

**MINUTES  
SPECIAL MEETING  
of the Lompoc City Council  
Tuesday, April 9, 2013  
City Hall, 100 Civic Center Plaza, Council Chambers**

**CLOSED SESSION**

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

Council Members Present: DeWayne Holmdahl, Dirk Starbuck, Bob Lingl, Mayor Pro Temp Ashley Costa, and Mayor John Linn.

Staff Present: City Administrator Laurel Barcelona, City Attorney Joseph Pannone, and City Clerk Stacey Alvarez.

**ORAL COMMUNICATIONS:** None

**CLOSED SESSION** – Employee’s Break Room

**BUSINESS ITEM:**

**CONFERENCE WITH LABOR NEGOTIATORS -**

City Designated Representatives: Beth Flamm-Overby, Brad Wilkie, Colin Tanner  
Employee Organization: Lompoc Police Officers Association, International Association of Firefighters (Lompoc Local 1906), and Lompoc Employees Association.

**OPEN SESSION** - 7:00 P.M. – Council Chambers

Council Members Present: DeWayne Holmdahl, Dirk Starbuck, Bob Lingl, Mayor Pro Temp Ashley Costa, and Mayor John Linn.

Staff Present: City Administrator Laurel Barcelona, City Attorney Joseph Pannone, City Clerk Stacey Alvarez, Economic Development Director/Assistant City Administrator Teresa Gallavan, and Planning Manager Lucille Breese.

Others Present: Nicholas Gonzales, Robert Schmeidke, Mary Ellen Brooks, Ken Ostini, Toni Ostini, John Thermos, Stan Leach, Mary Leach, Bill Babcock, Susan Gallagher, Fred Bittle, and Debbie McComb.

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

Mayor Linn reported there was no action taken during the Closed Session.

Mayor John Linn led the **Pledge of Allegiance**.

**ORAL COMMUNICATIONS** (Maximum of 5 Minutes):

1. Lompoc Valley Chamber of Commerce and Visitor’s Bureau C.E.O., Ken Ostini spoke about current and upcoming Chamber events and distributed a “I Love Lompoc” lapel button the Chamber has produced.

Council Member Lingl thanked Mr. Ostini and the Chamber for the continued work the Chamber does to promote Lompoc.

2. Mary Ellen Brooks spoke about **National Equal Pay Day** May 9, 2013.

**PUBLIC HEARING:**

1. **The City Council will Consider Public Input, Discuss Options, and Provide Direction Regarding Amending the City of Lompoc Zoning Map to Achieve Consistency with the General Plan Land Use Element Map (Planning Division File No. ZC 10-01).**

Planning Manager Lucille T. Breese presented the Staff report and recommendations and reminded Council that any change to the adopted Housing Element may require the City to enter into negotiations with the State on revisions for that Housing Element.

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

Council discussed the presented materials, previous Planning Commission and City Council meetings and hearings regarding zoning inconsistencies, current zoning maps, the term legal non-conforming, the availability of the Conditional Use Permit (CUP) process, and restrictions of zoning designations from the State.

Public Comment:

1. Nicholas Gonzales presented Council with information he researched regarding previous and current zoning regulations inside the City and spoke about his concerns regarding possible inconsistent and arbitrary zoning changes proposed by Council.
2. Toni Ostini spoke against spot zoning.
3. Fred Bittle spoke against down zoning and suggested Council approve the option which does not create legal non-conforming properties.
4. Debbie McComb suggested property owners be allowed to request zoning change only within a given time-frame as approved by Council.
5. John Thermos spoke against down zoning.
6. Susan Gallagher read a letter she wrote to Council expressing her concerns about possible adverse affects on property values if a property is down zoned.
7. Mary Leach, current Planning Commissioner, spoke about previous zone changes, stating a City without regulations or restrictions becomes undesirable and supported the suggestion by Debbie McComb.
8. Bill Babcock spoke against any down zoning, stating his concern about property value loss.
9. Robert Schmeidke spoke against possible down zoning.

**BREAK:** At 8:30 P.M. Mayor Linn announced a break. At 8:40 P.M., the meeting reconvened with all Council Members present.

Council Member asked Staff to clarify why Option #3 would necessitate another review by the Planning Commission. Planning Manager Lucille Breese explained the Environmental Impact Review and the Housing Element were based on densities current on the Land Use Maps and Option #3 would changes those Maps. City Attorney Joseph Pannone stated California State law dictates the Planning Commission must review and give recommendations if significant changes are made to the General Plan Update.

Mayor Linn distributed copies of his hand written calculations of current densities within the City and his estimates of the potential to add buildings/housing to properties inside the City Limits.

Council discussed the material presented by the Mayor, the requirements dictating the review by the Planning Commission if the Land Use Maps are revised to be consistent with the current Zoning Map, the money currently spent by the City in the General Plan Phase 1 Update process, the money remaining to complete the Phase 1 Update and the Phase 2 Update, and the length of time it has taken for the General Plan Phase 1 Update to be reviewed.

Mayor Linn asked Staff to confirm how many property owners have requested a down zone for their property. Ms. Breese stated there have been approximately 10 property owners with approximately 210 property owners submitting no comment.

**BREAK:** At 9:18 P.M. Mayor Linn announced a break. At 9:25 P.M., the meeting reconvened with all Council Members present.

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

Council reviewed all Zone Change Maps individually and took the following actions:

ZC Map 1 –

ACTION: Costa/Holmdahl: with a 5-0 vote, Council approved the map as recommended by Staff to be revised from RA to 7R1.

ZC Maps 2, 3 & 4 –

ACTION: Mayor Linn/Lingl: with a 5-0 vote, Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map and proceed with an Overlay for all parcels that exceed R2.

Council Member Starbuck recused himself, due to real property interests within 500 feet of ZC Map 6 and exited the Council Chambers.

ZC Map 5, 6 & 7–

ACTION: Mayor/Holmdahl: with a 4-0-1 vote (Council Member Starbuck was Absent), Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map and proceed with an Overlay for all parcels that exceed R2 and with the retention of mixed use.

Council Member Starbuck returned to the dais.

ZC Map 8 –

ACTION: Mayor Linn/Starbuck: with a 5-0 vote, Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map.

Mayor Linn recused himself, due to real property interests within 500 feet of ZC Maps 9, 10, & 12 and exited the Council Chambers.

Public Comment:

1. Robert Schmeidke spoke about current buildings shown on ZC Map 12 and requested Council retain the R3 zoning for that map.

ZC Maps 9, 10 & 12 –

ACTION: Holmdahl/Lingl: with a 4-0-1 vote (Mayor Linn was Absent), Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map, directed Staff to consider an Overlay for all parcels that exceed R2, and change the R2 parcel on ZC Map 12 to R3.

Mayor Linn returned to the dais.

ZC Map 11 –

ACTION: Starbuck/Lingl: with a 5-0 vote, Council approved the Planning Commission recommendation and change the Zoning Map to be consistent with the Land Use Map as presented.

ZC Map 13 –

ACTION: Mayor Linn/Holmdahl: with a 4-1 (Council Member Costa voted NO) vote, Council approved to revise the Map to R-3 and change the Land Use Element Map (LUE) to be consistent with the revised Zoning Map.

ZC Map 14 –

ACTION: Costa/Starbuck: with a 5-0 vote, Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map.

ZC Map 15 –

ACTION: Mayor Linn/Starbuck: with a 5-0 vote, Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map.

Mayor Linn recused himself, due to real property interests within 500 feet of ZC Map 16 and exited the Council Chambers.

Public Comment:

1. Stan Leach spoke in favor of the proposed zoning for ZC Map 16.

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

ZC Map 16 –

ACTION: Homdahl/Costa: with a 4-0-1 (Mayor Linn was Absent) vote, Council approved to change the Land Use Element Map (LUE) to be consistent with the current Zoning Map.

Mayor Linn returned to the dais.

At 10:43 P. M. Council Member Costa motioned to extend the meeting past the 11:00 P. M. deadline. The motion was seconded by Council Member Starbuck and approved unanimously.

ZC Map 17 –

ACTION: Mayor Linn/Starbuck: with a 5-0 vote, Council approved the Planning Commission recommendation and change the Zoning Map to be consistent with the Land Use Map as presented.

ZC Map 18 –

ACTION: Costa/Starbuck: with a 5-0 vote, Council approved the Planning Commission recommendation and change the Zoning Map to be consistent with the Land Use Map as presented.

Mayor Linn and Council Member Starbuck recused themselves, due to real property interests within 500 feet of ZC Map 19 and exited the Council Chambers.

ZC Map 19 –

ACTION: Holmdahl/Lingl: with a 3-0-2 (Mayor Linn and Council Member Starbuck were Absent) vote, Council approved to the proposed Zone Change Map with the additional change of the single Mixed Use (MU) parcel to be designated Public Facility (PC).

Mayor Linn and Council Member Starbuck returned to the dais.

ZC Map 20 –

ACTION: Mayor Linn/Starbuck: with a 5-0 vote, Council approved the Planning Commission recommendation and change the Zoning Map to be consistent with the Land Use Map as presented.

Council Member Starbuck recused himself, due to real property interests within 500 feet of ZC Map 21 and exited the Council Chambers.

ZC Map 21 –

ACTION: Holmdahl/Mayor Linn: with a 4-0-1 (Council Member Starbuck was Absent) vote, Council approved the Planning Commission recommendation and change the Zoning Map to be consistent with the Land Use Map as presented, with the revision to the recommendation of changing the Mixed Use (MU) designations to Commercial (C2).

Council Member Starbuck returned to the dais.

Public Comment:

1. Nicholas Gonzales spoke against the Planning Commission recommendation to have an architectural standard for the Ocean Avenue Corridor Area.

ZC Map 22A & 22B –

ACTION: Mayor Linn/Starbuck: with a 5-0 vote, Council rejected the Planning Commission's recommendation for an architectural standard overlay on Ocean Avenue Corridor Area.

Council reviewed each General Plan Land Use Element Map along with the Planning Commission's recommendations for revisions or changes to those maps and took the following actions:

GP Maps 1, 2, 3 & 4 –

ACTION: Mayor Linn/Holmdahl: with a 5-0 vote, Council approved the Staff recommendations for GP Maps 1, 3 & 4 and to rejected the recommendation for GP Map 2.

GP Maps 5 & 6 –

Mayor Linn recused himself, due to real property interests within 500 feet of GP Map 5 & 6 and exited the Council Chambers.

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

**Public Comment:**

1. Johnatha Linn spoke in favor of the recommended changes to GP Maps 5 & 6.

ACTION: Starbuck/Lingl: with a 4-0-1 (Mayor Linn was Absent) vote, Council approved the Staff recommendations for GP Map 5 & 6.

Mayor Linn returned to the dais.

GP Maps 7, 8 & 9 –

ACTION: Holmdahl/Costa: with a 5-0 vote, Council approved the Staff recommendations for GP Map 7,8 & 9.

Mayor Linn and Council Member Starbuck recused themselves, due to real property interests within 500 feet of ZC Map 19 and exited the Council Chambers.

GP Map 10 –

ACTION: Costa/Lingl: with a 3-0-2 (Mayor Linn and Council Member Starbuck were Absent) vote, Council approved the Staff recommendations for GP Map 10.

Mayor Linn and Council Member Starbuck returned to the dais.

GP Map 11 –

ACTION: Costa/Lingl: with a 5-0 vote, Council approved the Staff recommendations for GP Map 11.

GP Map 12 –

ACTION: Costa/Starbuck: with a 5-0 vote, Council approved the Staff recommendations for GP Map 12.

Council Member Starbuck recused himself, due to real property interests within 500 feet of ZC Map 21 and exited the Council Chambers.

GP Map 13 –

ACTION: Costa/Lingl: with a 4-0-1 (Council Member Starbuck was Absent) vote, Council approved the Staff recommendations for GP Map 13, with additional revision of the current designation of Mixed Use (MU) to General Commercial (GC) and removal of the overlay on the Lompoc Airport property.

Council Member Starbuck returned to the dais.

GP Maps 14A & 14B –

ACTION: Mayor Linn/Holmdahl: with a 5-0 vote, Council rejected the proposed recommendations for GP Maps 14A & 14B.

**WRITTEN COMMUNICATIONS:** None

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

**COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS:**

Mayor Linn reported he attended a meetings with California Association of Councils of Governments (CALCOG).

Council Member Ashley Costa announced the Energy Summit will take place on Saturday, April 12, 2013 at the Marriot Hotel in Buellton.

**ADJOURNMENT:** At 11:36 P.M. Mayor Linn adjourned the Lompoc City Council to a Regular Meeting at 7:00 P.M. on Tuesday, April 16, 2013.

Respectfully submitted by: \_\_\_\_\_  
Stacey Alvarez, City Clerk  
May 17, 2013