

**AGENDA**  
REGULAR MEETING/LOMPOC CITY COUNCIL  
TUESDAY, September 4, 2001  
COUNCIL CHAMBERS/100 CIVIC CENTER PLAZA

**7:00 P.M.**

*Please be advised that, pursuant to State Law, any member of the public may speak to the 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 Council. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.*

*Regular City Council meetings are broadcast live on Channel 22 in Lompoc. They are rebroadcast at 9:00 a.m. the following Wednesday. Copies of the staff reports related to the agenda are available for public review between 9:00 a.m. and 5:00 p.m. on weekdays in the City Clerk's Department, City Hall, and at the Lompoc Public Library Reference Department. The agenda generally is available on the City's web site: [www.ci.lompoc.ca.us](http://www.ci.lompoc.ca.us) the Friday before Council meetings.*

**ROLL CALL:** Councilmembers: DeWayne Holmdahl, Janice Keller, Will Schuyler, Michael Siminski, Mayor Dick DeWees.

**INVOCATION:** Elizabeth O'Connell

**PLEDGE TO THE FLAG:** Mayor DeWees

**PRESENTATIONS:**

Proclamations Presented Elsewhere:

Certificates of Recognition presented by Councilmember Keller on August 26, 2001 to Carla Frisk, Dulcie Sinn, and Muriel Robinson at the Women's Equality Day Reception sponsored by the Central Coast National Organization for Women.

Proclamation for Good Neighbor Day, September 6, 2001, to Jackie White, representing Lompoc Valley Florist.

Presentation on the Lompoc Unified School District "Reader Leader" Program by Cheryl Sampson, introduction by Councilmember Siminski.

**STAFF REQUESTS AND ANNOUNCEMENTS:**

**CITY ADMINISTRATOR'S STATUS REPORT** (Information Only)

**COUNCIL REQUESTS AND ANNOUNCEMENTS:**

**ORAL COMMUNICATIONS (Maximum of 5 Minutes):** (At this time, please direct comments to the City Council regarding Consent Calendar Items or issues of interest not on the agenda but within the jurisdiction of the Council.)

**CONSENT CALENDAR:**

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Council votes on the motion to adopt.

1. Approval of City Council Minutes from the Regular Meeting of August 21, 2001.
2. Approval of expenditures:  
Payroll of 8/17/01 - \$872,152.30  
Voucher Register of 8/24/01 - \$752,114.31 \*  
Voucher Register of 8/17/01 - \$368,263.87  
Manual Checks 7/1/01 – 7/31/01 - \$76,211.00 (New FY)  
Manual Checks 7/1/01 – 8/9/01 - \$53,295.40 (Old FY)  
\* Includes Check #220682 issued to Schuyler Mower & Offroad in the amount of - \$75.00.

3. Appropriation for Wastewater Generator Switchgear Modifications. Report by Wastewater Superintendent Dale Ducharme. E-mail: [d\\_ducharme@ci.lompoc.ca.us](mailto:d_ducharme@ci.lompoc.ca.us)

Recommendation: that City Council appropriate \$82,000 to upgrade the Wastewater Treatment Plant Emergency Generator Switchgear by transferring \$82,000 from 53-34099 Wastewater Fund Balance to 53200-71035 Generator-Rehab.

[View Report](#)

4. Award of Contract to Purchase Electrical Switch Motor Operators/Controllers in the amount of \$111,600 to Cleveland Price, Inc. Report by Purchasing and Materials Manager Ray Ambler. E-mail: [r\\_ambler@ci.lompoc.ca.us](mailto:r_ambler@ci.lompoc.ca.us)

Recommendation: that the City Council approve the award of a contract for sixteen (16) Electrical Switch Motor Operators/Controllers in the amount of \$111,600 and authorize the Purchasing and Materials manager to issue a purchase order.

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5. Award of a Contract to Purchase Paratransit Buses in the amount of \$145,912.54 to Creative Bus Sales, Inc. Report by Purchasing and Materials Manager Ray Ambler. E-mail: [r\\_ambler@ci.lompoc.ca.us](mailto:r_ambler@ci.lompoc.ca.us)

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Recommendation: that the City Council approve the award of a contract for two (2) Paratransit Buses in the amount of \$145,912.54 and authorize the Purchasing and Materials Manager to issue a purchase order.

6. Letter of Comment to County of Santa Barbara Regarding the Draft Environmental Impact Report for the Providence Landing Residential project Located on a 140.5 acre parcel south of Highway 1 (Lompoc-Casmalia Road) south of and adjacent to Vandenberg Village (APN 97-371-021). E-mail: [a\\_pelster@ci.lompoc.ca.us](mailto:a_pelster@ci.lompoc.ca.us)

Recommendation: that the City Council direct staff to submit the letter to the Planning and Development Department of the County of Santa Barbara.

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7. League of California Cities Annual Conference Resolutions (The Voting Delegate is Mayor Dick DeWees and Alternate Voting Delegate is Councilmember Schuyler. Annual

Conference Resolutions constitute an additional process for developing League policies). Report by City Administrator Frank Priore.

Recommendation: that the City Council review the Resolutions to be considered at the Annual League of California Cities Conference during the Business Meeting on September 15, 2001. This is an information item only.

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## **PUBLIC HEARING**

8. Text Amendment TA 01-01 – Amendment of the City’s Zoning Ordinance to add Sections 9400 et seq. to provide standards to regulate Wireless Communications Facilities (Ordinance No. 1467(01). If adopted, the Ordinance will be effective Citywide. A Negative Declaration has been prepared for this proposal in accordance with the California Environmental Quality Act (CEQA). Report by City Planner Arleen Pelster. E-mail: [a\\_pelster@ci.lompoc.ca.us](mailto:a_pelster@ci.lompoc.ca.us)

Recommendation: the Planning Commission, recommends via Resolution No. 194(01), that the City Council take the following actions:

- a. Take public testimony;
- b. Certify the Negative Declaration;
- c. Review Ordinance No. 1467(01) establishing standards to regulate Wireless Communications Facilities, make any necessary changes; and
- d. Move that the City Clerk read Ordinance No. 1467(01) by Title Only, waive further reading, and Introduce Ordinance 1467(01) as amended, Adding Chapter 17 to Title 3 of Chapter 50 of the Lompoc City Code pertaining to Wireless Communications Facilities.

(Public Testimony)

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## **UNFINISHED BUSINESS:**

9. Reconsideration of Zone Change ZC 01-01 (*Ordinance No. 1460(01), Approves a Zone Change to Old Town Commercial District for the Area Generally bounded by Chestnut Avenue to the North, K Street to the West, Cypress Avenue to the South, and F Street to the East and More specifically as depicted on the Zoning Map.*) – A request from Francis H. Beattie that the properties located at 230, 233, 234, and 239 North H Street be removed from the area to be rezoned Old Town Commercial District (OTC) and that the existing Zone of Central Business District C-2 be retained. A Negative Declaration was prepared for ZC 01-01 in accordance with the California Environmental Quality Act. Report by City Planner Arleen Pelster. E-mail: [a\\_pelster@ci.lompoc.ca.us](mailto:a_pelster@ci.lompoc.ca.us)

Recommendation:

- a. That, upon motion and second, the City Council vote whether or not to reconsider

Ordinance No. 1460(01). If the motion to reconsider fails, staff recommends that the Council adopt Ordinance No. 1460(01), which was introduced on May 5, 2001; **or**

- b. If reconsideration is approved, it is recommended that Council hear the staff report, receive information from Mr. Beattie or his representatives, take public comment, discuss and deliberate, vote whether or not the Beattie parcels should retain the existing C-2 zoning.

(1) If the Beattie parcels are to remain C-2, it is recommended that Council direct staff to make the appropriate changes to ordinance No. 1460(01), direct the Clerk to read the Ordinance by Title Only, waive further reading, and Introduce Ordinance No. 1460(01), as amended; **or**

(2) If the Beattie parcels are to be rezoned to Old Town Commercial District OTC, it is recommended that Council adopt Ordinance No. 1460(01), as introduced on May 5, 2001.

(Public Comment)

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### **NEW BUSINESS:**

10. Proposed Expansion of Facilities Within the Fenced Confines of the Existing Federal Correctional Institution (FCI). Report by Environmental Coordinator Stacy Lawson. E-mail: [s\\_lawson@ci.lompoc.ca.us](mailto:s_lawson@ci.lompoc.ca.us)

Recommendation: that the City Council review the letter of comment and direct staff to submit the letter to the Bureau of Prisons, after making any necessary amendments.

(Public Comment)

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11. Loan to LHAC for the Acquisition/Rehabilitation of 521-537 North T Street. Report by Housing Programs Technician Linda Wertman. E-mail: [l\\_wertman@ci.lompoc.ca.us](mailto:l_wertman@ci.lompoc.ca.us)

Recommendation: that the City Council authorize the City Administrator, or his designee, to execute a Loan Agreement and all other documents required to make a loan in the amount of \$53,000 to the Lompoc Housing Assistance Corporation (LHAC) for the acquisition and rehabilitation of property located at 521-537 North T Street. The source of funds for this loan will be 92 State Home Program Income.

(Public Comment)

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### **WRITTEN COMMUNICATIONS:**

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

**COUNCIL REQUESTS AND COMMENTS:**

**ADJOURNMENT:**

To Regular Meeting of September 18, 2001 at 7:00 p.m.

**AGENDA**  
REGULAR MEETING/LOMPOC REDEVELOPMENT AGENCY  
Tuesday, September 4, 2001 – 7:00 p.m.  
(or as soon thereafter as convenient)  
COUNCIL CHAMBERS/100 CIVIC CENTER PLAZA

**ROLL CALL:** Agency Members: DeWayne Holmdahl, Janice Keller, Will Schuyler,  
Michael Siminski, Chair Dick DeWees

**ORAL COMMUNICATIONS:** (5 Minutes maximum)

**CONSENT CALENDAR:**

1. Approval of the Minutes of August 21, 2001.

**NEW BUSINESS:**

2. Bridge Loan and Permanent Loan to LHAC for the Acquisition of 521-537 No. T Street.  
Report by Housing Programs Technician Linda Wertman. E-mail:  
[l\\_wertman@ci.lompoc.ca.us](mailto:l_wertman@ci.lompoc.ca.us)

Recommendation: that the Board approve an acquisition and rehabilitation project located at 521-537 North "T" Street, and authorize the Executive Director, or designee, to execute a Loan Agreement and all other documents required to make a bridge loan in the amount of \$227,000 and a permanent loan of \$297,000 to the Lompoc Housing Assistance Corporation (LHAC). The source of funds for this loan will be the CHFA HELP loan funds. The repayment of the bridge loan will be from existing City Home funds distributed from the County.

(Public Comment)

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**ORAL COMMUNICATIONS** (2 Minutes Maximum)

**ADJOURNMENT:**