

**MINUTES**  
**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**

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, and City Attorney/General Counsel Sharon Stuart.

Other Participants: Sue Erlich, Michael Kareti, Aaron Paley, Christy McAvoy, Patrick Davis, Ray Garrett, Alice Milligan, Frank Signorelli, Karen Powers, and Leann Noble.

**PLEDGE OF ALLEGIANCE:** Mayor Dick DeWees

**NEW BUSINESS:**

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

Council/Agency Member Schuyler announced that he is 1/32 owner of property located near the proposed Lompoc Theater project.

Sue Erlich representing Lompoc Housing and Community Development Corporation and Michael Kareti, KKE Architects presented an overview of the proposed Lompoc Theater Project which included the design, funding and proposed financing. She introduced Christy McAvoy, Historic Resources Group, Aaron Paley, Community Arts Resources LA, and Patrick Davis who spoke in support of the project.

**ORAL COMMUNICATIONS:**

1. Ray Garrett, Alice Milligan, Frank Signorelli spoke in support of the proposed Lompoc Theater Project.
2. Karen Powers, Leann Noble questioned some of the issues involved with the proposed project.

Mayor/Chair DeWees informed the public that the workshop was only for discussion and that no action would be taken by Council.

**ADJOURNMENT:**

At 3:30 P.M., Mayor/Chair DeWees adjourned 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**

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, City Planner Lucille Breese, Community Development Director Arleen Pelster, and Redevelopment Coordinator Linda Wertman.

Other Participants: John Linn, Charles Eckert, Charles Eckert IV, Morris Sobani, Oscar Larry Werner, Willie Battle, Steve Talley, Nicholas Gonzales, Martha Barajas, Paul Woyak, Cheri Hoffman, Gerald Stickel, Michele Vass, Lila Deeds, Sally Keane, Ester Gamblin, Tammy Atkin, Ken Dewar Jonatha Linn, Thelma King, Bobbie Ranney, Susan Gallacher, Joy Browder, Butch Brower, Ralph Harman, and Frank Thompson.

Minister Richard Burch gave the invocation and Mayor Dick DeWees led the Pledge of Allegiance.

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

**STAFF REQUESTS AND ANNOUNCEMENTS:**

City Administrator/Executive Director Gary Keefe commented on a concern that was made regarding an abandoned PG&E substation located on Chestnut. He stated that a letter was received in 2005 by the Regulatory Agency to PG&E, clearing them of any ground contamination at the Chestnut location.

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

Council/Agency Member Holmdahl announced the "Empty Bowls" event is scheduled for 11:00 A.M., March 21, 2007, at the Catholic Parish Hall.

Mayor/Chair DeWees announced that the Lompoc Housing and Community Development Corporation's proposed Lompoc Theater Project will be moving forward.

**ORAL COMMUNICATIONS:** None

**CONSENT CALENDAR:**

ACTION: Motion/Second: Siminski/Holmdahl. 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 February 6, 2007 and February 20, 2007.

CITY 2. Approved 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

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

- CITY 3. Adopted Ordinance No. 1540(07), Prohibiting Medicinal Marijuana Dispensaries and Unlawful Activities within the City.
- CITY 4. Approved 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. Approved 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. Adopted Resolution No. 5387(07), authorizing the Mayor, or designee representing the City of Lompoc, to sign correspondence regarding pending legislation.
- CITY 7. Appointed 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. Awarded the purchase of one Truck Mounted Street Striper from Moon Sales Company in the amount of \$132,838.28 and authorized 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 presented the staff report and recommendations.

Councilmember Holmdahl announced he had met with an individual, Councilmember Schuyler announced he had met with Staff and numerous individuals, Councilmember Siminski announced he had met with Staff and three individuals, and Councilmember Ruhge announced phone calls she had received and a visitor at her home, and Mayor DeWees met with Staff and Mr. Linn regarding the Zone Change.

City Attorney presented a handout explaining legal aspects regarding the Zone Change. She discussed policies and standards set forth in the General Plan and Government Code sections regarding zoning ordinances requiring consistency in the General Plan. She discussed nonconforming lots/uses, nonconforming structures, and termination of nonconforming uses.

**Public Comment:**

1. John Linn, Charles Eckert, Charles Eckert IV, Willie Battle, and Steve Talley spoke in support of Staff’s recommendation No. 3b, Alternative 2.
2. Morris Sobani and Oscar Larry Werner spoke in support of amending the General Plan consistent to the Zoning Map.

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

Item No. 9

Council discussed at length the Alternatives recommended by Staff and is in support of Alternative 2 but would like to see it prepared within six months.

**ACTION:** Motion/Second: Holmdahl/Ruhge. By a unanimous vote, the City Council:

- 1) Took public comment; and
- 2) Certified the Negative Declaration; and
- 3) Selected the following **Alternative:**

**Alternative Two:** Waived further reading and introduced Ordinance No. 1541(07), and adopted 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
- 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)*.

Directed Staff to return within six (6) months or sooner, if possible.

- 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 presented the staff report and recommendations.

**Public Comment:**

1. John Linn spoke on grandfathering issues.
2. Nicholas Gonzales, Martha Barajas, Paul Woyak, Cherri Hoffman, Gerald Stickel, Michele Vass, Lila Deeds, Ester Gamblin, Tammy Atkin, Thelma King, and Susan Gallacher spoke in opposition to Staff's recommendations.
3. Bobbie Ranney voiced her concern with spot zoning.
4. Sally Keane, Ken Dewar, Joy Browder, and Butch Browder spoke in support of Staff's recommendations.

**RECESS:**

At 9:00 P.M., Mayor DeWees announced a break.  
At 9:15 P.M., the meeting reconvened with all  
Councilmembers present.

Mayor DeWees noted that times had changed since adoption of the General Plan. He motioned to make no drastic changes at this time, but to direct staff to deal with specific property owners. If owners want to make a change to come in and deal on a one-on-one basis with Staff, and proceed through the established process where allowable. He instructed staff to come back at a later time and advise Council of the cost, timing, and Staff resources needed to prepare a Comprehensive General Plan Update that will bring the City's General Plan up-to-date. He suggested hiring a consultant to work with Staff and the Public to find out the needs of the property owners. Councilmember Siminski seconded the motion. He asked about waving fees.

Councilmember Holmdahl suggested removing residentially zoned properties scheduled for change from motion.

Councilmember Schuyler supports the motion he suggested adding Commercial Office (CO) and feels Mixed Use (MU) still needs to be reviewed.

Councilmember Siminski suggested when Staff receives a request for a zone change from the public, to give them a cost estimate.

City Administrator Gary Keefe informed Council that Staff already has fees and procedures established and reiterated the motion made to have Staff bring back a proposal for a Comprehensive Update to the General Plan and to keep the procedures the same.

Councilmember Holmdahl motioned to amend the motion to add Mixed Use, Public Facilities, Convenience Centers, and Commercial Offices and make them compliant with the General Plan and to keep Residential to specific need. Councilmember Siminski seconded the motion.

**ACTION:** Motion/Second: Holmdahl/Siminski. By 3 to 2 vote (Councilmembers Ruhge and Schuyler voted *NO*) the City Council agreed to amend the first motion.

City Administrator Gary Keefe reviewed the amended motion to remove the Residential (R1, R2, R3) changes and adopt the recommended Zone Change ZC 06-05 for Mixed Use, Public Facilities, Convenience Centers, and Commercial Offices to be consistent with the General Plan.

City Administrator Gary Keefe reviewed the proposed motion to have staff come back with a proposal for a Comprehensive General Plan Update, keep Zone Change procedures the same and to adopt the recommended Zone Change without the Residential (R1, R2, R3), but with a Zone Change for Mixed Use, Public Facilities, Convenience Centers, and Commercial offices.

**ACTION:** Motion/Second: Siminski/Holmdahl. By a 4 to 1 vote (Councilmember Ruhge voted *NO*). The City Council took public comment and directed Staff to come back with a proposal for a Comprehensive General Plan Update, keep zone change procedures the same and to adopt the recommended Zone Change without the Residential (R1, R2, R3), but with a Zone Change for Mixed Use, Public Facilities, Convenience Centers, and Commercial Offices.

**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 presented the staff report and recommendations.

Public Comment:

1.     Ralph Harman questioned the funding, compliance and the clientele of the project. Staff provided the information.

Agency Member Schuyler voiced his concern with making Lompoc a priority. Frank Thompson of Santa Barbara Housing Assistance Corporation advised the Agency that there will be preferences available to those that are employed in the area, participating in the program, and/or program related.

ACTION:     Motion/Second: Holmdahl/Siminski. By a unanimous vote the Agency approved 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 and authorized the Executive Director or his designee to execute all documents required to execute the loans.

**WRITTEN COMMUNICATIONS:** None

**ORAL COMMUNICATIONS:**

1.     John Linn spoke on Mixed Uses and asked Council to consider bringing the item back at a future date.
2.     Nicolas Gonzales asked for clarification on the motion for Public Hearing Item No. 10. City Administrator Gary Keefe provided the information.

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS, COMMENTS, AND MEETING REPORTS:** None

**ADJOURNMENT:**

At 9:55 P.M., Mayor/Chair DeWees adjourned to a Regular City Council/Redevelopment Agency Meeting at 7:00 P.M. on Tuesday March 20, 2007.

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Dick DeWees, Mayor/Chair  
City of Lompoc

ATTEST:

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Donna N. Terrones, City Clerk  
Date: March 14, 2007