

MINUTES
Regular Meeting of the Lompoc
City Council and Lompoc Redevelopment Agency
Tuesday, February 6, 2007
City Hall/100 Civic Center Plaza
Council Chambers

OPEN SESSION - 7:00 P.M. – Council Chambers

Council/Agency Members Present: DeWayne Holmdahl, Ann Ruhge, Will Schuyler, Michael Siminski, and Mayor/Chair Dick DeWees.

Staff Present: City Administrator/Executive Director Gary Keefe, City Clerk/Secretary Donna Terrones, City Attorney/General Counsel Sharon Stuart, Associate Planner Keith Neubert, and Community Development Program Manager Dinah Lockhart.

Other Participants: Sandra Newkirk, John Linn, Florence Pata, and Alice Milligan.

John Reil gave the invocation and Mayor Dick DeWees led the Pledge of Allegiance.

PRESENTATIONS PRESENTED ELSEWHERE:

On January 20, 2007, at the Scott Williams Training Center, Mayor DeWees presented a proclamation Honoring William F. (Bill) Brown, Jr. for his service as Chief of Police

On January 25, 2007, at the Church of Jesus Christ of Latter Day Saints, Mayor Pro Temp Will Schuyler presented a Certificate of Recognition to Aaron B. Pike for his Eagle Scout Achievement with the Boy Scouts of America.

PRESENTATIONS:

Mayor DeWees presented a Proclamation to MDA Representative Ned Payne and Lompoc Fire Captain Carl Edward for Muscular Dystrophy Association Firefighters Appreciation Week, February 12-16, 2007.

Terry Pew, representative of the Boy Scouts of America, made a brief presentation to the City Council.

Kathy Hayes and Joyce Howerton, representing Food Bank, announced Food Bank's annual Lompoc "Empty Bowls" program.

CITY ADMINISTRATOR/EXECUTIVE DIRECTOR'S STATUS REPORT: (distributed as an informational report)

STAFF REQUESTS AND ANNOUNCEMENTS:

City Administrator/Executive Director Gary Keefe announced a Workshop for the Lompoc Housing Community Development Corporation's Lompoc Theater Project Financing on March 6, 2007 at 2:00 P.M. at City Hall in the Council Chambers. He updated the Council with the progress towards moving forward with the Police and Fire Master Plan and stated the departments are preparing a report for Council that will consolidate the recommendations that have been received by the Ad Hoc Public Safety Committee, the consultants, and the department's previous request. Mr. Keefe stated that the reports would be coming to Council at a future date. He stated he had spoken to two consultants regarding the elections/campaign process; he received one draft proposal that has been forwarded to the City Attorney for review; and anticipates bringing the draft to Council with a request to authorize a consultant agreement. He introduced the City of Lompoc's new Utility Director Ron Stassi.

COUNCIL/REDEVELOPMENT AGENCY REQUESTS AND ANNOUNCEMENTS:

Council/Agency Member Holmdahl announced a meeting he had attended. He commented on complaints received regarding parking and abandoned vehicles in the City.

Mayor/Chair DeWees announced a meeting he had attended.

ORAL COMMUNICATIONS:

1. Sandra Newkirk spoke on a proposed annexation at the southeast corner of town.
2. John Linn commented on the PG&E Power Station.

CONSENT CALENDAR:

ACTION: Motion/Second: Holmdahl/Siminski. By a unanimous vote, the City Council/Agency:

CITY/RDA 1. Approved Minutes of the Lompoc City Council and Lompoc Redevelopment Agency Regular Meeting of January 16, 2007.

CITY 2. Approved expenditures for:

Payroll of 1/26/07 - \$1,225,702.28
Payroll of 1/12/07 - \$1,080,384.05
Voucher Register of 1/26/07 - \$923,371.57
Voucher Register of 1/19/07 - \$508,948.65
Voucher Register of 1/12/07 - \$350,207.19
(Councilmember Schuyler did not participate in the vote for Check No. 263642, Schuyler's Mower & Offroad, \$25.96).

APPOINTMENTS:

3. **Library Board of Trustees (1 term ending 1/2010).**

Roll call vote: Councilmember Ruhge - Clark
Councilmember Holmdahl – Holmes
Mayor DeWees – Clark
Councilmember Siminski – Clark
Councilmember Schuyler – Clark

ACTION: By a 4 to 1 vote, the City Council nominated Allan Clark to the Library Board of Trustees for one term ending 1/2010.

PUBLIC HEARING:

- CITY 4. **Approved ZC 06-06 Zone Change and DR 05-43 Preliminary/Precise Development Plan (Review of a Planning Commission Recommendation, Based Upon a Request by S. Michael Kim, Representing the Property Owner) of the following Project:**

ZC 06-06 – A Zone Change to amend the City’s Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* to conform to the Sites General Plan Designation for the Site of *High Density Residential*; and

DR 05-43 – A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping.

The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Associate Planner Keith Neubert presented the staff report and recommendations.

Public Comment: None

Councilmember Holmdahl requested information regarding the sound transmission component. Staff responded with that information.

ACTION: Motion/Second: Holmdahl/Siminski. By a unanimous vote, the City Council/Agency:

- A) Took public testimony; and
- B) Certified the Mitigated Negative Declaration; and
- C) Waived further reading in full and introduced Ordinance No. 1539(07) changing the existing Zoning District designation from *High Density Residential (R-3)* to *High Density Residential, Planned Development (R-3, PD)* (Planning Division File No. ZC 06-06); and
- D) Adopted Resolution No. 5380(07) approving DR 05-43 as the Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping (Planning Division File No. DR 05-43).

NEW BUSINESS:

- CITY 5. **Approved a Request by Good Samaritan Services, Inc. (GSSI) for \$250,000 in Community Development Block Grant (CDBG) Program Funds to Assist in the Acquisition of 608 W. Ocean Avenue for use as a Transitional Shelter for Drug and Alcohol Recovery with Onsite Treatment Housing, a Thrift Store, and Day Care.**

Community Development Program Manager Dinah Lockhart presented the staff report and recommendations.

NEW BUSINESS: (cont'd)
Item No. 5

Public Comment:

1. Alice Milligan spoke in opposition to the request for CDBG funds.
2. Ralph Harman spoke in support of Staff's recommendations.
3. John Linn questioned the request by GSSI for funding and the amount of CDBG funds available.
4. Florence Pata spoke in opposition to Staff's recommendations.
5. Harry Keim requested that GSSI report annually on their status.
6. Sylvia Bernard spoke in support of Staff's recommendations.

Mayor asked Staff to answer public comment questions. Staff stated there is about \$3 million dollars in funds available, although other projects have been previously identified for funding.

Lengthy discussion followed by Council regarding CDBG funds, future projects, requests for funds, availability of funds, and the Conditional Use Permit. Councilmember Siminski moved to wait a year and then bring the request back to Council; motion failed due to lack of a second. Councilmembers voiced their concern about proposed conditions that can be placed on the loan and whether City funds can be conditioned to GSSI receiving in State funds.

Staff informed Council that the CDBG funds could be conditioned so that they are disbursed through escrow only if the State Rehab Funds are also awarded for the acquisition. The loan can be provided as a 10-year deferred loan at 0% interest that would be due in 10 years, or upon sale or transfer of the property or lapse or revocation of the conditional use permit. After 10-years Council, can extend the loan but reserves the right at anytime during the 10-year period it can be cancelled. Council requested these conditions be put into the loan documents.

City Administrator Gary Keefe informed the Council that conditions will be written in the loan agreement and that the agreement will be coming back to Council for approval.

ACTION: Motion/Second: Ruhge/Holmdahl. By a 3 to 2 roll call vote (Councilmembers Schuyler and Siminski voted *NO*), the City Council:

- A) Directed staff to accept and process the application from Good Samaritan Services, Inc. (GSSI) for \$250,000 in Community Development Block Grant (CDBG) Program Funds to assist in the acquisition of 608 W. Ocean Avenue for use as a transitional shelter for drug and alcohol recovery with onsite treatment housing, a thrift store, and day care; and
- B) Authorized the City Administrator to sign a letter, not later than February 7, 2007, to the State of California Emergency Housing Assistance Program (EHAP), verifying that the Council has accepted GSSI's application for \$250,000 in CDBG funds and will proceed with processing their loan application, for inclusion in GSSI's application for EHAP funding.

WRITTEN COMMUNICATIONS: None

ORAL COMMUNICATIONS: None

COUNCIL/REDEVELOPMENT AGENCY REQUESTS, COMMENTS, AND MEETING REPORTS:

Council/Agency Member Siminski announced meetings he had attended.

ADJOURNMENT:

At 8: 30 P.M., Mayor/Chair DeWees adjourned to a Regular City Council/Redevelopment Agency Meeting at 7:00 P.M. on Tuesday February 20, 2007.

Dick DeWees, Mayor/Chair
City of Lompoc

ATTEST:

Donna N. Terrones, City Clerk
Date: February 16, 2007