



## AGENDA

**Regular Meeting of the Lompoc City Council  
Tuesday, July 2, 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.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 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 – 5:00 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 LEGAL COUNSEL--ANTICIPATED LITIGATION:** Initiation of litigation pursuant to Government Code section 54956.9(d)(4): one case.
2. **CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION:** Government Code section 54956.9(d)(1) Alliance for Constitutional Sex Offense Laws, Inc., et al. v. City of Lompoc, et al., Santa Barbara County Superior Court case no. 19CV00887.
3. **CONFERENCE WITH LABOR NEGOTIATORS:** City Designated Representatives: Management Services Director Dean Albro, Human Resources Manager Gabriel Garcia, City Attorney Jeff Malawy and City Manager Jim Throop. Employee Organizations: Lompoc Police Officer’s Association, and International Brotherhood of Electrical Workers.
4. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS:** Government Code Section 54956.8. Property: approximately 82 acres including and adjacent to Ken Adam Park. City Negotiators: City Manager Jim Throop and City Attorney Jeff Malawy. Negotiating Party: Pale Blue Dot Ventures, Inc. Under Negotiation: Price and terms of payment.

**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:**

A proclamation commemorating June 29, 2019 as the **1<sup>st</sup> Anniversary Reunion Day** for the St. James Missionary Baptist Church, was delivered to representatives of the St. James Missionary Baptist Church.

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

- **List of City expenditures**
  - May 28 – 31, 2019 - \$592,108.34
  - June 3 – 7, 2019 - \$201,265.74
  - Payroll May 31, 2019 - \$1,284,530.77

## **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 December 4, 2018 and April 16, 2019.
2. **Adoption of Resolution No. 6288(19) Authorizing the Community Development Director to Execute Agreements with the California Department of Transportation.**

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

Recommendation: Council adopt Resolution No. 6288(19) authorizing the Community Development Director, or designee, to execute agreements with the California Department of Transportation for the Lompoc Streetscape Multi-Modal Improvement Plan.

3. **Approval of California Environmental Quality Act (CEQA) Findings Regarding an Addendum to the Revised Final Environmental Impact Report (FEIR) for the Burton Ranch Specific Plan through the Readoption of Ordinance No. 1669(19) Approving Request for Five-Year Time Extension for the Burton Ranch Specific Plan Area Development Agreement (DR 05-35/SP 04-01).**

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

Recommendation: Council readopt Ordinance No. 1669(19), making certain CEQA findings regarding the Addendum and approving a five-year time extension request for the Burton Ranch Specific Plan Area Development Agreement; and direct the City Manager to sign the five-year extension to the Development Agreement.

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

4. **Adoption of Resolution No. 6269(19), Granting the Appeal Filed by Morris Sobhani Regarding the Installation of an Additional Sewer Lateral for the Properties Located at 204 West Oak Avenue and 209 West Pine Avenue.**

Recommendation: Council adopt Resolution No. 6269(19) granting the appeal regarding the installation of an additional sewer lateral at 204 West Oak Avenue and 209 West Pine Avenue.

**STAFF PRESENTATIONS/ANNOUNCEMENTS/REQUESTS:**

- Community Development Program Manager Chanel Ovalle will present an update on the City's Home Buyer's Assistance Program.
- Community Relations Manager/Public Information Officer Samantha Scroggin will present an update on the City's website.

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

**APPOINTMENTS:**

5. **Council Appointment to the Beautification Commission.**

**PUBLIC HEARING:**

6. **Appeal by Vitamin and Herb Store of the Utility Director's Ruling on Request for Reconsideration Regarding Enforcement of Lompoc Municipal Code Section 13.16.370 – Trap/Interceptor Required (525 West Central Avenue).**

Utility Director Brad Wilkie  
[b\\_wilkie@ci.lompoc.ca.us](mailto:b_wilkie@ci.lompoc.ca.us)

Recommendation: Council hear the business owner's appeal of the Utility Director's requirement to install a grease trap/interceptor; and make a ruling on the appeal.

(Public Comment)

7. **Consideration of Planning Commission Recommendations for Approval of the Comprehensive Update to Title 17 (Zoning) of the Lompoc Municipal Code; Adoption of Resolution Nos. 6258(19) and 6259(19); Introduction of Ordinance Nos. 1665(19) and 1670(19).**

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

**PUBLIC HEARING:** (cont'd)  
Item No. 7 – Recommendations:

Recommendation: Council take the following actions:

- a) Receive and consider the Commission recommendations;
- b) Hold a public hearing;
- c) Review Draft Title 17 Zoning (including all redlines) of the Lompoc Municipal Code (LMC) and approve the Sixth Addendum to the 2030 General Plan Environmental Impact Report;
- 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;
- e) Adopt Resolution No. 6259(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 Office Commercial (OC) to Medium Density Residential (MDR); and
  - ii. Change the General Plan map designation of a portion of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from OC to High Density Residential (HDR);
- f) Introduce through first reading by title only with further reading waived, Ordinance No. 1665(19), which will:
  - i. Change the Zoning Map designation for one parcel (APN: 085-150-089) at the northwest corner of Seventh Street and Cypress Avenue from Commercial Office (CO) to Medium Density Residential (R2); and
  - ii. Change the Zoning Map designation of a portion of one parcel (APN: 085-150-090) at the southwest corner of Seventh Street and Ocean Avenue from CO to High Density Residential (R3);
- g) Introduce through first reading by title only with further reading waived, Ordinance No. 1670(19), 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;

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

Item No. 7 – Recommendations:

- iv. Add the Planned Development, Special Event, and H Street Overlays;
- v. Rescind the locational restrictions on cannabis uses contained in Title 9.36 and incorporate its provisions into the Zoning Code;
- vi. Rescind 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; or

h) Provide other direction.

(Public Comment)

**COUNCIL REQUESTS:**

- 8. **Report on Status of Temporary Use Permit Application Filed by Wine Factory Located at 321 North D Street.** (Requested by Council Member Starbuck)

Community Development Director Christie Alarcon  
[c.alarcon@ci.lompoc.ca.us](mailto:c.alarcon@ci.lompoc.ca.us)

Recommendation: Council receive the report from Staff and provide comment or direction to Staff as deemed necessary.

(Public Comment)

**NEW BUSINESS:**

- 9. **City Council Consideration of and Possible Action on Current Complaint-Based Code Enforcement Policy.** (Requested by Council Member Vega)

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

Recommendation: Council consider the material presented in the Staff report; direct Staff to continue with the current complaint-based Code Enforcement Policy; or provide alternate direction.

(Public Comment)

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

10. **City Policy Regarding Letters from Mayor for Property Maintenance Violations.**

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

Recommendation: Council review the Staff Report and select one of the following changes to the City's property maintenance letter policy:

- a) Direct the City Manager to sign property maintenance letters instead of the Mayor; or
- b) Discontinue the policy of sending property maintenance letters; or
- c) Provide alternative 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 Tuesday, July 16, 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 27<sup>th</sup> Day of June 2019.

*/Stacey Haddon/*

Stacey Haddon, City Clerk  
By: Shannon Marrs