



AGENDA

**Regular Meeting of the Lompoc
City Council and Lompoc Redevelopment Agency
Tuesday, May 18, 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 the Friday before Council meetings;** between 9:00 a.m. and 5:00 p.m. on weekdays in the City Clerk’s Office, City Hall; and at the Lompoc Public Library Reference Desk.*

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.

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.

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

INVOCATION: John Reil

PLEDGE OF ALLEGIANCE: Mayor Mike Siminski

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

STAFF REQUESTS AND ANNOUNCEMENTS:

COUNCIL/REDEVELOPMENT AGENCY REQUESTS AND ANNOUNCEMENTS:

CITY 1. **Review of Previously Approved Invocation Provision of the Lompoc City Council Handbook.**

City Administrator Laurel Barcelona
L_barcelona@ci.lompoc.ca.us

City Attorney Joe Pannone
Contact: Teri Schwab – T_schwab@ci.lompoc.ca.us

Recommendation: that the City Council readopt Resolution No. 5611(10), approving the revised City Council Handbook.

(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 Regular Meetings of May 4, 2010 and April 20, 2010.

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

Payroll of 4/28/10 - \$1,036, 376.19
Voucher Register of 5/7/10 - \$1,270,060.36
Voucher Register of 4/30/10 - \$389,612.17
Credit Refunds 5/5/10 - \$1,955.27
Manual Checks (Mar 2010) 4/23/10 - \$13,000.00

CONSENT CALENDAR: (cont'd)

- CITY 4. **Adopt Resolution No. 5635(10), Intention to Levy Assessments for Fiscal Year 2010-2011, Preliminarily Approve an Engineer's Report, and Provide Notice of a Public Hearing for the Park Maintenance and City Pool Assessment District No. 2002-01.**

Parks, Recreation & Urban Forestry Director Dan McCaffrey
D_mccaffrey@ci.lompoc.ca.us

Recommendation: that the City Council adopt Resolution No. 5635(10) (i) to preliminarily approve the Engineer's Report and (ii) provide notice of a public hearing for the proposed continuation of the assessments for the Park Maintenance and City Pool Assessment District No. 2002-01 in order to receive any public input on the proposed continuation of the assessments, the proposed assessment budget for fiscal year 2010-2011, the services and improvements of the assessments fund, and any other issues related to the assessments.

- CITY 5. **Approve Closing Portion of "H" Street and Ocean Avenue for the Flower Festival Parade on June 26, 2010.**

Street Superintendent Joe Orsua
J_orsua@ci.lompoc.ca.us

Recommendation: that the City Council adopt Resolution No. 5638(10), which authorizes the temporary closure of portions of "H" Street and Ocean Avenue.

- CITY 6. **Approve Amendment to Classification and Compensation Plans Regarding Code Enforcement and Request for a Position Allocation Change.**

Senior Human Resource Analyst Jeanette Bartels
J_bartels@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Adopt Resolution No. 5640(10) amending the Classification and Compensation Plans to include the new job classes and salary ranges for Code Enforcement Officer I and II, and Senior Code Enforcement Officer; and
- B) Approve the position allocation change in the Community Development Department's budget; and
- C) Approve the appropriations and program changes that fund the proposed salary range adjustments for the balance of Fiscal Years 2009-2011 budget.

PUBLIC HEARING:

CITY 7. **Establishing New Rates and Fees for the Collection and Disposal of Solid Waste.**

Solid Waster Superintendent Claudia Stine
C_stine@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Receive staff's report and recommendations and hear public testimony; and
- B) Find that approval of the new rate and fees schedules are exempt from CEQA; and
- C) Adopt Resolution No. 5630(10) establishing new rates and fees for the collection and disposal of solid waste.

(Public Comment)

CITY 8. **City Council Consideration of a Planning Commission Recommendation for a Text Amendment to the City's Zoning Ordinance to Amend *Chapter 17.148 – Application of Environmental Guidelines to Zoning Matters* and a Recommendation for Adoption of Amended Environmental Review Guidelines. The Proposed Text Amendment will Amend the City of Lompoc Environmental Review Guidelines to be Consistent with Requirements of the California Environmental Quality Act (CEQA). If Adopted, the Ordinance will be Effective Citywide. A Negative Declaration has been Prepared for this Project in Accordance with the California Environmental Quality Act (CEQA). (Planning Division File No. TA 10-02)**

Community Development Director Arleen Pelster
A_pelster@ci.lompoc.ca.us

Recommendation: that the City Council

- A) Receive and review the Planning Commission recommendation; and
- B) Hold the public hearing; and
- C) Certify the Negative Declaration prepared for the Text Amendment and direct staff to file a Notice of Determination (NOD); and

PUBLIC HEARING: (cont'd)

Item No. 8

- D) Waive further reading and introduce Ordinance No. 1562(10) approving Text Amendment TA 10-02 amending the City's Zoning Ordinance *Chapter 17.148-Application of Environmental Guidelines to Zoning Matters*; and
- E) Adopt Resolution No. 5633(10) amending the City of Lompoc Environmental Review Guidelines.

(Public Comment)

CITY 9. **Approval of Resolution No. 5636(10), a Resolution of the Council of the City of Lompoc, County of Santa Barbara, State of California, Declaring a Public Nuisance (1128 North "A" Street).**

Community Development Director Arleen Pelster
A_pelster@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Approve Resolution No. 5636(10), a Resolution of the Council of the City of Lompoc, County of Santa Barbara, State of California, Declaring a Public Nuisance; and
- B) Authorize abatement of 1128 North "A" Street as follows:
 - 1) Replace all windows and doors that are currently boarded up with boards fitted to the opening and painted to match the surrounding structure;
 - 2) Replace all dilapidated fences with chain-link fences;
 - 3) Board-up all broken windows, doors, and other openings with boards fitted to the opening and painted to match the surrounding structure;
 - 4) Trim or remove all grass and weeds, including shrub-like plants, that are overgrown to an average height in excess of one foot from the ground level that are a) likely to harbor rats or other vermin; b) constitute an unsightly appearance; c) dangerous to public safety and welfare; d) detrimental to neighboring properties or property values;
 - 5) Remove all lumber, junk, trash, or debris upon the premises which is visible from a public street, alley, or adjoining property;
 - 6) Remove all accumulation of dirt, litter, or debris, in vestibules, doorways, adjoining walkways or pathways.

(Public Comment)

PUBLIC HEARING: (cont')

CITY/RDA 10. **Request for City Council and RDA to Approve the Use of Tax Increment Funds for Construction and Rehabilitation Projects for Community Recreation Facilities and Structures.**

Redevelopment Program Coordinator Linda Wertman
L_wertman@ci.lompoc.ca.us

Recommendation: that the City Council:

- A) Hold a public hearing and take public testimony to consider the use of the Lompoc Redevelopment Agency's tax increment revenue to assist with construction, installation, and rehabilitation costs for the Community Recreation Facilities Rehabilitation Project; and
- B) After the City Council has reviewed the Summary Report and considered all oral and written testimony during the public hearing, staff recommends the Council adopt Resolution No. 5637(10), and thereby make the appropriate findings contained in that Resolution, approving the use of tax increment revenue by the Agency for the Community Recreation Facilities Rehabilitation Project.

Recommendation: that the Board:

- A) Adopt Resolution 10-140 authorizing the expenditure of approximately \$7,100,000 of bond proceeds revenue for land and equipment acquisition, rehabilitation, construction, and installation costs for the Community Recreation Facilities Rehabilitation Project, which includes the Senior Community Center, and the Aquatic Center.

(Public Comment)

NEW BUSINESS:

CITY 11. **Declaration of Nuisance and Weed Abatement Order.**

Battalion Fire Chief Jeffrey States
J_states@ci.lompoc.ca.us

Recommendation: that the City Council receive this report and information from staff and adopt Resolution No. 5634(10) declaring certain parcels as public nuisances by virtue of weed growth, and/or by the accumulation of rubbish, refuse, and dirt pursuant to Government code Sections 39560-39588 and setting a public hearing regarding the same.

(Public Comment)

NEW BUSINESS: (cont'd)

- CITY/RDA 12. **Request for Approval of Funding Recommendations in Response to the Redevelopment Agency and Lompoc Affordable Housing Trust Fund's (LAHTF) Notice of Funds Available (NOFA) and the Community Development Block Grant (CDBG), Federal HOME and Human Services Funding NOFA.**

Redevelopment Program Coordinator Linda Wertman
L_wertman@ci.lompoc.ca.us

Community Development (CDBG) Program Manager Dinah Lockhart
D_lockhart@ci.lompoc.ca.us

Community Development Director/Agency Deputy Director Arleen Pelster
A_pelster@ci.lompoc.ca.us

Recommendation: that the Board:

- A) Approve loan funds totaling \$1.3 Million to Pacific West Properties, Inc. for the Cypress Court project located at 1420 East Ocean Avenue, (APN: 085-150-17 & 18), with disbursement of funds contingent upon award of low-income housing tax credits from the California Tax Credit Allocation Committee (CTCAC) to the project. Loan funds will be provided as follows:
- 1) \$450,000 Housing Set-Aside Incentive funds.
 - 2) \$650,000 Housing Set-Aside Revolving funds.
 - 3) \$200,000 Redevelopment CalHFA HELP II funds; and
- B) Approve loan funds totaling \$1.175 Million to the Housing Authority of the County of Santa Barbara (HACSB) for the housing portion of the Santa Rita Village project which is located at 815 West Ocean Avenue (APN: 091-040-90, 92 & 93). Loan funds will be provided as follows:
- 1) \$500,000 Housing Set-Aside Incentive funds.
 - 2) \$500,000 Housing Set-Aside Revolving funds.
 - 3) \$175,000 CalHFA HELP II funds; and
- C) Approve a \$350,000 in Housing Set-Aside loan funds to NEO Consulting, Inc. dba Affordable housing Solutions Group for foreclosure acquisition and rehabilitation of single family homes to be sold to lower-income households; and

Recommendation: that the City Council:

- A) Approve a \$1,635,000 Lompoc Affordable Housing Trust Fund loan to the Housing Authority of the County of Santa Barbara

NEW BUSINESS: (cont'd)

Item No. 12

(HACSB) for the housing portion of the Santa Rita Village project which is located at 815 West Ocean Avenue (APN: 091-040-90, 92 & 93), with fund disbursement contingent upon fund availability; and

- B) Approve a reservation of \$500,000 from the Federal HOME affordable housing funds for Pacific West Communities for project costs related to the development of a 78-unit affordable rental housing development at 1420 East Ocean Avenue (APN: 085-150-17 & 18).

(Public Comment)

- RDA 13. **Loan Extension Request from Lompoc Housing and Community Development Corporation (LHCDC) for a \$375,000 CalHFA Help II Loan for Property Located at 114 South “K” Street (APN 091-102-18,19).**

Redevelopment Program Coordinator Linda Wertman
L_wertman@ci.lompoc.ca.us

Recommendation: that the Board:

- A) Approve or deny a two-year loan extension request from the Lompoc Housing and Community Development Corporation (LHCDC) for the \$375,000 CalHFA Help II Loan; and
- B) If approved, authorize the Executive Director, or her designee, to execute a Second Amendment to the Promissory Note to further extend the maturity of the loan from June 1, 2010 to June 1, 2012. If denied, provide staff with direction for alternative action.

(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 Public Safety Commission at 6:30 P.M. on Tuesday, June 1, 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 14th day of May, 2010.

Donna N. Terrones, CMC
City Clerk

By: Stacey Alvarez or Rima Villarreal