

**ADOPTED MINUTES OF THE SPECIAL MEETING
OF THE
ECONOMIC DEVELOPMENT COMMITTEE**

Adopted August 2, 2018
**Thursday, June 27, 2018
5:30 p.m.**

Lompoc City Council Chambers

ROLL CALL OF COMMITTEE MEMBERS:

Jeremy Ball, Committee Chair

Chelsea Cochran, Vice Chair

Lisa Andre

Naishadh Buch – excused

Henry Gallina

Tina Mercer – excused

Cecilia Ramos – excused

Clay Turner

Ed Braxton – excused

Kathi Froemming – absent

DeWayne Holmdahl

Megan Raff

Rob Traylor – excused

ASSOCIATE MEMBERS:

Gilda Cordova

Barbara Edwards – excused

Amber Wilson – excused

Brandon Bridge – absent

Tom Farrell – absent

STAFF:

Christie Alarcon, Interim Economic Development Director – excused

Jasmine McGinty, Development Programs Specialist

Brian Halvorson, Planning Manager

ORAL COMMUNICATIONS – None.

STAFF COMMENTS:

Ms. McGinty informed the EDC the 2018 EDC Strategic Plan will be going forth for Council approval on August 7th. She noted this will be the new City Manager's first City Council meeting in this role, and stated it would be a good way for him to understand what the EDC is working on. She also reminded them the EDC Periodic Report will be presented during this meeting. She also reminded the EDC the Annual EVA winner will be announced during the 2018 Annual Chamber Awards Banquet on July 18, 2018. Tickets are available on the Chamber of Commerce website.

AGENDA ITEMS:

A. Zoning Ordinance Update Presentation

Chair Ball announced Planning Manager Brian Halvorson to give a presentation on the current zoning ordinance update process and May 30th workshop with the Council and Planning Commission. Mr. Halvorson then proceeded to give a brief presentation on the zoning ordinance update process. Mr. Halvorson highlighted the following:

- Planning received 78 comments from the public review process

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- New update will be more user friendly, have more graphics, and streamlined regulations
 - There will be more modernized language
 - Commercial Office (CO) zones will be changed to Planned Commercial Development (PCD)
 - There will be an incorporation of the Old Town Specific Plan
 - Addition of an “H” Street overlay to encourage reinvestment along that street
 - There will be a special event overlay, particularly for the wine ghetto, which will enable more flexible uses such as events, food trucks and outdoor activities
 - Created standards for food trucks. Food trucks to be allowed with a TUP approval by staff
 - Clarifications for Accessory Dwelling Units

Mr. Halvorson then have a summary of the May 30th joint workshop with the City Council. He gave an overview of the recommended changes from Council as follows:

- Reuse of existing buildings, in Old Town Commercial with the allowance of medical uses
- Allow curb parking to count towards required parking
- Add mobile vending in the Industrial zones
- No size limit on restaurants in the industrial zones
- If ADUs are approved as written, then it does not need to be owner-occupied
- Keeping the current parking requirements for assembly, restaurant and medical
- Reduce parking exceptions to 15%, rather than 30%

Mr. Halvorson then discussed the next steps and stated they are in the process of taking Council's direction, finishing the environmental review, and the target date for adoption is December or January. There was then a general question and answer session.

Member Gallina asked if there were any plans for removal of the old buildings in Old Town. Mr. Halvorson responded that requiring buildings to be demolished is a legal issue, and deferred this question to the City Attorney's office. He also noted there is a listed of unreinforced masonry buildings. Member Cochran asked for further clarification on accessory dwelling units. Chair Ball asked about “big picture” changes for the City of Lompoc after adoption of the Zoning Code. There was a general discussion about if there might any delays in the process and big picture changes the updated Zoning code will bring. The Q&A session continued amongst the EDC and included questions on staffing, additional changes made by council and code implementation.

Chair Ball thanked Mr. Halvorson for the presented and expressed the EDC's support in getting the new code adopted.

ORAL COMMUNICATIONS – None.

STAFF & COMMITTEE REQUESTS/ANNOUNCEMENTS – None.

WRITTEN COMMUNICATIONS – None.

ADJOURN – Chair Ball adjourned the meeting at 6:53 p.m.