



## City Council Agenda Item

**City Council Meeting Date:** August 4, 2020

**TO:** Jim Throop, City Manager

**FROM:** Mario Guerrero Jr., Recreation Manager  
m\_guerrero@ci.lompoc.ca.us

**SUBJECT:** Discussion of City Operated Downtown Swap Meet in the Parking Lot on I Street and Ocean Avenue

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### **Recommendation:**

Staff recommends City Council review the staff report and direct the Recreation Division to develop and operate a Downtown Swap Meet on Saturdays at the downtown parking lots on I Street and Ocean Ave.

### **Background:**

For many years, a swap meet concessionaire operated a swap meet weekly on Saturdays in a parking lot in downtown Lompoc that is bordered by Cypress, I and J streets. The swap meet was very popular, but due to operating and regulatory concerns raised by residential and commercial neighbors, a presentation was made at the April 1, 2014, City Council meeting to address those concerns (noise, trash, parking violations). At that meeting, the City Council expressed a general consensus that the swap meet had outgrown the location, and a number of suggestions were offered for changing the swap meet operations, including relocating, reducing operating hours, reducing frequency (monthly or bi-weekly versus weekly), reducing the number of vendors allowed, and increasing enforcement of business licensing and seller's permits. Due to an inability to reach a consensus to address all concerns with the swap meet concessionaire, on July 15, 2014, the City Council discontinued the Concessionaire Services Agreement with the swap meet concessionaire.

### **Discussion:**

Due to community demand for a swap meet/flea market option, and to ensure proper operation and maintenance, the City Recreation Division proposes a City-operated Downtown Swap Meet every Saturday to be located at the downtown parking lot of I Street and Ocean Avenue. Operation by the City Recreation Division will allow direct oversight of operations to ensure enforcement of all rules and regulations. As well, moving the

location to the front parking lot will reduce the impact to the home owners and provide more parking for the community.

*Conceptual Operations*

- Set-up – 7:00-9:00 a.m.
- Hours of operation – 9:00 a.m. to 3:00 p.m.
- Clean-up – 3:00-5:00 p.m.
- Vendors – Seller’s Permit with the State of CA, City of Lompoc Business License
- General public – Allowed to sell merchandise two times per year without a permit or license
- All vendors, including general public, will register at the Anderson Recreation Center in advance (no on-site registration)
- Vendor spaces will vary in size to allow a vehicle, if desired
- Onsite – City staff, security, trash, chemical toilets

See the attached layout for more details.

In order to ensure the City’s operations curb possible negative impacts, staff intends to engage the community, possibly through a Parks and Recreation Commission hosted workshop, to inform the public of the rules and regulations, as well as to receive public input.

**Fiscal Impact:**

The projected revenue and expense is based on a \$30 per day charge to each vendor, and 48 weeks of operation per year, to account for inclement weather when the swap meet would not be able to operate.

Estimated Expenses		Estimated Revenues	
City Staff (part-time)	\$21,600	70 Vendor Spots	
Security	\$8,400	50% occupancy -	\$50,400
Toilets & Trash	\$6,000	<b>Estimated Surplus</b>	<b>\$10,400</b>
Marketing	\$2,000		
Miscellaneous	\$2,000	70% occupancy -	\$70,560
<b>Total Expenses</b>	<b>\$40,000</b>	<b>Estimated Surplus</b>	<b>\$30,560</b>

Estimated surplus could be reserved for capital improvements necessary at the Downtown Swap Meet site, such as striping, overlay, landscaping, lighting, or other items as needed. In addition, the estimated surplus could be used to defray other General Fund operations.

**Conclusion:**

The previous swap meet was very popular to the residents of the Lompoc Valley and allowed local vendors the opportunity to sell their goods in a safe, communal environment. A Downtown Swap Meet would bring visitors back to shop in the downtown area with spill over to nearby businesses.

Respectfully submitted,

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Mario Guerrero Jr., Recreation Manager

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Christie Alarcon, Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Jim Throop, City Manager

Attachment: Downtown Swap Meet Layout