

**MINUTES**  
**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**

Council/Agency Members Present: DeWayne Holmdahl, Janice Keller, 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, Community Development Director Arleen Pelster, City Planner Lucille Breese, and Associate Planner Keith Neubert.

Other Participants: Ralph Harman, Jon Martin, and Arlen Sechrest.

Mayor/Chair Dick DeWees gave the invocation and led the Pledge of Allegiance.

**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.

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 100<sup>th</sup> 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:** (distributed as an informational report)

**STAFF REQUESTS AND ANNOUNCEMENTS:**

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

Council/Agency Member Siminski announced a telecommunications meeting conducted by the Northern California Power Agency.

**ORAL COMMUNICATIONS:**

1. Ralph Harman acknowledged City staff for their efforts in restoring electric power and securing the safety of the citizens during a recent power outage.

**CONSENT CALENDAR:**

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

- CITY/RDA 1. Approved Minutes of the Lompoc City Council and Lompoc Redevelopment Agency Regular Meeting of July 18, 2006.

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

- CITY            2.        Approved 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
- CITY            3.        Approved 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.        Adopted 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.        Adopted 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.        Approved the League of California Cities 2006 Annual Conference Resolutions (Annual Conference Resolutions Constitute an Additional Process for Developing League Policies).
- CITY            7        Adopted Resolution No. 5361(06), amending the Compensation Plan to include a salary range adjustment for the position of Wastewater Superintendent.
- CITY            8.        Authorized 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 approved 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;

**APPOINTMENTS:**

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

**ACTION:**        Motion/Second: Keller/Holmdahl. By a unanimous vote, the City Council appointed Councilmember Siminski as the voting delegate and Councilmember Schuyler as the alternate delegate for 2006 League of California Cities annual conference, September 6-9.

**PUBLIC HEARING:**

- CITY/RDA 10. **Granted an Appeal, submitted by Jon Martin representing Martin Farrell Homes, approved a Development Plan (DR 05-36) for a Mixed Use Residential/Commercial project in the Old Town pm Kime 12. 2006. The applicant requested an amendment to Conditions of Approval P-48 and P-49, which require that six (6) affordable housing units be provided for the project; the applicant requested 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 presented the staff report and recommendations.

Council/Agency Member Siminski noted his discussions with the Planning Staff regarding the project.

Council/Agency Member Schuyler and Ms. Keller stated they had no outside communications regarding the project.

Jon Martin, representing Martin Farrell Homes, spoke in support of the appeal.

Public Comment: None

Council/Agency Member Holmdahl stated he had not spoken to Jon Martin regarding the project. He feels the project is a great economic interest for the City.

Council/Agency Member Siminski voiced his concern regarding the ability of the Redevelopment Agency to meet the State requirements of 15% affordable units. He is in support of the project and feels that the community benefits from the project justify an exception to the 15% affordable requirement. He feels review on an individual basis is appropriate.

Council/Agency Member Keller expressed her support of the project and voiced her concern with the ability of RDA to meet the State requirements of 15% affordable units. She feels it would be equitable for the applicant to build the 5 units and pay the approved in-lieu fee of \$86,180.00, even though that amount is not sufficient to put a unit in the ground.

Mayor/Chair DeWees and Council/Agency Member Schuyler both spoke in support of the project.

City Administrator/Executive Director Gary Keefe suggested the Council/Agency direct Staff to establish a formal policy pertaining to rounding up fractional numbers, which would allow Staff to expedite projects.

After further discussion Council is in agreement with a policy and requested Staff to bring this back at a future date.

ACTION: Motion/Second: Schuyler/Mayor DeWees. By a 3 to 2 vote (*Council/Agency Members Holmdahl and Keller voted NO*), the City Council granted the appeal for the 5 units.

ACTION: Motion/Second: Holmdahl/Schuyler. By a 4 to 1 vote (*Agency Member Keller voted NO*), the Agency adopted RDA Resolution 06-117, approving the Chestnut Crossing Development.

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

- CITY 11. **ZC 05-06 Zone Change.** Approved a request by Jon Martin representing Martin Farrell Homes, for a Zone Change to amend the City's Zoning Map Designation. Zoning Map Designation was *Central Business District (C-2)*, now changed to *Mixed Use (M-U)*, which conforms to the City's General Plan Designation of *Mixed Use (MU)* for the site.

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 presented the staff report and recommendations.

Jon Martin spoke in support of the project.

Public Comment: None

ACTION: Motion/Second: Keller/Holmdahl. By a unanimous vote, the City Council took public testimony, Certified the Negative Declaration, waived further reading and introduced Ordinance No. 1532(06), amending the zoning map designation for the property at 223, 227, and 231 North "G" Street to *Mixed Use (M-U)*.

- CITY/RDA 12. **Approved ZC 05-03 - Zone Change, DR 05-29- Preliminary/Precise Development Plan, after 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 amending the City's Zoning Map designation from *Planned Commercial Development (PCD)*, to *Medium Density Residential, Planned Development (R-2, PD)*, which conforms to the City's General Plan Designation for *Medium Density Residential* for the site; 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 presented the staff report and recommendations.

Mayor/Chair DeWees and Council/Agency Member Holmdahl announced they had previously met with Ms. Pescheck and Corey Sanders representing The Olson Company.

Chandra Pescheck, representing The Olson Company, spoke in support of the project.

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

Item No. 12

Public Comment:

1. Arlen Sechrest voiced his concern with parking on R Street and traffic congestion and pedestrian safety at the intersection on Ocean Avenue and R Street, and suggested a traffic light.

Council/Agency Member Schuyler stated he would like to see the land used for commercial purposes.

Council/Agency Member Keller reiterated Mr. Sechrest's comment on the parking on R Street and suggested Staff look into this.

Mayor/Chair DeWees also suggested Staff look into the parking situation on R Street and spoke in support of the project.

ACTION:

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

- A) Took public testimony; and
- B) Certified the Negative Declaration; and
- C) Waived further reading and introduced 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) Adopted 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) Adopted RDA Resolution No. 06-115 approving the construction of a 13-unit detached single family residential project, located in the Redevelopment Project Area within the City of Lompoc.

CITY/RDA 13. **Approved ZC 05-04 - Zone Change, DR 05-30 - Preliminary/Precise Development Plan after 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 amending the City's Zoning Map designation from *Medium Density Residential (R-2)*, to *Medium Density Residential, Planned Development (R-2, PD)*, to conform to the City's General Plan Designation of *Medium Density Residential* for the site; 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 presented the staff report and recommendations.

Public Comment: None

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

Item No. 13

Council/Agency Member Keller voiced her concerns over the impact the project will have on Police and Fire services, but also expressed support for the project.

Mayor/Chair DeWees stated there have been several discussions regarding a traffic light at R Street and West Ocean Avenue. However, Ocean Avenue is under Caltrans jurisdiction. He noted that traffic warrants need to be met before the process can begin and, at this date and time, the warrants have not been met.

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

- A) Took public testimony; and
- B) Certified the Negative Declaration; and
- C) Waived further reading and introduced 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) Adopted 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) Adopted RDA Resolution No. 06-116, approving the construction of a 60-unit detached single family residential project; located in the Redevelopment Project Area within the City of Lompoc.

**WRITTEN COMMUNICATIONS:** None

**ORAL COMMUNICATIONS:**

1. Arlen Sechrest reiterated his concern regarding the need for a traffic light at R Street and West Ocean Avenue.

Council/Agency Member Keller requested staff look into the lighting at R Street and West Ocean Avenue.

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

Council/Agency Member Holmdahl suggested staff advertise the various Redevelopment Projects the City helps fund.

Council/Agency Member Siminski announced a meeting he will be attending.

Council/Agency Member Schuyler announced a meeting he had attended.

Mayor/Chair DeWees reported he had no meetings outside of Santa Barbara County in the past two weeks.

Council/Agency Member Keller suggested staff do some publicity or place an article in the newspaper about the Redevelopment projects funded by the Redevelopment Agency.

**ADJOURNMENT:**

At 8:45 P.M. Mayor/Chair DeWees adjourned the meeting to an adjourned Joint Meeting between City Council and 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.

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Dick DeWees, Mayor/Chair  
City of Lompoc

ATTEST:

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Donna N. Terrones, City Clerk  
Date: August 8, 2006