



## AGENDA

**Regular Meeting of the Lompoc  
City Council and Lompoc Redevelopment Agency  
Tuesday, August 3, 2010  
City Hall, 100 Civic Center Plaza, Council Chambers**

**OPEN SESSION - 7:00 P.M.**

*Please be advised that, pursuant to State Law, any member of the public may address the Council/Agency concerning any Item on the Agenda, before or during Council/Agency 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/Agency. 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/Redevelopment Agency meetings will be videotaped and rebroadcast in Lompoc on Channel 23 at 9:00 a.m. the following Wednesday. **The Agenda and related Staff reports are available on the City’s web site: [www.cityoflompoc.com](http://www.cityoflompoc.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 “Reference Desk” at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday through Saturday between 12 and 6 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 - 6:00 P.M. – Council Chambers**

**ROLL CALL:** Mayor/Chair Mike Siminski  
Mayor Pro Tempore/Vice Chair Cecilia Martner  
Council/Agency Member Tony Durham  
Council/Agency Member Bob Lingl  
Council/Agency Member Ann Ruhge

**ORAL COMMUNICATIONS:** (maximum of five minutes per speaker, limited to subject of “Closed Session”)

**CLOSED SESSION – Utility Conference Room**

**BUSINESS ITEM:**

1. CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION  
Initiation of litigation pursuant to subdivision (c) of Section 54956.9: one matter.

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

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:** Mayor Mike Siminski

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

**CITY ADMINISTRATOR/EXECUTIVE DIRECTOR’S STATUS REPORT:** (Information only)

**STAFF REQUESTS AND ANNOUNCEMENTS:**

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS AND ANNOUNCEMENTS:**

- CITY            1.    **Lompoc Valley Senior Community Center Project Root Cause Analysis** . *(Request by Council Member Lingl).*

City Administrator Laurel Barcelona  
[L\\_barcelona@ci.lompoc.ca.us](mailto:L_barcelona@ci.lompoc.ca.us)

Recommendation: that the City Council:

- A)    Establish specific guidelines for future City Council-appointed Ad Hoc Committees; and
  
- B)    Define future City projects involving construction of new, or significant rehabilitation of public buildings in three phases for Council’s approval:

Phase I – preliminary project, project description, planning, site selection, award of architect, pre-design, and architect’s cost estimate;

Phase II – design and funding approval; and

Phase III – bid and project management award, construction through, project completion; and/or

- C)    Provide staff direction as deemed necessary.

(Public Comment)

**ORAL COMMUNICATIONS (Maximum of 5 Minutes):** (At this time, please direct comments to the City Council/Agency regarding Consent Calendar items, other agenda items if you are not able to stay until that matter is discussed, or issues not on the Agenda but within the jurisdiction of the Council/Agency.)

**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/Agency 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.

- CITY/RDA    2.    **Approval of Minutes** of the Lompoc City Council and Lompoc Redevelopment Agency’s Regular Meetings of July 6 and 20, 2010.

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

CITY 3. **Approval of expenditures for:**

Payroll of 7/21/10 - \$1,310,925.30  
Voucher Register of 7/15/10 - \$676,779.39  
Voucher Register of 7/16/10 - \$377,151.84  
Voucher Register of 7/22/10 - \$258,753.80  
Voucher Register of 7/23/10 - \$444,922.00

CITY 4. **Approve Closing Portions of Ocean Avenue and “H” Street for the Lompoc Police Department Cruise Run to Benefit Special Olympics, September 3, 2010.**

Street Superintendent Joe Orsua  
[J\\_orsua@ci.lompoc.ca.us](mailto:J_orsua@ci.lompoc.ca.us)

Recommendation: that the City Council adopt Resolution No. 5663(10) which authorizes the temporary closure of portions of “H” Street and Ocean Avenue.

CITY 5. **Approve Amendment of City’s and Redevelopment Agency’s Conflict of Interest Codes.**

City Attorney/General Counsel Joe Pannone  
[jpannone@awattorneys.com](mailto:jpannone@awattorneys.com)

Recommendation: that the City Council/Board:

- A) Adopt Resolution No. 5662(10) and RDA Resolution No. 10-144, amending the City’s and Agency’s Conflict of Interest Code that require certain officials and employees to file Statements of Economic Interest; and
- B) Accept the memorandum as the report required by Government Code Sections 87306 and 87306.5 for biennial review of the Conflict of Interest Codes of the City of Lompoc and the Lompoc Redevelopment Agency.

CITY 6. **Approve Proposition 1B, Transit System Safety, Security & Disaster Response Account Program (TSSSDRA) Application.**

Aviation/Transportation Administrator Richard Fernbaugh  
[R\\_fernbaugh@ci.lompoc.ca.us](mailto:R_fernbaugh@ci.lompoc.ca.us)

Recommendation: that the City Council adopt Resolution No. 5661(10) authorizing City staff to file and execute the necessary documents for the purpose of obtaining financial assistance provided by the Governor’s Office of Homeland Security, 2009/10 Transit System Safety, Security & Disaster Response Account Program.

**PUBLIC HEARING:**

- CITY            7.        **Approval of Resolution No. 5664(10), A Resolution of the Council of the City of Lompoc, County of Santa Barbara, State of California, Declaring to Declare a Public Nuisance (409 South “C” Street).**

Community Development Director Arleen Pelster  
[A\\_pelster@ci.lompoc.ca.us](mailto:A_pelster@ci.lompoc.ca.us)

Recommendation: that the City Council:

- A)     Adopt Resolution No. 5664(10), A Resolution of the Council of the City of Lompoc, County of Santa Barbara, State of California, Declaring to Declare a Public Nuisance; and
- B)     Authorize abatement of 409 South “C” Street as follows:
  - 1)     Repair, replace, or remove all dilapidated fences;
  - 2)     Trim or remove all grass and weeds that are overgrown to an average height in excess of one foot from the ground level that are 1) likely to harbor rats or other vermin; 2) constitute an unsightly appearance; 3) dangerous to public safety and welfare; 4) detrimental to neighboring properties or property values;
  - 3)     Remove all lumber, junk, trash, or debris upon the premises which is visible from a public street, alley, or adjoining property.

(Public Comment)

- CITY            8.        **Council Consideration of a Planning Commission Recommendation for a Mitigated Negative Declaration, Approval of Zone Change (ZC 09-02) and Preliminary/Precise Development Plan (DR 09-11) for the Third Street Apartments 24-Unit Apartment Complex. The Property is Approximately .96 Acres Located at 109 South Third Street (Assessor Parcel Number: 85-150-47)**

Principal Planner Keith Neubert  
[K\\_neubert@ci.lompoc.ca.us](mailto:K_neubert@ci.lompoc.ca.us)

Recommendation: that the City Council:

- A)     Receive and review the Planning Commission recommendation; and
- B)     Hold the public hearing; and

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

Item No. 8

- C) Certify the Mitigated negative Declaration and direct staff to file a Notice of Determination (NOD) for the project; and
- D) Waive further reading and introduce Ordinance No. 1565(10) approving Zone Change (ZC 09-02) amending the City's Zoning Map; and
- E) Adopt Resolution No. 5659(10) approving a Preliminary/Precise Development Plan (DR 09-11); and
- F) Adopt Resolution No. 5660(10) approving a Density Bonus; or
- G) Provide alternate direction.

(Public Comment)

**NEW BUSINESS:**

- RDA            9.        **RDA Resolution No. 10-145 Supporting the Lompoc Theater Project Located at 112 North "H" Street.**

Community Development Director/Deputy Director Arleen Pelster  
[A\\_pelster@ci.lompoc.ca.us](mailto:A_pelster@ci.lompoc.ca.us)

Recommendation: that the Board review draft RDA Resolution No. 10-145, make any appropriate revisions, and adopt RDA Resolution No. 10-145 in support of the Lompoc Theater Project.

(Public Comment)

- CITY            10.        **Northern California Power Agency's (NCPA) Second Phase Agreement for Funding the Planning and Development Activities of the Solar Photovoltaic Project (Solar PV Project).**

Utilities Director Ron Stassi  
[R\\_stassi@ci.lompoc.ca.us](mailto:R_stassi@ci.lompoc.ca.us)

Recommendation: that the City Council approve participation in the NCPA's "Second Phase Agreement" for Funding the Planning and Development Activities of NCPA's SOLAR PV Project; authorize expenditures of up to \$82,600 which includes a 20% contingency of \$11,700 and an allowance of \$12,500 to reimburse the developer if NCPA elects to not proceed with the SOLAR PV Project; and authorize the Mayor to sign the subject agreement.

(Public Comment)

**WRITTEN COMMUNICATIONS:**

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

**COUNCIL/REDEVELOPMENT AGENCY REQUESTS, COMMENTS, AND MEETING REPORTS:**

**ADJOURNMENT:**

Lompoc City Council/Redevelopment Agency will adjourn to a Joint Meeting with the Human Services Commission at 6:30 P.M. followed by the Regular Meeting at 7:00 P.M. on Tuesday, August 17, 2010.

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 30<sup>th</sup> day of July, 2010.

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Donna N. Terrones, CMC

City Clerk

By: Stacey Alvarez or Rima Villarreal