

**MINUTES
JOINT WORKSHOP OF THE LOMPOC CITY COUNCIL
AND THE
PLANNING COMMISSION**

Tuesday, September 16, 2008

6:00 p.m.

City Council Chambers, Lompoc City Hall

Council members Present:

Mayor Dick DeWees, Ann Ruhge, Mike Siminski,
Dwayne Holmdahl, and Will Schuyler

Planning Commissioners Present:

Jack Rodenhi, Judith Grames-Lyra, Helen Free, Bob
Lingl, and Frank Hain

Staff Present:

Arleen Pelster, Community Development Director
Lucille Breese, Planning Manger

ORAL COMMUNICATIONS:

None

NEW BUSINESS:

Mayor DeWees invited Chairperson Rodenhi to begin and Chairperson Rodenhi invited Planning Commissioners to present issues.

Commissioner Hain recommended that the City consider including an Economic Development Element in the upcoming General Plan update. Chairperson Rodenhi commented that he supports the idea and even though there may be additional costs, it would be worthwhile. He also recommended as an alternative that the economic development policies could be integrated with the Land Use policies. Commissioner Free indicated agreement and the City Council directed staff to research the cost of adding an additional element to the General Plan Update and advise the Council of the process. Council member Holmdahl noted that he had attended the September 11, 2008 Planning Commission meeting with regard to the potential Text Amendment to update the City's parking requirements. He indicated that there were good ideas brought forward by the Planning Commission and staff.

Chairperson Rodenhi discussed the General Plan and noted that since its last adoption in 1997 there had not been any large updates done on the document. He indicated that perhaps the General Plan could be reviewed on an annual basis and changes could be made. Discussion ensued regarding the ability to change the General Plan four (4) times a year and the ability to bundle changes together in order to revise more than one aspect of the General Plan four (4) times a year. Commissioner Grames-Lyra discussed the direction that the Commission has focused on recently and discussed the City's future in development. She suggested that the City try to avoid 'piece meal' development and look at the big picture for the overall City environment. She noted that she had hoped to see more progress in the Old Town and noted that more public parking may be needed in the Old Town as development occurs. She also inquired as to the status of the Economic Development survey that was spearheaded by the Chamber of Commerce. Council member Ruhge discussed the status of the Economic Development survey and indicated that the

Chamber Committee is still working on it and follow-up actions would be taken in the near future. Mayor DeWees commented that he was also frustrated by the lack of progress in the Old Town but noted that the financial lending situation and the tax credit situation is making it difficult to proceed at this time.

Commissioner Grames-Lyra commented that the City's public transportation system is excellent. City Administrator Gary Keefe commented that the Lompoc Housing and Community Development Corporation is proposing to bring an update on the Theater and other Old Town projects to the City Council in October 2008.

Commissioner Hain stated that the City has limited vacant industrial land which is needed for economic development growth and inquired as to when the appropriate time would be to update and address this issue, perhaps with the General Plan update. The Council briefly discussed land use changes away from residential in the past and Commissioner Hain noted that future economic development efforts may depend on availability of industrially zoned land. The Commission discussed generally with the Council the need for a balanced community which included industrial areas and the arts and flowers theme of the City, the advantage of having many skilled individuals residing in the community, and how the Planning Commission goes about clarifying City codes and making interpretations during Planning Commission business.

ADJOURNMENT:

The City Council adjourned to a Regular City Council/ Redevelopment Agency Meeting and the Planning Commission adjourned to an Adjourned Regular Meeting September 30, 2008, at 6:30 p.m. in the City Hall Council Chambers.