



## MINUTES

Regular Meeting of the Lompoc City Council  
Tuesday, September 20, 2022  
City Hall, 100 Civic Center Plaza, Council Chamber

The City Council meeting will be broadcast live on Comcast Channel 23 and on the radio at KPEG 100.9 FM

Or video livestreamed via this link:

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If you choose not to attend in-person but wish to make a comment during oral communications or on a specific agenda item, you may call (805) 875-8201 before the close of public comment on the agenda item. You will be provided 3 minutes for your comment.

Alternatively, you may submit comments via email to [s\\_haddon@ci.lompoc.ca.us](mailto:s_haddon@ci.lompoc.ca.us) not later than 4:00pm on Tuesday, September 20, 2022.

Pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda. 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 "Public Comment on Consent Calendar Items".

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.cityoflompop.com](http://www.cityoflompop.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 as soon as possible prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

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

**Council Members Present:** Gilda Cordova, Jeremy Ball, Dirk Starbuck, Victor Vega, and Mayor Jenelle Osborne.

**Staff Present:** City Manager Dean Albro, City Clerk Stacey Haddon, and City Attorney Jeff Malawy.

**ORAL COMMUNICATIONS:** None

**CLOSED SESSION – City Council Conference Room**

**BUSINESS ITEM:**

1. **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION:**  
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2):  
One case.

**Council Members Present:** Gilda Cordova, Jeremy Ball, Dirk Starbuck, Victor Vega, and Mayor Jenelle Osborne.

**Staff Present:** City Manager Dean Albro, City Clerk Stacey Haddon, Community Development Director Christie Alarcon, City Attorney Jeff Malawy, and Planning Manager Brian Halvorson.

**Others Present:** Deb Andrews, Rob Traylor, Christina Perez Duval, Jovani Rodriguez, Christina Rodriguez, Les Welder, Matt Allen, Ryan Bashar, Monna Sanner, Joe Armendariz, Linsey Silva, Luis Castaneda, Sarah Wildwood, Drayten Howell, Will Terry, Steve Reese, and Joseph Arroyo.

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

City Attorney Jeff Malawy stated not reportable action was taken during the Closed Session.

Chaplin Greg Nelson gave the invocation and Mayor Jenelle Osborne led the **Pledge of Allegiance**.

**PRESENTATIONS:** None

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

- **List of City expenditures**
  - August 22 – 26, 2022 - \$1,172,391.31

City Manager Dean Albro welcomed three newly sworn in City of Lompoc Firefighters, Max Jones, Colin Roth, and Cameron Turner as well as congratulated David Boeken who was promoted to Fire Captain; announced the City's Finance Department was awarded a Certificate of Excellence for Financial Reporting from Government Finance Officers Association for the City's Annual Comprehensive Financial Report for June 2021; reported the Lompoc Public Library was awarded a grant to replace the heating and air conditioning system at the library; and thanked City Staff for the recent and continued beautification work throughout the City, including the City sign marker on the north entrance of the City.

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

**CONSENT CALENDAR:**

Mayor Osborne reported Consent Calendar Item No. 2 has been pulled from the Agenda and will be brought forward at a future meeting.

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

- 1. **Application for 2022 Byrne Justice Assistance Grant (JAG) Program and Approval of Agreement with County of Santa Barbara for Use of Funds.**

Authorized the Lompoc Police Department to apply for the 2022 Byrne Justice Assistance Grant (JAG) to obtain Federal allocation of \$19,120; and authorize the City Manager or his designee to sign the Interlocal Agreement with the County of Santa Barbara and all grant forms, assurances and certifications associated with the JAG.

Pulled from Agenda

- 2. **Amend the City’s Classification Plan to Include the Revised Battalion Fire Chief Job Classification; Adoption of Resolution No. 6544(22)**

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

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

- 1. Deb Andrews thanked Council for the work being done to help beautify the City and complained about the bathrooms at City parks.

**APPOINTMENTS:**

- 3. **Council Appointments to Parks and Recreation and Public Safety Commissions.**

**ACTION:** Motion/Second: Cordova/Ball. By a 5-0 vote, Council appointed Diane Burns to the Parks & Recreation Commission to a term ending December 31, 2024.

**ACTION:** Motion/Second: Cordova/Ball. By a 5-0 vote, Council appointed Ron Fink to the Public Safety Commission to a term ending December 31, 2024.

**PUBLIC HEARING:**

- 4. **Introduction of Ordinance No. 1698(22) Amending the City’s Inclusionary Housing Ordinance, Including Adopting a New Mechanism for Calculating the Affordable Housing In-Lieu Fee; Adoption of Resolution No. 6545(22) Revising the Lompoc Affordable Housing Trust Fund Program Implementation Plan to Establish a Formula For Calculation of the Maximum Assistance Amount Under Homebuyer Assistance Program; Adoption of Resolution No. 6546(22) Setting the Maximum Assistance Amount Under Homebuyer Assistance Program and Affordable Housing In-Lieu Fee; Consideration of Limiting Use of Housing Trust Fund to Homebuyer Assistance Program.**

Brian Halvorson, Planning Manager presented the Staff report and recommendations.

Council discussed the matter and asked for clarification on the proposed revisions. City Attorney Jeff Malawy and Community Director Christie Alarcon explained Staff considers the proposed revisions to City’s inclusionary housing ordinance the best way forward to promote affordable housing and incentivize construction of market-rate homes in Lompoc; and confirmed the formula for calculating the in-lieu fee and maximum assistance under the Homebuyer Assistance Program be re-calculated each year.

Public Comment: None

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

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

- a) Introduced, for first reading by title only with further reading waived, Ordinance No. 1698(22) amending the City's inclusionary housing ordinance, including adopting a new mechanism for calculating the in-lieu fee and the maximum amount of assistance available under the Homebuyer Assistance Program (HAP), and directed Staff to include Section 6 in the ordinance as presented;
- b) Adopted Resolution No. 6545(22), revising the Lompoc Affordable Housing Trust Fund Program Implementation Plan (Implementation Plan) to establish a formula for calculation of the maximum assistance amount under the HAP;
- c) Adopted Resolution No. 6546(22), setting the maximum amount of assistance under the HAP at \$80,050, and setting the affordable housing in-lieu fee at \$88,550; and
- d) Directed Staff to revised the Implementation Plan to limit the use of the Affordable Housing Trust Fund (Trust Fund) solely to providing assistance through the HAP.

**COUNCIL REQUESTS:**

5. **Discussion of Moratorium on Issuance of Commercial Cannabis Use Licenses; Consider Adoption of Urgency Ordinance No. 1699(22) Suspending the Issuance of Commercial Cannabis Use Licenses; Introduction of That Ordinance; Consideration of Forming Ad Hoc City Council Committee to Assess and Recommend Revisions to City's Cannabis Regulations and Enforcement.**

Jeff Malawy, City Attorney presented the Staff report and recommendations.

Council Member Vega stated a moratorium could be imposed on only new applications and Council Member Ball asked if Staff could provide an estimate of the fiscal impact if a moratorium is imposed. Management Services Director Christie Donnelly stated the change to tax revenues cannot be estimated.

**Public Comment:**

1. Sam Rodriguez, Rob Traylor, Christina Perez Duval, Jovani Rodriguez, Christina Rodriguez, Les Welder, Matt Allen, Sarah Wildwood, Drayten Howell, Will Terry, Steve Reese, and Joseph Arroyo spoke against a moratorium on the issuance of commercial cannabis use licenses inside the City.
2. Ryan Bashar, Monna Sanner, Joe Armendariz, Lindsey Silva, Luis Castaneda, and Deb Andrews spoke in favor of a moratorium on the issuance of licenses for retail cannabis businesses inside the City.
3. Via Phone Call - (Name Unknown), expressed concern about the notification provided to property owners regarding this matter.
4. Via Phone Call – Lynn (Unknown Last Name), spoke about the information presented but did not provide a definitive view on a moratorium.

**COUNCIL REQUESTS:** (cont'd)

Council continued to discuss this matter at length.

Council Member Cordova motioned to place a forty-five (45) day moratorium on the issuance of new commercial cannabis use licenses effective immediately, with an exception for all current applications and license holders, and to setup an ad-hoc committee to review the City’s current rules and regulations for commercial cannabis use. The motion died for a lack of a second.

**ACTION:** Motion/Second: Mayor Osborne/Ball. By a 3-2 vote (Council Members Cordova and Starbuck voted No), Council discussed a potential moratorium on issuance of commercial cannabis licenses; decided Ordinance No. 1699(22) would not move forward, appointed Council Members Ball and Vega to a Council ad-hoc committee to assess and recommend revisions to the City’s cannabis regulations and enforcement policies and to return not later than March 21, 2023, with a report on this matter.

**WRITTEN COMMUNICATIONS:** None

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

**COUNCIL COMMENTS, AND MEETING REPORTS:**

Council Member Cordova thanked City Staff for all the beautification work being completed around the City, including the improvements on North H Street.

Council Member Ball thanked all who participated this evening and continue to be invested in the City; and spoke about the upcoming deadline to submit your tiny art for the Lompoc Public Library’s Tiny Art Show; and announced the Lompoc Chamber of Commerce and Visitor’s Bureau’s annual scarecrow contest begins October 17, 2022.

Mayor Osborne reported she attended several meetings and events including the **Recovery Day at the Park**, the annual **Public Safety & Community Appreciation Luncheon** at St. Mary’s Church, the City of Lompoc Utility Commission meeting, and the League of California Cities **Annual Conference** held in Long Beach, CA; and reminded everyone September is library card sign up month, and the City of Lompoc Childrens Christmas Season Parade will be held on December 2, 2022 and the deadline to sign up to participate in the parade is November 21, 2022.

**ADJOURNMENT:** At 8:47 P.M. Mayor Osborne adjourned the Lompoc City Council to a Regular Meeting on October 4, 2022 at 6:30 P.M., in City of Lompoc Council Chamber.

Approved by Council action on December 6, 2022:

*/Stacey Haddon/*  
Stacey Haddon, City Clerk