Lucille T. Breese, AICP presented the Staff report, recommendations and highlighted the revisions to the Zoning Ordinance.

Council discussed the presented report, the presented amendments to the Zoning Ordinance, the use of pavers as parking areas, encroachment permits, and the City's current Code Enforcement program.

Public Comment:

1. Terry Hammons expressed concern about large expanded areas of parking on residential lots, suggested Council review the parking ordinance from the City of San Luis Obispo, CA, and requested Council expand the City's current Code Enforcement program to give more authority to the Code Enforcement Officer(s).
2. Susan Gallagher spoke against allowing more vehicles to be parked in residential areas.
3. Robert Schmeidke stated pavers are a useful and practical material to use for parking if installed properly.

Council Member Costa asked Staff to speak about the use of pavers for parking areas on residential property. Planning Manager Lucille Breese stated the use of pavers is currently permitted if properly installed according to the manufacturers requirements and instructions.

Council discussed the use of pavers as parking areas on residential property, possible limitations on the total space on residential properties that can be used for parking areas, the San Luis Obispo CA. parking ordinance, and possibly returning this to the Planning Commission for further review and revision.

Council Member Lingl moved to direct Staff to review and consider the City of San Luis Obispo's parking ordinance, return to the Planning Commission with revised parking regulations for review and action and return to Council at a later date for Council action. The motion was seconded by Council Member Starbuck. The motion was defeated by a 2 – 3 (Council Members Costa and Holmdahl and Mayor Linn voted NO).

ACTION: Mayor Linn/Costa: with a 4-0-1 vote (Council Member Lingl voted NO), waived further reading and introduced Ordinance No. 1590 (13), approving Text Amendment TA 12-05 amending City of Lompoc Zoning Ordinance *Chapter 17.112 – Parking Regulations* to include all Staff proposed revisions; and directed the Planning Commission to review the City of San Luis Obispo's Parking Ordinance regarding the total amount of area in a front yard of a residential property that can be paved for any purpose, the use of graphics as shown in the City of San Luis Obispo's Ordinance and return to Council at a later date with future recommendations.

BREAK:

At 7:53 P.M. Mayor Linn announced a break. At 8:03 P.M., the meeting reconvened with all Council Members present.

PUBLIC HEARING: (cont'd)

3. **The City Council will Consider Public Input, Discuss Options, and Provide Direction Regarding 2030 Phase 1 General Plan Policy Language for the Land Use Element and the Circulation Element.**

Lucille T. Breese, AICP, Planning Manager presented the Staff report and introduced Richard Daulton of Rincon Consultants. Mr. Daulton gave a brief summary and review of the General Plan Phase 1 Update process.

Council reviewed and discussed the Staff report and the proposed language for the Land Use and Circulation Elements of the Phase 1 General Plan Policy and made the following revisions:

Land Use Element Goal 5

Policy 5.2 The City shall protect prime agricultural lands east of the City and west of ~~Bailey Avenue~~ *THE CITY LIMITS* Urban Limit Line.

Land Use Element
General Plan Land Use Categories and Definitions

AG
Agriculture

Purpose

To provide areas ~~outside the Urban Limit Line~~ for the protection and preservation of agricultural land as well as the long term production of food, fiber, and local specialty crops.

Description

Cropland and range land which is intended to remain in agricultural use. ~~Land in this category must total at least twenty acres in size (either individual parcels or contiguous parcels).~~ This category includes a wide range of agricultural activities including grazing, cultivation, processing, packing, greenhouses, farm equipment storage, and incidental residential uses.

~~Ocean Avenue Corridor—OAC
East Ocean Avenue Corridor Infill Area
(from F Street east to the City Limit Line)~~

~~West Ocean Avenue Corridor Infill Area
(from K Street west to the City Limit Line)~~

Purpose

~~The entry to the City is along this route and provides a transition from the rural area surrounding the City into the Old Town Commercial area. It is intended that future development along this route be of a high architectural standard.~~

Description

~~The Ocean Avenue Corridor has a residential type character (small scale and single story) at the outskirts of the corridor moving into a more commercial appearance as Old Town is approached. New development should maintain a small scale appearance on the street front with larger bulk to the rear of the lots. Appropriate uses would include retail shops, business service, and office uses.~~

Public Comment:

1. Kim Rounds expressed concern about his property located in the Miguelito Canyon Area being annexed into the City of Lompoc.

BREAK:

At 9:20 P.M. Mayor Linn announced a break. At 9:25 P.M., the meeting reconvened with all Council Members present.

Council continued discussion of the Land Use Element and made the following revisions:

Land Use Element Goal 7

Policy 7.4 The City shall encourage the use of sustainable agricultural practices, including organic ~~and biodynamic~~ farming and viticulture.

Land Use Element
Infill Development Implementation Measures

Measure 28 The City shall establish a Business Park Zone that extends approximately 350 feet from Central Avenue between H Street and V Street to preserve the view along the major thoroughfare, the remainder of formerly identified Business Park parcels shall be designated Industrial.

Public Comment:

1. Ed Wineman expressed concern about the size of the proposed buffer zone.

Council reviewed and discussed the Circulation Element and approved the document as proposed.

Public Comment:

1. Kim Rounds asked if there are any charging stations currently in the City for electric vehicles.

Mayor Linn stated he believed there are at least two separate charging stations in the City.

Richard Daulton of Rincon Consultants reviewed the General Plan Schedule update, stating the previously scheduled May 28, 2013, Special Meeting is to be cancelled and the future Ordinance and Resolution to adopt Land Use and Circulation Elements will be scheduled for future Council Meetings.

WRITTEN COMMUNICATIONS:

City Clerk Stacey Alvarez stated Dennis Lang provided a copy of a document entitled “Petition for Preservation of rural Neighbor Miguelito Canyon Gateway”.

ORAL COMMUNICATIONS (2 Minutes Maximum): None

COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS:

Council Member Costa announced the US Postal Service collected over 15,000 pounds of food during its **Stamp Out Hunger** food drive.

Mayor Linn and Economic Development Director/Assistant City Administrator announced the City successfully submitted its grant application to the State for possible funding of the Motorsports Park.

ADJOURNMENT: At 10:04 P.M. Mayor Linn adjourned the Lompoc City Council to a Regular Meeting at 7:00 P.M. on Tuesday, May 21, 2013.

Approved by Council Action on August 6, 2013

_____/s/
Stacey Alvarez, City Clerk