



**AGENDA**  
**Adjourned Regular Meeting of the Lompoc**  
**City Council and Lompoc Redevelopment Agency**  
**Tuesday, March 6, 2007**  
**City Hall/100 Civic Center Plaza**  
**Council Chambers**

**2:00 P.M. – Council Chambers**

*Please be advised that, pursuant to State Law, any member of the public may address the Council/Agency concerning any Item on the Agenda, before or during Council/Agency consideration of that Item. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the Council/Agency. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.*

*“Members of the Public are Advised that all **PAGERS, CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers.”*

*Regular City Council/Redevelopment Agency meetings will be videotaped and rebroadcast in Lompoc on Channel 23 at 9:00 a.m. the following Wednesday. The Agenda and related Staff reports are available on the City’s web site: [www.cityoflompoc.com](http://www.cityoflompoc.com) the Friday before Council meetings; between 9:00 a.m. and 5:00 p.m. on weekdays in the City Clerk’s Department, City Hall; and at the Lompoc Public Library Reference Department.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the City Clerk at (805) 875-8241 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.*

**ROLL CALL:** Mayor/Chair Dick DeWees  
Mayor Pro Tempore Will Schuyler  
Council/Agency Member DeWayne Holmdahl  
Council/Agency Member Ann Ruhge  
Council/Agency Member Michael Siminski

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:** Mayor Dick DeWees

**NEW BUSINESS:**

**WORKSHOP WITH LOMPOC HOUSING AND COMMUNITY DEVELOPMENT  
CORPORATION (LHCDC) – FINANCING PROPOSALS FOR  
THE LOMPOC THEATER PROJECT**

**ORAL COMMUNICATIONS (2 Minutes Maximum):**

**ADJOURNMENT:**

Lompoc City Council/Redevelopment Agency will adjourn to a Regular Meeting at 7:00 P.M. following the Workshop.

**AGENDA (Cont'd)  
Regular Meeting of the Lompoc  
City Council and Lompoc Redevelopment Agency**

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

**ROLL CALL:**

Mayor/Chair Dick DeWees  
Mayor Pro Tempore Will Schuyler  
Council/Agency Member DeWayne Holmdahl  
Council/Agency Member Ann Ruhge  
Council/Agency Member Michael Siminski

**INVOCATION:**

Minister Richard Burch

**PLEDGE OF ALLEGIANCE:**

Mayor Dick DeWees

**PRESENTATIONS PRESENTED ELSEWHERE:**

**PRESENTATIONS:**

**CITY ADMINISTRATOR/EXECUTIVE DIRECTOR'S STATUS REPORT:** (Information only)

**STAFF REQUESTS AND ANNOUNCEMENTS:**

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS AND ANNOUNCEMENTS:**

**ORAL COMMUNICATIONS (Maximum of 5 Minutes):** (At this time, please direct comments to the City Council/Agency regarding Consent Calendar items, other agenda items if you are not able to stay until that matter is discussed, or issues not on the Agenda but within the jurisdiction of the Council/Agency.)

**CONSENT CALENDAR:**

All items listed under Consent Calendar are considered to be routine and will be enacted, after one motion, in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the Council/Agency vote. Any items withdrawn from the Consent Calendar for separate discussion will be addressed immediately before the second Oral Communications, near the end of the meeting.

CITY/RDA 1. **Approval of Minutes** of the Lompoc City Council and Lompoc Redevelopment Agency Regular Meeting of February 6, 2007 and February 20, 2007.

CITY 2. **Approval of expenditures for:**  
Payroll of 2/23/07 - \$1,170,837.56  
Voucher Register of 2/23/07 - \$467,233.85  
Voucher Register of 2/16/07 - \$585,645.74  
Credit Refunds of 2/16/07 - \$2,985.58

CITY 3. **Adopt Ordinance No. 1540(07), Prohibiting Medicinal Marijuana Dispensaries and Unlawful Activities within the City.**

CITY 4. **Approve A Loan Request from the Lompoc Affordable Housing Trust Fund to Lompoc Housing Assistance Corporation (LHCDC) in the Amount of \$430,900 for Construction of Five New First-Time Homebuyer Units at 518 North T Street.**

Community Development Director Arleen Pelster  
A\_pelster@ci.lompoc.ca.us

Recommendation: that the City Council approve a loan request for funds from the Lompoc Affordable Housing Trust Fund in the amount of \$430,900 by Lompoc Housing Assistance Corporation (LHCDC), for construction of Five New First-Time Homebuyer Units at 518 North T Street.

CITY 5. **Approve A Loan Request for funds from the Lompoc Affordable Housing Trust Fund by Santa Barbara Housing Assistance Corporation, in the Amount of \$900,000 for Predevelopment and Construction of the “Homebase on G” (formerly known as the Transitions Community Counseling Facility and Independent Living Unit project), consisting of 39 Studio Units and Office Space Located at 513 and 519 North G Street.**

**CONSENT CALENDAR:** (Cont'd)

Item No. 5

Community Development Director Arleen Pelster  
A\_pelster@ci.lompoc.ca.us

Recommendation: that the City Council approve a loan request for funds from the Lompoc Affordable Housing Trust Fund in the amount of \$900,000 by Santa Barbara Housing Assistance Corporation, for construction of Homebase on G project.

CITY 6. **Approve The City of Lompoc Legislative Policy Positions.**

Assistant City Administrator Laurel Barcelona  
L-barcelona@ci.lompoc.ca.us

Recommendations: that the City Council approve the City of Lompoc Legislative Policy Positions; and adopt Resolution No. 5387(07), authorizing the Mayor, or designee representing the City of Lompoc, to sign correspondence regarding pending legislation.

CITY 7. **Appoint Alternate Commissioner to the Northern California Power Agency (NCPA) and Alternate Commissioner to the Transmission Agency of Northern California (TANC).**

City Administrator Gary Keefe  
G\_keefe@ci.lompoc.ca.us

Recommendation: that the City Council appoint Utility Director Ronald V. Stassi as Alternate Commissioner to the Northern California Power Agency (NCPA), and as Alternate Commissioner to the Transmission Agency of Northern California (TANC).

CITY 8. **Award Contract to Purchase a Truck Mounted Street Striper for \$132,838.28.**

Purchasing and Materials Manager Ray Ambler  
R\_ambler@ci.lompoc.ca.us

Recommendation: that the City Council award a contract for one Truck Mounted Street Striper from Moon Sales Company in the amount of \$132,838.28 and authorize the Purchasing and Materials Manager to issue a purchase order.

**PUBLIC HEARING:**

- CITY      9. **Zone Change – ZC 06-05 (A) - Industrial.** The Council will review a proposed comprehensive revision to the City’s Zoning Map, for consistency with the General Plan Land Use Designation Map, for seventy-five (75) parcels currently zoned Commercial Industrial (C-M), with a proposed change to Planned Manufacturing (P-M) and Business Park (B-P). [The properties are located at various locations throughout the City; a map identifying specific parcels is available in the Planning Division for review]. A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA). (Planning Division File No. ZC 06-05).

City Planner Lucille Breese  
L\_breese@ci.lompoc.ca.us

Recommendation: that the City Council:

- 1) Open public hearing; take public comment; close public hearing; and
- 2) Certify the negative Declaration; and
- 3) Select one of the following **Alternatives:**

**Alternative One:** Waive further reading in full, introduce Ordinance No. 1541(07), and adopt Zone change (ZC 06-05), changing seventy-five (75) parcels currently zoned Commercial Industrial (C-M) to Planned Manufacturing (P-M) or Business Park (B-P), without further amendment of the General Plan or the Zoning Ordinance; or

**Alternative Two:** Waive further reading in full, introduce Ordinance No. 1541(07), and adopt Zone Change (ZC 06-05), changing seventy- five (75) parcels currently zoned Commercial Industrial (C-M) to Planned Manufacturing (P-M) or Business Park (B-P), with direction to staff to initiate and process amendments of the General Plan and the Zoning Ordinance and Map as follows:

- a) A General Plan Amendment to combine the General Plan Land use Designations *Light Industrial* and *General Industrial* into one category, *General Industrial*, and change all parcels designated *Light Industrial* to *General Industrial*; and

**PUBLIC HEARING:** (cont'd)

Item No. 9

- b) A Zone Change to combine the Zoning District Designations *Planned Manufacturing (P-M)* and *Commercial Industrial (C-M)* into one category, *Commercial Industrial (C-M)*, and change the Zoning District Designations for all parcels zoned *Planned Manufacturing (P-M)* to *Commercial Industrial (C-M)*; or

**Alternative Three:** Provide alternate direction to staff.

(Public Comment)

CITY

10. **Zone Change – ZC 06-05 (B) – Residential/Mixed Use.** The Council will review a proposed comprehensive revision to the City's Zoning Map for consistency with the General Plan Land Use Designation Map for 531 properties that are proposed for change to the *Residential (R-1, R-2, R-3)*, *Mixed Use (M-U)*, *Public Facilities (P-F) Convenience Center (C-C)*, and *Commercial Office (C-O)* categories. [The properties are located at various locations throughout the City; a map identifying specific parcels is available in the Planning Division for review.] A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA). (Planning Division File No. ZC 06-05).

City Planner Lucille Breese  
L\_breese@ci.lompoc.ca.us

Recommendation: that the City Council:

- 1) Open public hearing; take public comment; close public hearing; and
- 2) Certify the negative Declaration; and
- 3) Select one of the following **Alternatives:**

**Alternative One:** Waive further reading in full, introduce Ordinance No. 1542(07), and adopt Zone Change (ZC 06-05), changing 531 properties to the *Residential (R-1, R-2, R-3)*, *Mixed Use (M-U)*, *Public Facilities (P-F) Convenience Center (C-C)*, and *Commercial Office (C-O)* categories as originally proposed without further action; or

**PUBLIC HEARING:** (cont'd)

Item No. 10

**Alternative Two:** Waive further reading in full, introduce Ordinance No. 1542(07), and adopt Zone Change (ZC 06-05), changing specified properties to the *Residential (R-1, R-2, R-3), Mixed Use (M-U), Public Facilities (P-F) Convenience Center (C-C), and Commercial Office (C-O)* categories, and direct staff to work with specified property owners to process appropriate General Plan Amendments and/or Zone Changes to other designations as deemed appropriate; or

**Alternative Three:** Provide alternate direction to staff.

(Public Comment)

**NEW BUSINESS:**

- RDA            11. **Consideration of a \$250,000 Set-Aside Loan and a \$800,000 CalHFA Construction Loan to the Santa Barbara Housing Assistance Corporation, 513 North "G", to Construct the "Homebase on G" (formerly known as the Transitions Community Counseling Facility and Independent Living Unit project), Consisting of 39 Studio Units and Office Space. Located at 513 and 519 North "G" Street (APNS# 87-192-19 & 87-192-20).**

Redevelopment Program Coordinator Linda Wertman  
L\_wertman@ci.lompoc.ca.us

Recommendation: that the Agency approve a set-aside Loan in the amount of \$250,000 and a \$800,000 CalHFA construction loan to assist in the construction of the housing portion of the Homebase on "G" Street project, which consist of 39 Very Low- and Extremely Low-Income studio units. If approved, authorize the Executive Director or his designee to execute all documents required to execute the loans.

(Public Comment)

**WRITTEN COMMUNICATIONS:**

**ORAL COMMUNICATIONS (2 Minutes Maximum):**

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

**ADJOURNMENT:**

Lompoc City Council/Redevelopment Agency will adjourn to a Regular Meeting at 7:00 P.M. on March 20, 2007.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

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Donna N. Terrones, City Clerk  
By: April Hall or Stacey Alvarez  
Date: March 1, 2007

The City Council Agenda and related Staff reports are posted on the City's web site the Friday before City Council meetings. " [www.cityoflompoc.com/councilagenda/index.htm](http://www.cityoflompoc.com/councilagenda/index.htm)"