



## MINUTES

### Regular Meeting of the Lompoc City Council

Tuesday, February 19, 2019

City Hall, 100 Civic Center Plaza, Council Chamber

#### CLOSED SESSION

#### OPEN SESSION – 6:00 P.M. – Council Chamber

Council Members Present: Victor Vega, James Mosby, Dirk Starbuck, Gilda Cordova, and Mayor Jenelle Osborne.

Staff Present: City Manager Jim Throop, City Clerk Stacey Haddon, City Attorney Jeff Malawy, Police Chief Joe Mariani, and Police Sergeant Kevin Martin.

#### CLOSED SESSION – City Council Conference Room

#### BUSINESS ITEM:

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION:**  
Government Code section 54956.9(d)(1) Name of Case: Mayra Grijalva, et al. v. City of Lompoc, et al. Santa Barbara County Superior Court Case No. 18CV02023
2. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION:**  
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): One case.

#### OPEN SESSION - 6:30 P.M. – Council Chamber

#### REPORT ON ACTION TAKEN DURING CLOSED SESSION:

City Attorney Jeff Malawy stated no reportable action was taken during the Closed Session.

Council Members Present: Victor Vega, James Mosby, Dirk Starbuck, Gilda Cordova, and Mayor Jenelle Osborne.

Staff Present: City Manager Jim Throop, City Clerk Stacey Haddon, City Attorney Jeff Malawy, Police Chief Joe Mariani, and Police Sergeant Kevin Martin.

Others Present: Amber Wilson, Deb Andrews, John Linn, Jennifer Daughtery, Steve Bridge, Dan Kessler, Jack Carmean, Jacob Cole, Kate Griffith, Erica Johnson, Brian Cole, Tom Davidson, Charles Sommer, Darrell Tullis, Jack Rodenhi, Tony Tomasello, Tony Polanskey, Randall Senna, Kathy Joseph, Wesley Hill, Brandon Bridge, Norman Yost, and Sylvia King.

Pastor Bernie Federmann gave the invocation and Mayor Jenelle Osborne led the **Pledge of Allegiance**.

#### PRESENTATIONS:

Mayor Osborne presented a Letter of Appreciation to the Lompoc Fire Department from the Fire Department of Lompoc's Sister City Locarno, Switzerland.

The Biennial Update/Report from the Chamber of Commerce and Visitor's Bureau was presented to Council.

#### CITY MANAGER REPORT: (Information only)

- **List of City expenditures**
  - January 14 – 18, 2019 - \$1,167,821.04
  - January 21 – 25, 2019 - \$449,087.79
  - Payroll January 25, 2019 - \$1,496,444.84

**CITY MANAGER REPORT:** (cont'd)

City Manager Jim Throop encouraged all citizens to participate in the City's survey on budget priorities, stating the survey will be open through February 22, 2019; announced the City will be hosting a Council goal setting workshop on March 9, 2019; and introduced Management Services Director Dean Albro. Mr. Albro presented a quick overview of the interactive budget model available on the City's website.

Council Member Mosby asked if the City usually has an average number of employee vacancies at any given time. Management Services Director Dean Albro stated the City of Lompoc has an average of 7% vacant employee positions and the proposed budget will reflect that number.

Mayor Osborne thanked Staff for the interactive budget tool and the survey and encouraged all citizens to review the tool and part-take in the survey.

City Attorney Jeff Malawy reminded the public, Council, and Staff of the rules set in the City Council Handbook on maintaining order and decorum during a Council Meeting, all in the best interest to all Council Members, Staff, and the public to be heard and keep discussions clear.

**PUBLIC COMMENT ON CONSENT CALENDAR ITEMS (Maximum of 3 Minutes):** None

**CONSENT CALENDAR:**

**ACTION:** Motion/Second: Vega/Starbuck. By a 5-0 vote, Council:

1. Approved the Minutes of the Lompoc City Council Regular Meeting of December 18, 2018 and the Special Meeting of December 6, 2018
2. **City of Lompoc Park Maintenance and City Pool Assessment District No. 2002-01 Statement for the Period of July 1, 2017, through June 30, 2018.**

Reviewed, considered, received and filed the City of Lompoc Park Maintenance and City Pool Maintenance Assessment District No. 2002-01 Statement of Revenues, Expenditures, and Changes in Fund Balances for the Period of July 1, 2017, through June 30, 2018.

3. **Adoption of Resolution No. 6236(19), Directing SCI Consulting Group to Prepare the Engineer's Report for Fiscal Year 2018-2019, for the Continuation of Levying the Annual Assessments for the Park Maintenance and City Pool Assessment District No. 2002-01.**

Adopted Resolution No. 6236(19), directing SCI Consulting Group to prepare the Engineer's Report for the Park Maintenance and City Pool Assessment District No. 2002-01 for Fiscal Year 2018-2019, for the continuation of the assessments that provide important revenues to fund the Lompoc Aquatic Center, as well as other park and recreation improvements and services.

**STAFF PRESENTATIONS/ANNOUNCEMENTS/REQUESTS:** None

**ORAL COMMUNICATIONS (3 Minutes Maximum):**

1. Deb Andrews criticized the City's website, stating it is difficult to find previous City Council Meeting minutes and videos; compared the City of Lompoc to Valenzuela; and urged Council to re-evaluate its policies.
2. (Name not Given) suggested the Zoning Ordinance Amendment be sent back to the Planning Commission and not discussed at this meeting.
3. John Linn presented a copy of a letter he wrote to the Council regarding the proposed Zoning Ordinance Amendment and suggested the Council take no action on that matter.

**APPOINTMENTS:**

**4. Council Appointments to various Boards, Commissions, and Committees.**

ACTION: Motion/Second: Starbuck/Mosby. By a 5-0 vote Council appointed Becky Barritt to the Beautification Commission with a term ending December 2022.

ACTION: Motion/Second: Cordova/Mosby. By a 5-0 vote Council appointed Suraj Patel to the Economic Development Committee as Council Member Cordova's direct appointment with a term ending December 2020.

ACTION: Motion/Second: Vega/Starbuck. By a 5-0 vote Council appointed Daniel Burrell to the Economic Development Committee as Council Member Vega's direct appointment with a term ending December 2022.

ACTION: Motion/Second: Cordova/Mayor Osborne. By a 5-0 vote Council appointed Christopher Braxton to the Planning Commission as Council Member Cordova's direct appointment with a term ending December 2020.

**5. Appointment of Council Representative to the Community Action Commission.**

ACTION: Motion/Second: Starbuck/Mayor Osborne. By a 5-0 vote Council appointed Mayor Jenelle Osborne as the Council's direct representative to the Community Action Commission.

**PUBLIC HEARING:**

**6. Consideration of Planning Commission recommendations for approval of the Comprehensive Update to Title 17 of the Lompoc Municipal Code; Adoption of Resolution Nos. 6237(19) through 6240(19); Introduction of Ordinance Nos. 1662(19) through 1665(19).**

Planning Manager Brian Halvorson presented a summary of the update and the recommendations from the Planning Commission and from City Staff, and introduced Jennifer Daughtery from Lisa Wiez Consulting.

City Attorney Jeff Malawy explained Staff has provided copies of the Zoning Code updates for public review, in the binders on the table in the back of the Council Chamber.

Ms. Daughtery gave a brief presentation on the updating process and spoke specifically to the special event overly and accessory uses in the industrial zone.

Mayor Osborne suggest Council discuss their concerns regarding this proposed update and not review the entire document line by line. Council Member Vega agreed with Mayor Osborne. Council Member Starbuck expressed his agitation with the updating process.

**Public Comment:**

1. (Name not Given) spoke about other neighboring communities with vibrant wine industries and suggested Council author wine industry specific zoning rules.
2. Steve Bridge, Dan Kessler, Jack Carmean, Kate Griffith, Erica Johnson, Tom Davidson, Charles Sommer, Darrell Tullis, Kathy Joseph, Wesley Hill, Randall Senna, Norman Yost, and (Name not Given), spoke against the proposed revisions regarding special events at wineries inside the City and suggested the Update be returned to the Planning Commission.
3. Jacob Cole read an excerpt of a letter from Jeremy Ball asking Council to reconsider the proposed amendments to the Zoning Ordinance regarding special events.
4. Brian Cole spoke about his previous personal experiences as a business owner and how hosting music events at nontraditional music locations.

**PUBLIC HEARING:** (cont'd)  
Item No. 6 – Public Comment

5. Jack Rodenhi suggested Public Safety personnel be more creative in their application of the rules.
6. Tony Tomasello and Tony Polanskey requested Council hold off on ruling on Ordinances 1664 and 1665 and Resolutions 6239 and 6240, to give the Planning Commission the opportunity to review the request from the Housing Authority regarding the proposed Cypress Court project.
7. Al Johnson read an excerpt from the Building Code and explained the City is required to follow the Building and Fire Codes.
8. Sylvia King stated she believes these proposed amendments are unnecessary.

Council discussed this matter at great length. Council Member Starbuck suggested Council approve the following Staff Recommendations: **e)** Adopt Resolution No. 6238(19) to: Delete the Office Commercial (OC) designation from the City's Land Use Map; Delete text references to this designation in the General Plan; and Change the map designation of 25 parcels west of A Street from OC to General Commercial (GC); **f)** Adopt Resolution No. 6239(19) to change the General Plan map designation of 36 parcels east of A Street from OC to GC; **i)** Introduce through first reading by title only with further reading waived, Ordinance No. 1663(19), to change the Zoning Map designation of 25 parcels west of A Street from CO to Planned Commercial Development (PCD); and **j)** introduce through first reading by title only with further reading waived, Ordinance No. 1664(19) to change the Zoning Map designation of 36 parcels east of A Street from CO to PCD.

**ACTION:** Motion/Second: Vega/Cordova. By a 5-0 vote, Council approved to Adopt Resolution No. 6239(19) to change the General Plan map designation of 36 parcels east of A Street from OC to GC; and introduce through first reading by title only with further reading waived, Ordinance No. 1664(19) to change the Zoning Map designation of 36 parcels east of A Street from CO to PCD.

Council Member Mosby recused himself from the discussion and possible action due to a conflict of interest due to ownership of real property within 500 feet of the subject matter, and exited the Chamber.

**ACTION:** Motion/Second: Vega/Cordova. By a 4-0-1 (Council Member Mosby was absent) vote, Council approved to adopt Resolution No. 6238(19) to: Delete the Office Commercial (OC) designation from the City's Land Use Map; Delete text references to this designation in the General Plan; and Change the map designation of 25 parcels west of A Street from OC to General Commercial (GC); and introduced through first reading by title only with further reading waived, Ordinance No. 1663(19), to change the Zoning Map designation of 25 parcels west of A Street from CO to Planned Commercial Development (PCD).

**ACTION:** Motion/Second: Vega/Cordova. By a 5-0 vote, Council directed Staff to return the remaining items (as listed below) of this matter to the Planning Commission for review with an emphasis on the Special Events Overlay, the H Street Overlay, and all items which would be considered Business Friendly.

Resolution No. 6237(19) to remove General Plan text referring to the Old Town Specific Plan;

Resolution No. 6240(19) to:

- i. Change the General Plan map designation of one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from OC to Medium Density Residential (MDR); and
- ii. Change the General Plan map designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from OC to partly High Density Residential (HDR);

Ordinance No. 1662(19), which will:

- i. Delete the CO designation from the City's Zoning Map and Zoning Code;
- ii. Delete LMC section 10.28.150 relating to permit requirements for commercial vehicles used for solicitation of patronage;
- iii. Rename the C-2 (Central Business) zoning designation to the CB (Central Business) designation;

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

Item No. 6 – Council Action

- iv. Revise Architectural Guidelines Section IB to be consistent with the updated zoning code regarding major architectural design and site development review;
- v. Add the Planned Development, Special Event, and H Street Overlays;
- vi. Rescind the Old Town Specific Plan and locational restrictions on cannabis uses contained in Title 9.36 and incorporate its provisions into the Zoning Code; and
- vii. Adopt the comprehensive update to Title 17 (Zoning) of the LMC;

Ordinance No. 1665(19) to:

- i. Change the Zoning Map designation for one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from CO to Medium Density Residential (R-2); and
- ii. Change the Zoning Map designation of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from CO to partly HDR (R-3); or

**ACTION:** Motion/Second: Mayor Osborne/Cordova. By a 5-0 vote, Council continued the Public Hearing to the City Council Regular Meeting of May 21, 2019.

**WRITTEN COMMUNICATIONS:** None

**ORAL COMMUNICATIONS (2 Minutes Maximum):** None

**COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS:**

Council Member Vega requested Staff return at a future date with a definition of Business Friendly for Council to discuss and possibly take action and adopt. Council Member Starbuck suggested Staff return during the General Plan Workshop with a revised General Plan Vision Statement.

Council Member Mosby encouraged everyone to review all iterations of the Lompoc Zoning Ordinance.

Mayor Osborne reminded everyone of the upcoming March 9, 2019 Special City Council Goal Setting Workshop; urged all citizens to participate in the City’s Budget Survey; and reported the Lompoc – Vandenberg Branch of the American Association of University Women hosted its annual Speech Trek Contest in the Council Chamber on February 8, 2019.

**ADJOURNMENT:** At 9:23 P.M. Mayor Osborne adjourned the Lompoc City Council to a Regular Meeting on March 5, 2019 at 6:30 P.M., in City of Lompoc Council Chamber.

Respectfully, submitted to Council for review on March 15, 2019 by:           |Stacey Haddon|            
Stacey Haddon, City Clerk