

AGENDA
Regular Meeting of the Lompoc
City Council and Lompoc Redevelopment Agency
Tuesday, August 1, 2006
City Hall/100 Civic Center Plaza
Council Chambers

OPEN SESSION – 7:00 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 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/Agency Member Michael Siminski
Councilmember/Agency Member DeWayne Holmdahl
Councilmember/Agency Member Janice Keller
Councilmember/Agency Member Will Schuyler

INVOCATION:

PLEDGE OF ALLEGIANCE: Mayor Dick DeWees

PRESENTATIONS PRESENTED ELSEWHERE:

On July 20, 2006, at the Village Country Club, Mayor DeWees presented proclamations to Barbara Raggio as Lompoc Valley Chamber of Commerce & Visitors Center 2006 Woman of the Year and to Bruce Coggin as Lompoc Valley Chamber of Commerce & Visitors Center 2006 Man of the Year.

PRESENTATIONS PRESENTED ELSEWHERE: (cont’d)

On July 25, 2006, at the Lodge of Lompoc, Councilmember Mike Siminski presented a Certificate of Special Recognition to Honor Jean Workman on the occasion of her 100th Birthday.

On July 28, 2006, Mayor DeWees mailed a proclamation Honoring Mrs. Candice L. Lanning for Her Contributions to the Lompoc Community to Brigadier General Stephen L. Lanning, US Air Force, Colorado Springs, Colorado.

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 July 18, 2006.

CITY 2. **Approval of expenditures for:**

Payroll of 7/14/06 - \$1,045,749.12
Voucher Register of 7/21/06 - \$182,849.06
Voucher Register of 7/20/06 - \$191,723.32
Voucher Register of 7/14/06 - \$867,480.39
Voucher Register of 7/13/06 - \$513,399.29
Credit Refunds of 7/18/06 - \$1,456.15

CONSENT CALENDAR: (cont'd)

- CITY 3. **Lompoc Regional Wastewater Reclamation Plant (LRWRP) Upgrade Contract Amendment – Additional Cost of \$186,037.00.**

Wastewater Superintendent Susan Halpin
S_halpin@ci.lompoc.ca.us

Recommendation: that the City Council approve an amendment to the scope of work in the contract between the City of Lompoc and Brown and Caldwell for “Design, Engineering, and Construction Management Services for Wastewater Treatment Plant Upgrades,” adding tasks for Project Performance Report and Additional Permitting Services. Fees for additional work will be charged to account 53100-80020 in an amount not to exceed \$186,037.

- CITY 4. **Adopt Ordinance No. 1528 (06), amending Chapter 5, Article 1, of Chapter 50 of the Lompoc City Code pertaining to Non-Conforming Uses, Structures, and Lots. To be effective citywide.**

- CITY 5. **Adopt Ordinance No. 1529(06), amending the City Zoning Map Designation for a Site Currently Zoned Medium Density Residential (R-2), to Medium Density Residential, Planned Development (R-2, PD). The Coastal Meadows development is a 40-unit townhouse project. The site is approximately 3.09 acres in area and located at 1275 North “V” Street (Assessor Parcel No: 98-070-36). (Planning Division File No. ZC 05-07).**

- CITY 6. **Approve League of California Cities 2006 Annual Conference Resolutions (Annual Conference Resolutions Constitute an Additional Process for Developing League Policies).**

Assistant City Administrator Laurel Barcelona
L_barcelona@ci.lompoc.ca.us

Recommendation: that the City Council review the summary of Resolutions to be considered at the Annual League of California Cities Conference during the Annual Business Meeting September 9, 2006. **(This is an information item only. City Council will appoint a Voting delegate and Alternate under “Appointments” on this Agenda).**

CONSENT CALENDAR: (cont'd)

- CITY 7. **Amendment to the City Compensation Plan to Implement Authorized Salary Range Adjustment for Year Two of the Fiscal Year 2005-2007 Budget.**

Human Resources Director Bill Yanonis
W_yanonis@ci.lompoc.ca.us

Recommendation: that the City Council adopt Resolution No. 5361(06), amending the Compensation Plan to include a salary range adjustment for the position of Wastewater Superintendent.

- CITY 8. **Comcast Franchise Agreement Triennial Review.**

City Administrator Gary Keefe
G_keefe@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Authorize the City Administrator to enter into a contract in an amount not to exceed \$21,250.00 with the Buske Group of Sacramento, California, for a triennial review of Comcast Cablevision's performance, which will be a joint contract with the City of Santa Maria totaling \$42,500.00, charged to Account No. 10900-53338, entitled "Professional Services, Cable TV Study;" and
- B) Approve a budget transfer in the amount of \$10,450.00 from Account No. 18900-53415, entitled "Services – County Contract" Animal Control to the above referenced account; and
- C) Provide direction regarding any actions related to this business item, if desired; or
- D) Provide alternative direction to staff.

APPOINTMENTS:

- CITY 9. **Appointment of Council Representative Voting Delegate and Alternate for the League of California Cities Annual Conference – September 6-9, 2006, in San Diego, California.**

PUBLIC HEARING:

- CITY/RDA 10. **An Appeal, submitted by Jon Martin representing Martin Farrell Homes, of the Planning Commission determination of June 12, 2006. The Commission approved a Development Plan (DR 05-36) for a Mixed Use Residential/Commercial project in the Old Town. The applicant is requesting an amendment to Condition of Approval P-48 and P-49, which require that six (6) affordable housing units be provided with the project, the applicant is requesting that five (5) units be considered.**

The project is generally located south of Chestnut Avenue at H Street at 222, 233, 234, and 239 North H Street and 223, 227, and 231 North G Street. The site is comprised of seven (7) parcels (Assessor Parcel No. 85-081-01, -02/85-082, -03, -04, -05, -14, and -15) and has a total area of 80, 595 square feet (1.85 acres). (Planning Division File No. DR 05-36).

City Planner Lucille Breese
L_breese@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Take public testimony; and
- B) Direct staff to prepare a resolution, with appropriate Findings of Fact to either uphold the Planning Commission decision of June 12, 2006 or to grant the appeal; and
- C) Adopt RDA Resolution 06-117, approving the Chestnut Crossing Development.

(Public Comment)

PUBLIC HEARING: (cont'd)

- CITY 11. **ZC 05-06 Zone Change.** A recommendation of the Planning Commission for City Council review and approval of a request by Jon Martin representing Martin Farrell Homes, for a Zone Change proposal to amend the City's Zoning Map Designation. The current Zoning Map Designation is *Central Business District (C-2)*; the applicant is requesting a change to *Mixed Use (M-U)*, which would conform to the City's General Plan Designation for the site of *Mixed Use (MU)*.

The property is a portion of the Chestnut Crossing Mixed Use Infill Development located at 223, 227, and 231 North "G" Street (Assessor Parcel Numbers: 85-082-03, 04, 05). A Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

City Planner Lucille Breese
L_breese@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Take public testimony; and
- B) Certify the Negative Declaration; and
- C) Waive further reading and introduce Ordinance No. 1532(06), amending the zoning map designation for the property at 223, 227, and 231 North "G" Street. The Planning Commission recommends the *Mixed Use (M-U)* zoning district.

(Public Comment)

PUBLIC HEARING: (cont'd)

CITY/RDA 12. **ZC 05-03 - Zone Change, DR 05-29- Preliminary/Precise Development Plan. Review of a Planning Commission recommendation, based upon a request by Chandra Pescheck of The Olson Company of the following project:**

- 1) ZC 05-03 – A Zone Change to amend the City’s Zoning Map designation from *Planned Commercial Development (PCD)*, to *Medium Density Residential, Planned Development (R-2, PD)*, which would conform to the City’s General Plan Designation for the site of *Medium Density Residential*; and**
- 2) DR 05-29 – a Preliminary/Precise Development Plan for the construction of a 13-unit detached single family residential project including on-site parking and landscaping.**

This property is approximately 1.36 acres in area and located at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Numbers 91-110-47). A Mitigated Negative Declaration (SCH No. 2006051017) has been prepared pursuant to the California Environmental Quality Act (CEQA).

Associate Planner Keith Neubert
K_neubert@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Take public testimony; and
- B) Certify the Negative Declaration; and
- C) Waive further reading and introduce Ordinance No. 1530(06), changing the existing Zoning District designation from *Planned Commercial Development (PCD)* to *Medium Density Residential, Planned Development (R-2, PD)* (Planning Division File No. ZC 05-03); and
- D) Adopt Resolution No. 5358(06), approving DR 05-29 as the Preliminary/Precise Development Plan for the construction of a 13-unit detached single family residential project including on-site parking and landscaping (Planning Division File No. DR 05-29); and

- E) Adopt RDA Resolution No. 06-115 of the Board of the Lompoc Redevelopment Agency approving the construction of a 13-unit detached single family residential project, located in the Redevelopment Project Area within the City of Lompoc.

(Public Comment)

PUBLIC HEARING: (cont'd)

CITY/RDA 13. **ZC 05-04 - Zone Change, DR 05-30 - Preliminary/Precise Development Plan. Review of a Planning Commission recommendation, based upon a request by Chandra Pescheck of The Olson Company, of the following project:**

- 1) **ZC 05-04 – A Zone Change to amend the City’s Zoning Map designation from *Medium Density Residential (R-2)*, to *Medium Density Residential, Planned Development (R-2, PD)*, which would conform to the City’s General Plan Designation for the site of *Medium Density Residential*; and**
- 2) **DR 05-30 – A Preliminary/Precise Development Plan for the construction of a 60-unit detached single family residential project including on-site parking and landscaping.**

The site is approximately 5.13 acres in area and located at the southeast corner of Ocean Avenue and U Street (Assessor Parcel Numbers: 91-110-34, 35). A Mitigated Negative Declaration (SCH No. 2006051019) has been prepared pursuant to the California Environmental Quality Act (CEQA).

Associate Planner Keith Neubert
K_neubert@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Take public testimony; and
- B) Certify the Negative Declaration; and
- C) Waive further reading and introduce Ordinance No. 1531(06), changing the existing Zoning District designation from *Medium Density Residential (R-2)*, to *Medium Density Residential, Planned Development (R-2, PD)*, (Planning Division File No. ZC 05-04); and
- D) Adopt Resolution No. 5359(06), approving DR 05-30 as the Preliminary/Precise Development Plan for the construction of a 60-unit detached single family residential project including on-site parking and landscaping (Planning Division File No. DR 05-30); and

- E) Adopt RDA Resolution No. 06-116 of the Board of the Lompoc Redevelopment Agency approving the construction of a 60-unit detached single family residential project; located in the Redevelopment Project Area within the City of Lompoc.

(Public Comment)

WRITTEN COMMUNICATIONS:

ORAL COMMUNICATIONS (2 Minutes Maximum):

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

ADJOURNMENT:

Lompoc City Council will adjourn to a Joint Meeting with the Human Services Commission, at 6:30 P.M. Tuesday, August 15, 2006, followed by the Regular Council/Redevelopment Agency Meeting at 7:00 P.M.

Redevelopment Agency will adjourn to the Regular Council/Agency meeting on August 15, 2006, at 7:00 P.M.

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.

Donna N. Terrones, City Clerk
By: April Hall or Stacey Alvarez
Date: July 27, 2006

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"