

Lompoc City Council Agenda Item



City Council Meeting Date: September 20, 2005

TO: Gary P. Keefe, City Administrator

FROM: Lisa M. Bodrogi, Contract Planner
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SUBJECT: TA 04-01 HISTORIC PRESERVATION DISTRICT AND ORDINANCE

RECOMMENDATION:

Staff recommends that Council:

- 1) Receive the *Historic Resources and Planning Analysis Study* prepared by Historic Resources Group dated July 2005 (Attachment A);
- 2) Provide direction to staff regarding review of the report. Recommendations for review of the report include any or all of the following:
 - a. Direct staff to meet with the Lompoc Valley Historical Society for their input and feedback;
 - b. Conduct a Public Workshop to collect input and feedback from the public at large; and/or
 - c. Conduct a Study Session on the findings and recommendations in the report.
- 3) Direct staff to return the item to the City Council with a recommendation based upon the above actions.

BACKGROUND:

On September 7, 2004, the City Council adopted the Work Program dated June 11, 2004 (Attachment B) and authorized Historic Resources Group (HRG) to prepare a historical survey to establish an appropriate program for historical preservation within the City of Lompoc. The Council also authorized staff to continue the services of Ms. Bodrogi, currently with Urban Planning Concepts (UPC), as staff for this project. Finally, the Council directed staff to return with the results of the survey and a recommendation on how to proceed to the next step in creating an appropriate historical program for the City of Lompoc.

DISCUSSION:

HRG proceeded with Steps I and II outlined in the Work Program. Ms. Bodrogi managed the work program by conducting periodic conference calls and meetings. City staff developed the GIS mapping and conducted photo survey work in concert with HRG. A presentation of the ongoing work effort was made to the Lompoc Valley Historical Society at their annual meeting held on March 14, 2005.

Completion of Steps I and II of the Work Program has resulted in the *Historic Resources and Planning Analysis* prepared by Historic Resources Group (Attachment A). Given the scope and extent of this survey, staff determined it appropriate to release the document for public review before recommendations on specific actions are provided. In this way, the City Council, Planning Commission, and interested organizations and members of the public will have the opportunity to review the document and provide input and feedback to staff prior to formulating recommendations for a historic program or programs.

WORK PRODUCT:

The *Historic Resources Survey and Planning Analysis* (HRSPA) contains background information on previous surveys and evaluations of historical resources within the City of Lompoc. The methodology describes the identification of a core Survey Area in which intensive study was conducted. The Survey Area contains 565 parcels bounded by Chestnut Avenue on the north and Willow Avenue on the south. Properties on the east side of F Street form the eastern boundary and the western boundary is formed by the west side of J Street (Figure 2, page 14 of the report).

The HRSPA contains the historic context for the City of Lompoc (Chapter III) dating back to the Chumash Period but focusing on the establishment of the City of Lompoc's built environment beginning with the Colony Period in 1874. A chronology highlighting activities and events important to the understanding of the built environment from the first European settlement through the establishment of the Vandenberg Air Force Base is provided on pages 38 through 44.

Chapter IV presents the results of the survey identifying a potential historic district comprised of 380 contributing resources or 66% of the 578 resources identified. Several objects of historic significance aside from buildings were found within the survey area including a commemorative cross, hitching rings, and the Italian Stone Pines along H Street, to name a few. The survey also identified 33 properties that are likely eligible for listing in the National Register of Historic Places.

Chapter 5 of the HRSPA reviewed the City's current programs for historic preservation. The City has adopted several ordinances, resolutions, and studies related to historic preservation, including:

- Ordinance for the Preservation of Historical Landmarks (July 20, 1982);

- Lompoc Advisory Landmarks Committee {est. by Ord. 1142(82)} – *not currently active*;
- City of Lompoc Cultural Resources Study (October 1988);
- City of Lompoc Architectural Review Guidelines (September 19, 1995);
- City of Lompoc General Plan – Resource Management Section, Implementing Measures 17-23 (October 28, 1997);
- City of Lompoc General Plan – Urban Design Element Measure 8 (Oct 28, 1997); and,
- City of Lompoc Old Town Specific Plan (November 2000).

An evaluation of the status and effectiveness of these programs is contained in the report.

Finally, a menu of recommendations and preservation incentives is contained within Chapter VI of the report. These programs should be further explored to determine feasibility, scope, and implementation strategies for long term preservation of Lompoc's historical resources.

FUNDING REQUEST:

Depending upon the direction of the City Council, there appears sufficient funds allocated for the services of Lisa Bodrogi, Contract Planner and Historic Resources Group to conduct a meeting with the Lompoc Valley Historical Society and a Public Workshop or Study Session and present findings and recommendations to the City Council as outlined in Task III.2 of the Work Program.

Additional funding will be required to implement some or all of the programs that the City may authorize for long term historic preservation.

Lucille T. Breese, AICP, City Planner

Lisa M. Bodrogi, Contract Planner

Attachments:

- A. *Historic Resources and Planning Analysis Study* prepared by Historic Resources Group dated July 2005;
- B. Work Program for Developing a Historic District dated June 11, 2004

APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator