

{Attachment B}

Work Program For Developing a Historical District for the City of Lompoc

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Step I: Develop Baseline Information:

Timeframe: 2-3 weeks

- I-A. Review Current City Documents pertaining to Land Use and Historical preservation including the City's General Plan, Old Town Specific Plan, Architectural Review Guidelines, and Zoning Ordinance for efficiency and accuracy in identifying and implementing appropriate tools for preservation of historical structures. Evaluate zoning conformance that may be antithetical to historic preservation;
- I-B. Oversee and Train City of Lompoc staff (Planning Technicians) in developing a GIS base map by layers to include 1) approximate age of buildings and/or neighborhoods based upon Building Permit records; 2) buildings and structures (including trees and flagpoles) identified in the City's Cultural Resources Study Table 4 prepared by Laurence Spanne, Oct. 1988;
- I-C. Train City of Lompoc staff (Planning Technicians) in taking digital photographs of historic buildings for historical significance evaluation and record keeping;
- I-D. Identify Un- Reinforced Masonry (URM) buildings and identify eligibility for incentives;
- I-E. Develop a Context Statement by conducting a general overview of Lompoc's History by reviewing other public documents, archival information, and Lompoc Museum records. Identify significant benchmarks in Lompoc's History such as Pre-WWII and Camp Cook/VAFB representative of the City's heritage;

Step II: Field Work/Identify Buildings of Significance:

Timeframe: 8-10 weeks

- II-A. Conduct windshield survey to identified buildings and neighborhoods; Weeks 1 &2
- II-B. Identify target areas and buildings to perform photo surveys;
City Staff (Planning Technicians) and/or volunteers: Weeks 3-6
- II-C. Conduct photo survey of target areas and buildings;
Historic Resources Group: Weeks 7-9
- II-D. Create a definition of historical significance based on OHP Guidelines and attached to the era in which a building was built;
- II-E. Evaluate Photo Survey to identify contributors and non-contributors in potential local or national register districts;

Step III: Preliminary Analysis and Overview Briefing to City Officials:

- III.1. Provide findings of data and analysis collected identifying buildings, structures, and areas of historical significance to the City of Lompoc;

- III.2. Develop recommendations based upon current, state-of-the-art preservation acts and programs to balance with the City Council's goals for an incentive based, voluntary program aimed at enhancing revitalization efforts;

Step IV: Programs for Historical Preservation:

- IV.1. A Historic Preservation District and Ordinance;
 - a. Complete District Records to include obtain owner's consent to perform in-depth records research (Assessor's Information, etc.) to verify historical significance of targeted buildings;
 - b. Garnish support from the local historical community;
 - c. Conduct Public Workshops and attend Public Hearings;
 - d. Establish a formula will be used to establish a District with opposition;
 - e. Identify Buildings outside of District boundaries for designation as historical landmarks;
- IV.2. An Educational Program outlining steps and procedures in educating City Officials and the public in the importance and value (both social and economical) attached with Historic Preservation to include training on the State Historic Building Code vs. Uniform Building Code requirements;

Footnote:

These are the items that the City is providing to facilitate this work plan to accomplish a successful outcome:

- Staff support and coordination through a Contract Planner to manage the project;
- Planning Technicians to develop GIS base mapping/layers;
- Building Permit record research performed by City personnel;
- Photo documentation – digital pictures to be taken by City personnel with City equipment;
- Staff preparation and facilitation of environmental documents, staff reports, and presentations at Public Hearings through a Contract Planner.