



Lompoc City Council Agenda Item

City Council Meeting Date: February 7, 2006

TO: Honorable Mayor and Members of the City Council

FROM: Gary P. Keefe, City Administrator
(g_keefe@ci.lompoc.ca.us)

SUBJECT: CONCEPTUAL APPROVAL OF A PROPOSED TRANSITION PLAN FOR THE PROPOSED RELOCATION OF THE LOMPOC VALLEY COMMUNITY CENTER TO A REMODELED LOMPOC HOSPITAL BUILDING

RECOMMENDATION:

It is recommended that the Lompoc City Council:

1. Conceptually approve the "Two Moves Transition Plan", outlined in this staff report, for the relocation of the Lompoc Valley Community Center to the remodeled Lompoc Hospital District Building, and;
2. If the Senior Commission formally approves the relocation and transition plan contemplated herein, instruct the City Administrator to include this plan in the Draft Memorandum of Understanding (MOU) between Lompoc Hospital District and the City of Lompoc which will be prepared for future City Council review; or
3. Provide other direction as deemed appropriate by City Council.

BACKGROUND:

On January 17, 2006, the Lompoc City Council directed the City Administrator to continue investigating a two-party or three-party property exchange, including negotiating a Draft MOU for future Council consideration which would result in the relocation of the Lompoc Valley Community Center to the old Lompoc Hospital District Building.

On or about January 18, 2006, Lompoc Senior Commission Chair Mary Lou Parks and Lompoc Hospital Director James Raggio independently discussed options that would provide Ms. Parks with some certainty that the City would in fact follow through with the relocation. As staff understands the concern, Ms. Parks believes that the City of Lompoc might demolish the existing Lompoc Valley Community Center and then refuse to replace it. Mr. Raggio and Ms. Parks have arrived at a solution which satisfies Ms. Parks' concerns.

DISCUSSION:

In order for the proposal to make sense, one must understand the following, which I have extracted from the Draft Environmental Impact Report on the Lompoc Hospital Relocation Project dated December 2005:

"The entire floor area of the Hospital was planned as a single-story building to minimize construction costs, maintain neighborhood scale, and maximize patient flow and public access opportunities. Although the facility will appear to be a single building, it will technically be two buildings, which are located adjacent to each other with matching appearance and character. Separating the two buildings will be a two-hour fire-resistant wall and an approximately four-inch seismic joint. The purpose in separating the two buildings encompassing the Hospital is to separate the facilities based on their critical need. Critical need hospital functions are proposed to be located within the area identified as 'I' (Hospital) Occupancy. All non-critical functions are relegated to an adjacent office building rather than being accommodated in a higher cost 'I' occupancy portion of the Hospital facility. The non-critical functions are proposed within the area identified as 'B' (Business) Occupancy. " (See attached drawing).

Given that information, the "Two Moves Transition Proposal" for the relocation of the Lompoc Valley Community Center, as proposed by Mr. Raggio and Ms. Parks, is as follows:

1. Build "B" occupancy and move the Lompoc Valley Community Center into the "B" occupancy **temporarily**.
2. Demolish Lompoc Valley Community Center, build the "I" occupancy, parking lot and retention basin.
3. Lompoc Hospital District moves into the "I" occupancy, but Lompoc Hospital District Administration stays at the old Hospital.
4. Old Hospital is remodeled for Lompoc Valley Community Center, and parking lots are built.
5. Lompoc Valley Community Center moves to the newly remodeled Hickory Avenue (old Hospital) site.
6. Lompoc Hospital District Administration moves to the "B" occupancy at the new Hospital.

The downside of this concept is that the Lompoc Valley Community Center will need to make two separate moves before the transition is complete, and therefore I have dubbed this the "Two-Moves Transition Proposal". The upside of this concept is that Ms. Parks will request that the Senior Commission support the relocation with these transition plans in place. To facilitate this transition proposal and the property exchange proposal, Lompoc Hospital District will add the old Hospital remodel for the relocated Community Center to their

construction work schedule and task list, and Lompoc Hospital District will hire an architect to design the remodel for the new Community Center.

By way of a reminder, relocation of the Community Center is a project under CEQA and will be subject to environmental review.

RESPECTFULLY SUBMITTED:

Gary P. Keefe
City Administrator