

MINUTES
Regular Meeting
Lompoc City Council
Tuesday, May 16, 2006
City Hall/100 Civic Center Plaza
Council Chambers

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

Councilmembers Present: DeWayne Holmdahl, Janice Keller, Will Schuyler, Michael Siminski, and Mayor Dick DeWees.

Staff Participants: City Administrator Gary Keefe, Deputy City Clerk April Hall, City Attorney Sharon Stuart, City Planner Lucille Breese, Electrical Utility Manager Rodney Ray, Community Development Director Arleen Pelster, Building Official/Fire Marshall Rick Curtze, and Public Works Director Larry Bean.

Other Participants: Frank Thompson, Detlev Peikert, Frank Ricceri, George Oothoudt, Ramona Vranish, Carmela Winningham, Phyllis Daniels, Mike Iman, Jim Small, Tom Urbanske, Tom Piteo, Joyce Howerton, and Jim Kemp.

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

PRESENTATIONS:

Mayor DeWees presented a Proclamation to Public Works Director Larry Bean for National Public Works Week, May 21-27, 2006.

CITY ADMINISTRATOR’S STATUS REPORT (distributed as an informational report)

STAFF REQUESTS AND ANNOUNCEMENTS:

Councilmember Schuyler requested Consent Calendar Item No. 7 be pulled and discussed near the end of the meeting.

Councilmember Siminski announced a meeting he attended out of town. He requested a report from staff on the use of Ryon Park to organizations for large events, and the requirements of amplified sound.

Councilmember Holmdahl requested an update on the Aquatic Center and announced a meeting he would be attending out of town.

Councilmember Keller announced her attendance at the Breeze Policy Committee meeting and stated she would be voting NO on Consent Calendar Item No. 6.

COUNCIL REQUESTS AND ANNOUNCEMENTS:

1. Council Request to Cancel the City Council Meetings of June 6 and July 4, 2006.

City Administrator Gary Keefe presented the staff report and recommendations.

ACTION: Motion/Second: Keller/Siminski. By a 4-1 vote (*Mayor DeWees voted NO*) the City Council cancelled the June 6 and July 4, 2006, Regular City Council Meetings.

Mayor voiced his concern regarding setting a precedent on canceling a meeting for personal requests.

Councilmember Siminski requested the Council Handbook include a statement that, "cancellation or postponement of meetings is appropriate only when it appears that there will be no quorum."

COUNCIL REQUESTS AND ANNOUNCEMENTS: (cont'd)

2. **Request by Councilmember Siminski to Permanently Combine City Council Meetings with Redevelopment Agency Meetings, so that a Joint Council/Agency Meeting will be held whenever RDA Business Items Require Actions.**

City Administrator Gary Keefe presented the staff report and recommendations.

Councilmembers Siminski, Schuyler, and Keller requested a trial period regarding this request.

Mayor DeWees requested the City Clerk and City Administrator monitor this request.

ACTION: Motion/Second: Holmdahl/Siminski. By a unanimous vote the City Council approved a proposal to enact future RDA business in joint meetings with City Council, using one agenda for both bodies.

ORAL COMMUNICATIONS:

1. Ralph Harman requested a correction to the Minutes of May 2, 2006, regarding his comments about the Hospital exchange. He voiced his concern that the public had no input regarding the request for a new agenda format.

CONSENT CALENDAR:

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

3. Approved Minutes of the Regular Meeting of May 2, 2006, with noted corrections.
4. Approved expenditures for:

Payroll of 5/5/06 - \$1,003,780.56
Voucher Register of 5/5/06 - \$474,810.27
Voucher Register of 4/28/06 - \$1,117,394.22
5. Adopted Resolution No. 5336(06), Intention to Approve the Amended Joint Powers Agreement, Creating CSAC-Excess Insurance Authority.
6. Adopted Resolution No. 5334(06) to preliminarily approve the Engineer's Report and provide for notice of public hearing for the proposed continuation of the assessments for the Park Maintenance and City Pool Assessment District No. 2002-01, in order to receive any public input on the proposed continuation of the assessments, the proposed assessment budget for fiscal year 2006-07, the services and improvements funded by the assessments, and any other issues related to the assessments.
7. Approved and authorized the Mayor to sign a Land Lease Agreement with Mr. Jon Warner (Warner Subsea Engineering, Inc.) for a hangar at the Lompoc Airport.
(Councilmember Schuyler pulled this item to be discussed near the end of the meeting).

PUBLIC HEARING:

8. **An Appeal submitted by Frank Thompson representing Transitions Mental Health Association, of the Planning Commission determination of March 13, 2006, denying a Conditional Use Permit – CUP 05-06. The CUP requested operation of a community counseling and advocacy office, including a 39-unit independent living facility for mentally disabled individuals and other low-income persons at 513 North G Street. (Assessor Parcel Numbers: 87-192-19, 20). Planning Division Project File No. CUP 05-06.**

City Planner Lucille Breese presented the staff report and recommendations.

Councilmember Schuyler voiced his concerns about the precise location of the project. City Planner Lucille Breese stated that there is no structure on the parcels; there is only one address but two assessor parcel numbers noted in the report.

PUBLIC HEARING: (cont'd)

Frank Thompson and Detlev Peikert gave a PowerPoint presentation and spoke in support of the appeal. Frank Ricceri introduced the following speakers: George Oothoudt, Ramona Vranish, Carmela Winningham, Phyllis Daniels, and Mike Iman. All spoke in support of the appeal.

Councilmember Siminski disclosed speaking in private with Kiwanis Club members, a couple of citizens at large, and with appellants at City Hall.

Councilmember Keller indicated she attended the March Planning Commission meeting and spoke with Frank Thompson and Frank Ricceri regarding the project.

Councilmember Holmdahl stated he had a meeting with the appellants.

Councilmember Schuyler stated he had a meeting with Mrs. Daniels and Mrs. Healey.

Mayor DeWees announced he had attended a meeting with Frank Ricceri, Frank Thompson, and Jim Small.

Public Comment:

1. Tom Piteo and Jim Small spoke in opposition to the location.
2. Joyce Howerton and Tom Urbanske spoke in support of the project.

Councilmembers Holmdahl and Schuyler voiced their concerns regarding the number of proposed parking spaces.

Councilmember Siminski spoke in support of the appeal. He voiced his concerns with location and parking issues.

Councilmember Keller suggested the item be returned to the Planning Commission for review of the conditions of approval, specifically the proposed parking.

ACTION: Motion/Second: Holmdahl/Siminski. By a 4 to 1 vote (*Councilmember Schuyler voted NO*) the City Council granted the appeal submitted by Frank Thompson for the CUP 05-06. The condition of the CUP issuance will be determined by the Planning Commission.

9. **City Council Consideration of a Planning Commission Recommendation for a Text Amendment to the City's Zoning Ordinance to add Article 9B – MU – Mixed Use District. If adopted, the Ordinance will be Effective Citywide on Properties with the General Plan Land Use Designation of Mixed Use. A Negative Declaration has been prepared for this Project in Accordance with the California Environmental Quality Act (CEQA). (Planning Division File No. TA 06-02).**

City Planner Lucille Breese presented the staff report and recommendations.

Public Comment: None

Councilmember Schuyler voiced his concern with some of the prohibited uses.

Councilmember Siminski spoke in support of the list of prohibited uses and would like the Pawn Shop category moved to the Conditional Use Permit section.

ACTION: Motion/Second: Siminski/Keller. By a 2 to 3 vote (*Councilmembers Schuyler, Holmdahl, and Mayor DeWees voted No*) the Council disapproved moving Pawn Shops to Conditional Use Permit section.

ACTION: Motion/Second: DeWees/Holmdahl. By a unanimous vote the City Council received the recommendation from the Planning Commission, certified the Negative Declaration, waived further reading, and introduced Ordinance No. 1524(06) adding Article 9B-MU – Mixed Use District to Chapter 2, Title 2 of the City Zoning Ordinance.

PUBLIC HEARING: (cont'd)

10. **Lompoc Mural Project (Planning Division File No. DR 06-04).**

City Planner Lucille Breese presented the staff report and recommendations.

Public Comment: None

Councilmember Keller feels the Murals detract from landmark buildings such as the Museum and Chamber of Commerce and asked Council to consider this before voting.

ACTION: Motion/Second: Schuyler/Siminski. By a 4 to 1 vote (*Councilmember Keller voted NO*) the City Council certified the Negative Declaration and approved the foreseeable proposed sites for murals.

RECESS:

At 9:10 P.M. Mayor DeWees announced a recess. The Meeting reconvened at 9:20 P.M. with all Councilmembers present.

UNFINISHED BUSINESS:

11. **A Resolution Establishing Underground Utility District Number (LUD-5).**

Electrical Utility Manager Rodney Ray presented the staff report and recommendations.

Public Comment: None

Councilmember Schuyler voiced his concerns with financing burdens and expressed support for Option 2 in the staff's report.

Mayor DeWees requested that staff come back to Council with additional information regarding Option No. 2, and a CDBG program financing option. The Mayor also voiced his concern about using electric utility reserve funds.

ACTION: Motion/Second: Schuyler/Keller. By a unanimous vote, the City Council adopted Resolution No. 5333(06) Establishing an Underground Utility District LUD-5 and requested staff bring back to Council Option 2 creating a secured loan program through enterprise funds.

12. **Establishing an Ad-Hoc Committee for the Architectural work associated with the remodel of the Lompoc Hospital building for the New Lompoc Valley Community Center.**

City Administrator Gary Keefe presented the staff report and recommendations.

Public Comment: None

Mayor DeWees voiced his concern about using general fund money to support this project and recommended two members of the public serve on the committee.

Councilmember Schuyler suggested reducing staff members and appointing one or two citizens to the committee. City Administer Gary Keefe stated the staff participants are required to serve on the committee.

Councilmember Keller suggested the Ad Hoc Committee meetings be publicized.

ACTION: Motion/Second: DeWees/Holmdahl. By a unanimous vote the City Council established an Ad Hoc Committee for the specific and limited purpose of working with a professional architect to design the remodel of the Lompoc Hospital building for use as the new Lompoc Valley Community Center, and directed the Ad Hoc Committee be comprised of two Parks and Recreation Commissioners, two Senior Commissioners, two Youth Commissioners, three members of the staff of the Parks, Recreation and Urban Forestry Department, and two members of the public.

NEW BUSINESS:

13. Authorization to Submit a Revised Storm Water Management Plan to the Regional Water Quality Control Board.

Community Development Director Arleen Pelster presented the staff report and recommendations.

Public Comment: None

ACTION: Motion/Second: Keller/Holmdahl. By a unanimous vote the City Council authorized staff to submit the cover letter and Revised Draft Storm Water Management Plan (SWMP) to the State Water Quality Control Board (SWQCB).

14. Declaration of Nuisance and Abatement Order.

Building Official/Fire Marshal Rick Curtze presented the staff report and recommendations.

Public Comment: None

Councilmember Holmdahl feels letters should be sent out sooner regarding weed growth.

ACTION: Motion/Second: Holmdahl/Keller. By a unanimous vote the City Council received staff's report and information, and adopted Resolution No. 5335(06) Declaring a Public Nuisance by Virtue of Weed Growth and/or the Accumulation of Rubbish, Debris and/or Dirt on Private Property, Pursuant to Government Code Sections 39560-39588.

15. Measure "D" Renewal Expenditure Plan.

Public Works Director Larry Bean presented the staff report and recommendations and introduced Executive Director for Santa Barbara County Association of Governments Jim Kemp who gave a PowerPoint presentation.

Public Comment:

1. Joyce Howerton spoke in support of staff's recommendation.

Councilmember Keller commended staff and Santa Barbara County Association of Governments for their efforts and expressed her support of staff's recommendation.

ACTION: Motion/Second: Holmdahl/Siminski. By a unanimous vote the City Council received a presentation by the Santa Barbara County Association of Governments (SBCAG) and adopted Resolution No. 5337(06) approving the Transportation Expenditure Plan for the renewal of Measure D.

WRITTEN COMMUNICATIONS: None

ORAL COMMUNICATIONS: None

COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS: None

CONSENT CALENDAR Item No. 7 cont'd

7. **Land Lease Agreement at Lompoc Airport – Warner.**

Aviation Transportation Administrator Richard Fernbaugh presented the staff report and recommendation.

Public Comment:

1. Jon Warner voiced his concern regarding the ten-year renewal option and opposed staff's recommendation.

City Administrator Gary Keefe stated there are objections to this lease because of the ten-year renewal option.

Councilmember Schuyler stated his opposition to staff's recommendation.

ACTION: Motion/Second: Keller/Siminski. By a 4-1 vote (*Councilmember Schuyler voted NO*) the Council approved and authorized the Mayor to sign a Land Lease Agreement with Warner Subsea Engineering, Inc. for a hangar at the Lompoc Airport.

ADJOURNMENT:

At 10:20 P.M. Mayor DeWees adjourned to a Regular Meeting at 7:00 P.M. on Tuesday, June 20, 2006.

Dick DeWees, Mayor
City of Lompoc

ATTEST:

Donna N. Terrones, City Clerk
By: April Hall, OSA II/Deputy City Clerk
Dated: June 5, 2006