



## AGENDA

**Regular Meeting of the Lompoc City Council  
Tuesday, September 17, 2019  
City Hall, 100 Civic Center Plaza, Council Chamber**

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda, before or during Council 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 City Council. 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 meetings will be videotaped and available for review on the City’s website by the end of the day on the Thursday following the City Council Meeting. **The Agenda and related Staff reports are available on the City’s web site: [www.cityoflomdoc.com](http://www.cityoflomdoc.com) the Friday before Council meetings between 9:00 a.m. and 5:00 p.m.**

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the City Clerk’s Office at City Hall, 100 Civic Center Plaza, Monday through Friday between 9 a.m. and 5 p.m. and at the Information Desk at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday - Thursday between 10 a.m. and 7 p.m. and Friday and Saturday between 1 p.m. and 5 p.m. The City may charge customary photocopying charges for copies of such documents.

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.

**CLOSED SESSION**

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

**ROLL CALL:** Mayor Jenelle Osborne  
Mayor Pro-Tempore Dirk Starbuck  
Council Member Gilda Cordova  
Council Member Victor Vega  
Council Member James Mosby

**ORAL COMMUNICATIONS:** (maximum of three minutes per speaker, limited to subject of “Closed Session”)

**CLOSED SESSION – City Council Conference Room**

**BUSINESS ITEM:**

1. **CONFERENCE WITH LABOR NEGOTIATORS:** City Designated Representatives: Management Services Director Dean Albro, Financial Services Manager Melinda Wall, Human Resources Manager Gabriel Garcia, Assistant City Attorney Colin Tanner, City Attorney Jeff Malawy and City Manager Jim Throop. Employee Organizations: Lompoc Police Officer’s Association, and International Brotherhood of Electrical Workers.
2. **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION:** Initiation of litigation pursuant to Government Code section 54956.9(d)(4): One case.

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

**ROLL CALL:** Mayor Jenelle Osborne  
Mayor Pro-Tempore Dirk Starbuck  
Council Member Gilda Cordova  
Council Member Victor Vega  
Council Member James Mosby

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

**PLEDGE OF ALLEGIANCE:** Mayor Jenelle Osborne

**PRESENTATIONS PRESENTED ELSEWHERE:**

On September 12, 2019, Mayor Osborne presented a proclamation in honor of the 20<sup>th</sup> Anniversary of the Lompoc Valley Community Healthcare Organization.

**PRESENTATIONS:**

Mayor Osborne will present proclamations in honor of:

**Constitution Week** – September 17 – 23, 2019; and

**The Lompoc Lodge #248 Independent Order of Odd Fellows**

**PRESENTATIONS:** (cont'd)

Randy Howard, General Manager of the Northern California Power Agency will provide a brief presentation.

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

- **List of City expenditures**
  - August 12 - 16, 2019 - \$6,621,345.13
  - August 19 - 23, 2019 - \$658,860.43
  - Payroll August 23, 2019 - \$1,495,613.09

**PUBLIC COMMENT ON CONSENT CALENDAR ITEMS (Max of 3 Minutes):**

**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 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.

1. **Approval of Minutes** of the Lompoc City Council Regular Meeting of August 6, 2019
2. **Adoption of Resolution No. 6283(19) to Close City Hall and Suspend Certain Field Operations on December 23, 26, and 27, 2019.**

City Manager James Throop  
[j\\_throop@ci.lompoc.ca.us](mailto:j_throop@ci.lompoc.ca.us)

Recommendation: Council adopt Resolution No. 6283(19) permitting the closing of City Hall, Library (including Vandenberg Village) and suspending certain City field operations on December 23, 26, and 27, 2019. December 24 and 25 are City holidays, and City offices will be closed.

**STAFF PRESENTATIONS/ANNOUNCEMENTS/REQUESTS:**

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

**APPOINTMENTS:**

3. **Council Appointment to the Planning Commission – One Vacancy.**

## UNFINISHED BUSINESS:

4. **Consideration of Adoption of Election Resolutions to Place before City Voters, at a March 3, 2020 Election Consolidated with the Statewide Primary Election, a 1% General Sales Tax Ballot Measure; Declaration of Fiscal Emergency; Call of Election; Direction for Impartial Analysis and Ballot Arguments for Measure; Appropriation of Funds to Pay for the Election.**

City Attorney Jeff Malawy  
[jmalawy@awattorneys.com](mailto:jmalawy@awattorneys.com)

City Manager James Throop  
[j\\_throop@ci.lompoc.ca.us](mailto:j_throop@ci.lompoc.ca.us)

Recommendation: Council take the following actions:

- a) Adopt Resolution No. 6279(19), Declaring A Fiscal Emergency Pursuant To Article XIII C Section 2(B) Of The California Constitution. *\*This Resolution requires a unanimous vote of the City Council to pass (California Constitution article XIIC, Section 2) and is a condition precedent to all other actions on this item;*
- b) Adopt Resolution No. 6280(19), which:
- i. Orders the submission to the qualified electorate of the City of Lompoc a one cent per dollar (1.0%) sales tax for General Fund Purposes at a Special Municipal Election to be held on March 3, 2020,
  - ii. Calls the Special Municipal Election for March 3, 2020,
  - iii. Requests that the County of Santa Barbara consolidate the Special Municipal Election with the Statewide Primary Election to be held on Tuesday, March 3, 2020, and directs the County Elections Department To conduct the election on the City's behalf; and
  - iv. Authorizes City payment for such consolidated elections services.  
*\*City Council to give direction on ballot label language not to exceed 75 words for this resolution.*  
*\*\*This resolution requires four "yes" votes by the City Council to pass (Gov. Code § 53724(b));*
- c) Adopt Resolution No. 6281(19), directing the City Attorney to draft the impartial analysis and setting ballot arguments.  
*\*City Council to determine whether rebuttal arguments should be authorized or not.*  
*\*\*City Council to determine whether to designate up-to two Council Member authors for ballot arguments, or not;*

**UNFINISHED BUSINESS:** (cont'd)

Item No. 4 – Recommendation

- d) Resolution No. 6282(19) appropriating funds to pay for the Special Election; and
- e) Finally, if the three election resolutions are adopted, then Staff recommends the City Attorney read aloud the title of the Sales Tax Ordinance at the City Council meeting, and the City Council make a motion to waive further reading of the ordinance. The title is:

An Ordinance of the City Council of the City of Lompoc, County of Santa Barbara, State of California, Adding Chapter 3.52 to the Lompoc Municipal Code Imposing a Temporary Transactions and Use Tax to be Administered by the California Department of Tax and Fee Administration, Subject to Approval of a Majority of the Electors Voting on the Tax Measure at the Special Municipal Election to be Held on Tuesday, March 3, 2020.

(Public Comment)

**NEW BUSINESS:**

- 5. **Award of Project No. FY-17-B-1, Municipal Pool Demolition; Award Construction Contract to American Wrecking, Inc.; Adoption of Resolution No. 6276(19) Approving Supplemental Appropriations.**

Senior Civil Engineer Christos Stoyos

[c\\_stoyos@ci.lompoc.ca.us](mailto:c_stoyos@ci.lompoc.ca.us)

Recommendation: Council adopt the Plans and Special Provisions for Project No. FY-17-B-1, Municipal Pool Demolition as required by Section 22039 of the Public Contract Code, award the Construction Contract in the amount of \$317,650.00 to American Wrecking, Inc.; authorize the City Manager, or designee, to execute the necessary agreements for that Contract, and authorize the City Engineer, or designee, to approve additional construction costs and construction contract change orders in an amount not to exceed \$35,000.00; and adopt Resolution No. 6276(19) to approve supplemental appropriations in Fiscal Year 2019-20 to fund the Project.

(Public Comment)

**PUBLIC HEARING:**

6. **Appeal of Building Permit Application Expiration For Construction of Rental Unit at 204 North C Street (B2016-0407).**

Building Division Contract Plans Examiner Anne Schneider  
[a\\_schneider@ci.lompoc.ca.us](mailto:a_schneider@ci.lompoc.ca.us)

Recommendation: Council hold a public hearing; deny the appeal of building permit application expiration for construction of rental unit at 204 North C Street (B2016-0407); or provide alternate direction.

(Public Comment)

7. **Public Hearing on Issuance of Tax-Exempt Bonds for Arbor Square Apartments; Adoption of Resolution No. 6278(19); Subordination of Regulatory Agreement to Tax-Exempt Bonds.**

Community Development Program Manager Chanel Ovalle  
[c\\_ovalle@ci.lompoc.ca.us](mailto:c_ovalle@ci.lompoc.ca.us)

Recommendation: Council take the following action:

- a) Receive public testimony in consideration of the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of LIH Arbor Square LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 126-unit multifamily rental housing project generally known as Arbor Square Apartments; and
- b) Adopt Resolution No. 6278(19), approving the issuance of bonds by the California Statewide Communities Development Authority not to exceed \$38,000,000 for the benefit of LIH Arbor Square LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 126-unit multifamily rental housing project generally known as Arbor Square Apartments; and
- c) Approve Subordination of Regulatory Agreement to the California Statewide Communities Development Authority not to exceed \$38,000,000 for the benefit of LIH Arbor Square LP; or provide alternate direction.

(Public Comment)

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

**8. Consideration of Planning Commission Recommendations for Approval of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code; Adoption of Resolution No. 6258(19); Introduction of Ordinance No. 1670(19) and Adoption of an Addendum to the 2030 General Plan Environmental Impact Report.**

Planning Manager Brian Halvorson  
[b\\_halvorson@ci.lompoc.ca.us](mailto:b_halvorson@ci.lompoc.ca.us)

Recommendation: Council take the following actions:

- a) Receive and consider the Planning Commission recommendations;
- b) Hold a public hearing;
- c) Review Draft Title 17 Zoning (including all redlines) of the Lompoc Municipal Code (LMC) (Attachments 7, 8, and 9);
- d) Adopt Resolution No. 6258(19) to repeal the Old Town Specific Plan and remove General Plan text referring to the Old Town Specific Plan and revisions to the General Plan Land Use Element Implementation Measure 23 relating to orientation of parking (Attachment 1);
- e) Introduce through first reading by title only with further reading waived, Ordinance No. 1670(19) (Attachment 2), which will:
  - i. Delete LMC section 10.28.150 relating to permit requirements for commercial vehicles used for solicitation of patronage;
  - ii. Delete the CO designation from the City's zoning map and Zoning Code, rename the C2 (Central Business) zoning designation to CB (Central Business), rename the T (Mobile Home Park) zoning designation to MH (Residential Mobile Home Park);
  - iii. Revise Architectural Guidelines Section IB to be consistent with the updated Zoning Code regarding major architectural design and site development review;
  - iv. Add the Planned Development Overlay and H Street Overlay;
  - v. Rescind the locational restrictions on cannabis uses contained in LMC Chapter 9.36 and incorporate its provisions into the Zoning Code;
  - vi. Rescind Planning Commission Resolution No. 88-67 regarding the use of metal storage containers;
  - vii. Adopt the comprehensive update to Title 17 (Zoning Code "Clean Copy") of the LMC (Update); and
  - viii. Adopt the Sixth Addendum to the 2030 General Plan Environmental Impact Report (EIR); or
- f) Provide other direction.

(Public Comment)

**WRITTEN COMMUNICATIONS:**

**ORAL COMMUNICATIONS (2 Minutes Maximum):**

**COUNCIL COMMENTS AND MEETING REPORTS:**

**ADJOURNMENT:**

Lompoc City Council will adjourn to a Regular Meeting at 6:30 P.M. on October 1, 2019.

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. Dated this 12th day of September, 2019.

*/Stacey Haddon/*  
Stacey Haddon, City Clerk  
By: Shannon Marrs