

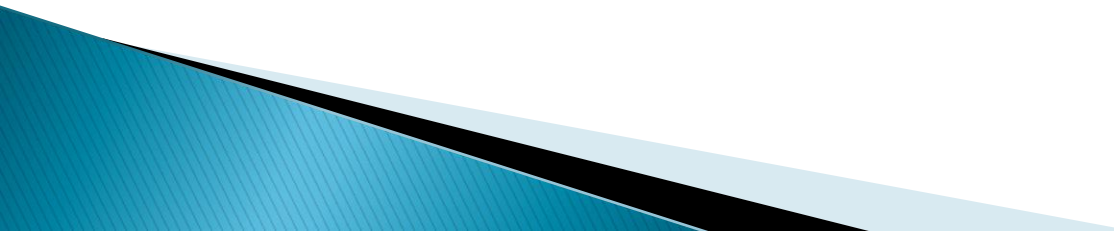
Community Planners Committee

“Historic Preservation Day”

Tuesday, September 22, 2009



Land Use and Housing Committee

- ▶ Discussion and Action Items
 - Update on the Mills Act Program
 - Conservation of Community and Neighborhood Character
 - General Plan Incentives
 - Permit Review Process
 - Land Development Code Revisions
 - Historic Districts Status Update and Burlingame Fee and Application Deadline
- 

Adopted Mills Act Reforms

- ▶ Reforms to Council Policy 700–46 were approved by the City Council in December 2008
- ▶ Reforms included:
 - Threshold for number of applications approved
 - Fees
 - Limited application period (January 1 to March 31)
 - Allowed for tailored agreements
 - Modified reporting period from calendar to fiscal year basis

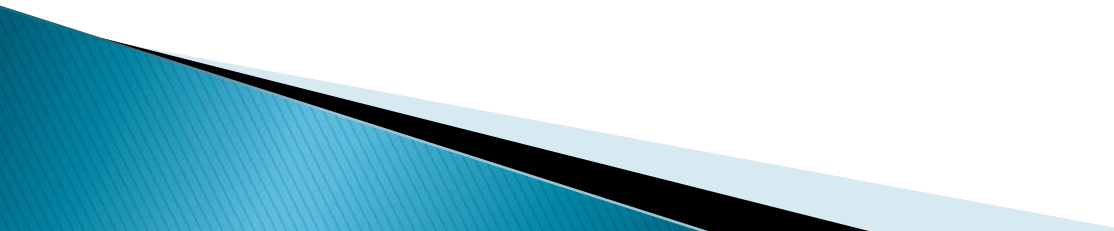
FY 2009 Applications

- ▶ 12 Applications Received
 - Greater Golden Hill (1); Southeastern San Diego (1); La Jolla (1); Greater North Park (3); Uptown (6)
- ▶ Range of savings from \$533 to \$16,600
- ▶ Average tax savings is \$6,000
- ▶ Approximate \$15,000 impact to the City's General Fund, below the \$200,000 threshold

Monitoring

- Oldest 200 properties notified (\$492 Monitoring Fee)
- Approximately half have remitted payment
 - ▶ Longer periods of time to pay and low income waivers
 - ▶ Staff will be evaluating properties for three main area
 1. Visibility of the resource
 2. General maintenance of resource
 3. Alterations that did not receive prior approval from the City
 - ▶ Any necessary follow-up will occur once all of the properties are inspected.

Conservation Areas

- ▶ General Plan identified as useful tool to retain community character
 - ▶ Implementation through community plan update process and overlay zone
 - ▶ Success of conservation areas are dependent on size, the nomination process, and implementation
 - ▶ Conservation areas are not historic districts
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Conservation Areas

- ▶ Compared to Historic Districts; in conservation areas:
 - Time and age is not a consideration
 - Historical integrity is not a concern, but form, character visual quality of streetscape, landscape, and urban form is important
 - Compliance with the Secretary of the Interior Standards is not required, but values and perceptions of the local citizens are important
 - Boundary of the Conservation areas is not drawn by technical surveys but consensus
 - Common architectural elements are important but their originality is not important.

General Plan Incentives


▶ Incentives

- Encourage use of local, state and federal tax incentives
- Flexibility of State Historic Building Code
- Transfer of Development Rights (TDR)
- CUP and NDP processes to support adaptive re-use of historical resources
- Architectural and design assistance services

▶ Incentives Subcommittee of the HRB

- HRB and public members
- Developing a comprehensive incentives program

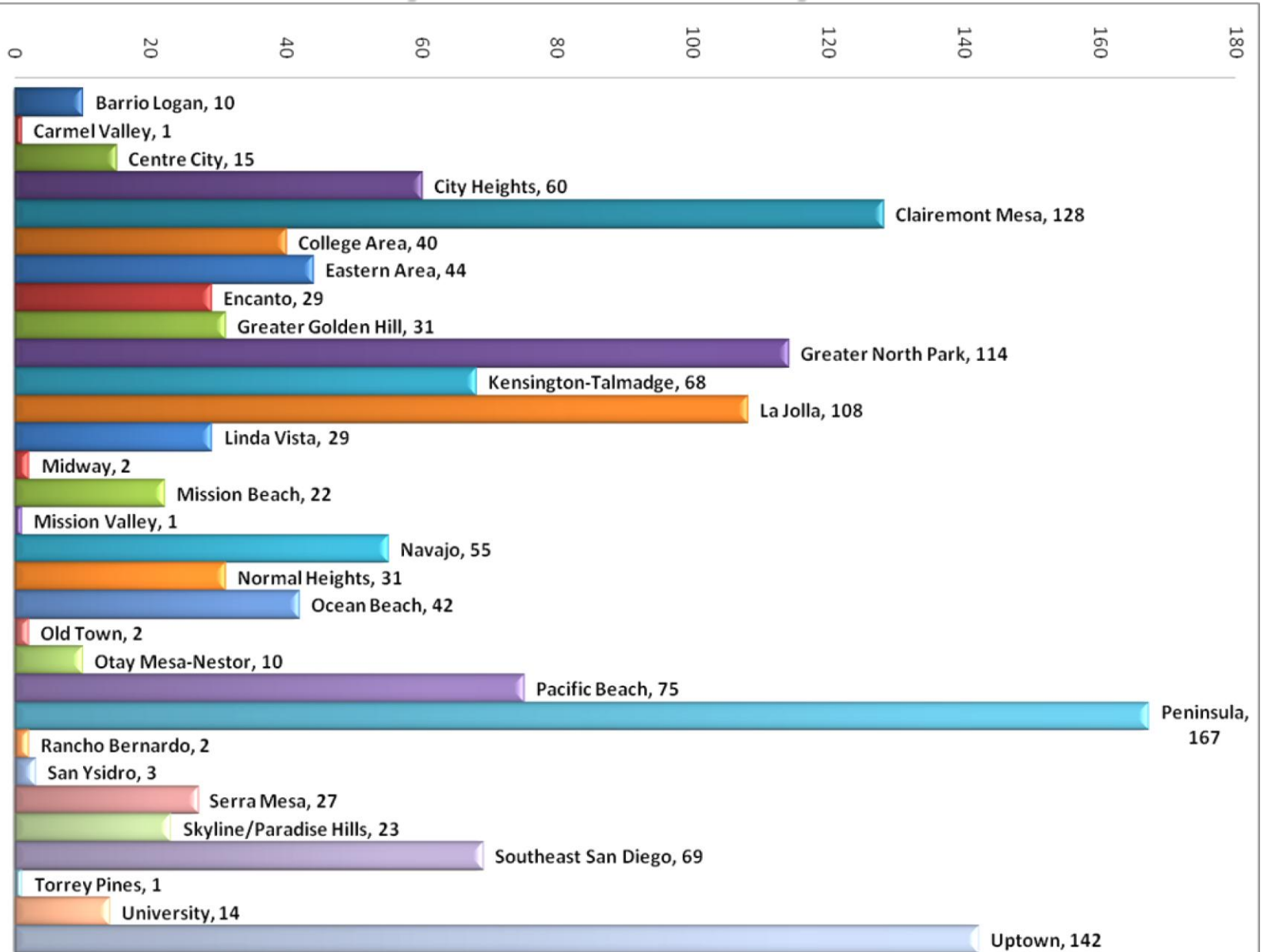
General Plan Incentives

- ▶ Preservation Fund (General Plan)
 - ▶ Monetary source for local preservation incentives
 - Architectural assistance program
 - Archaeological site protection
 - ▶ Fund may be supported through grants, private or public donations, or other sources
 - ▶ City Council established fund July 2009
 - ▶ Expenditures must be approved by Council through the budget process
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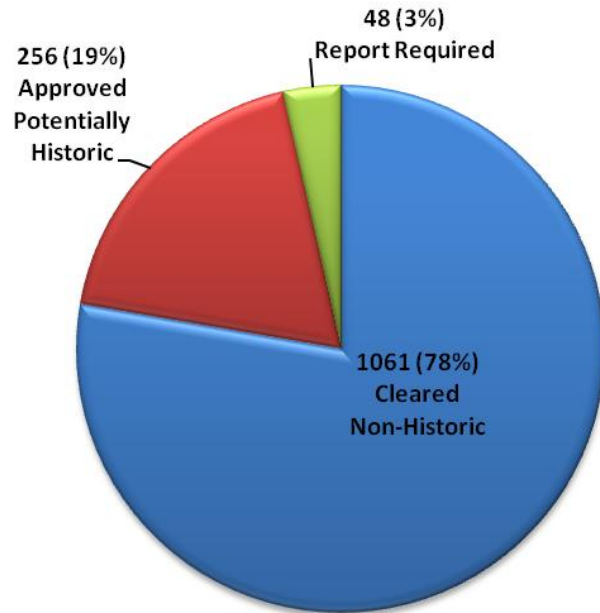
Permit Review Process

- ▶ **Public Input Group**
 - 19 CPGs and 10 Historical Organizations
- ▶ **1,365 of reviews of Potentially Historic Properties since April 2008**
 - 54% within Districts 2 and 3
- ▶ **Reviews by Community Planning Area**
 - Clairemont Mesa (128), Greater North Park (114), La Jolla (108), Peninsula (167), and Uptown (142)
- ▶ **Outcome of reviews**
 - Cleared non-historic – 78%
 - Approved historic – 19%
 - Report required – 3%

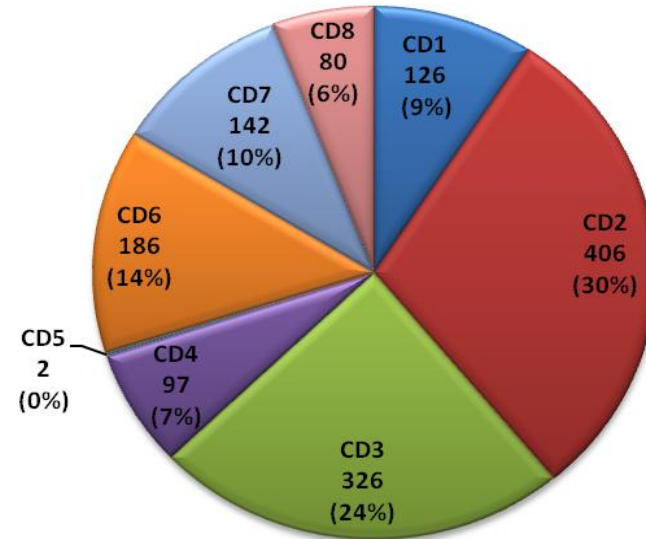
Reviews by Community Plan Area



HR Staff Determination



Reviews by Council District



Cleared Non-Historic – Property does not appear to be individually significant.

Approved Potentially Historic – Property is potentially individually significant, project is approved as consistent with the Standards. This number includes projects revised to be consistent with the Standards after a report was initially required.

Report Required – Property is potentially individually significant, project is not consistent with the Secretary of the Interiors Standards. Of these, 8 have gone to the HRB, 40 have never been received by staff.

Permit Review Process

▶ Noticing

- On site posting of permit application
- Web-based listing of pending demolition and building permits

▶ Penalties

- Code enforcement actions should include fines and penalties for violations that would deter violations by others

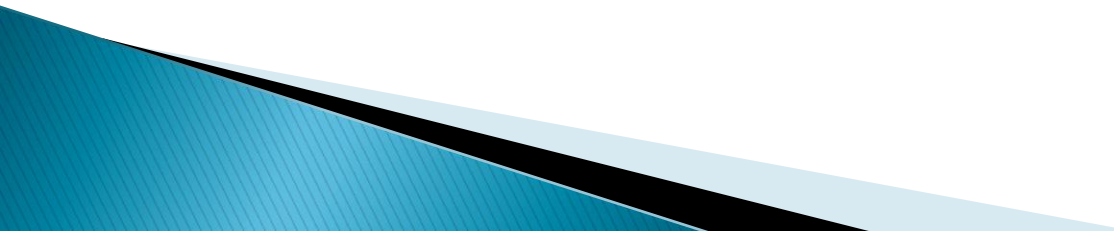
Permit Review Process

- ▶ Preliminary reviews
 - Issue of notification to public input group and length of time for review
- ▶ Applicability of CEQA
 - City Attorney's Office is reviewing the issues related to CEQA review of projects involving potentially historic properties

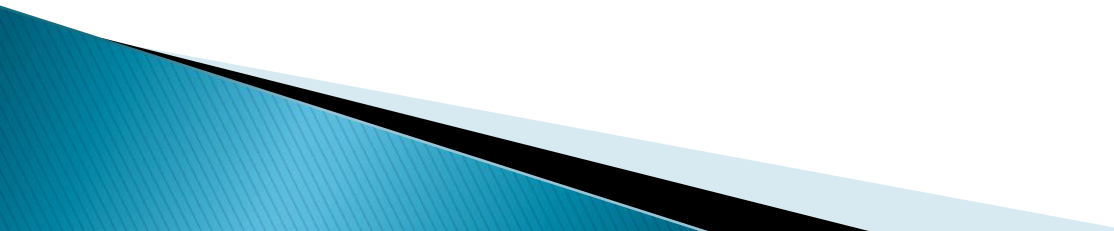
Land Development Code Revisions

- ▶ Archaeology site buffer
 - Remove 100' requirement
 - Sufficient protections through regulation and guidelines
- ▶ 45 Year Permit Review
 - Exempt plumbing, mechanical, electrical and other interior only building permits

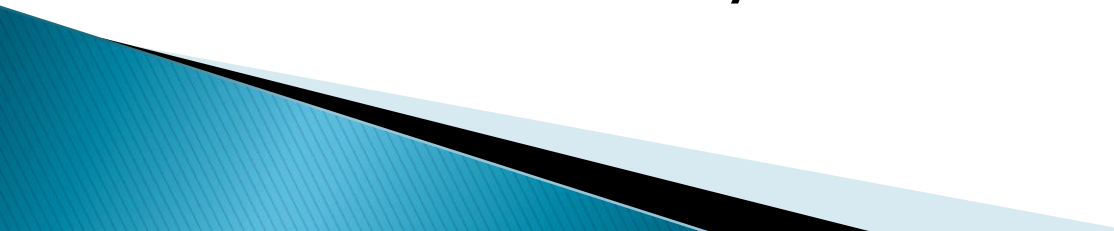
Land Development Code Revisions

- ▶ Floor Area Ratio – Incentive for designated historical resource
 - Increase allowable FAR retain height and setback requirements
 - ▶ Variance Findings – Incentive for designated historical resource
 - Establish separate findings to allow new development to retain non-conforming aspects with preservation of historical resource
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Historic Districts

- ▶ Dryden (North Park)
 - ▶ Kensington Manor Unit No. 2
 - ▶ Mission Hills, Phase II
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Dryden District

- ▶ Applicant Submitted Supplemental Material in January 2009
 - ▶ Selection of Historic Consultant for North Park Survey Underway
 - ▶ Consultant Contracted in July 2009, Reviewed Dryden Nomination in August 2009
 - ▶ Issues Raised By Consultant Consistent with Those Raised by Staff
- 

Dryden District

▶ Processing Timeline


- Completion of North Park Context Statement in Late Fall 2009
- Work With Applicant On Context Revisions and Final Field Work By Staff
- Completion of North Park Survey Work in Spring 2010
- Work With Applicant On District Boundary and Statement of Significance
- Process The Final Nomination By Late 2010
 - Property Owner Workshop
 - Policy Subcommittee Meeting
 - Two Publically-Noticed HRB Hearings

Kensington Manor Unit No. 2

- ▶ Submitted September 2007 By Priscilla Ann Berge
- ▶ Reviewed by Staff Early 2009
- ▶ District Boundary Reflects Underlying Subdivision



Kensington Manor Unit No. 2

- ▶ Noticed Property Owner Workshop April 2009
 - Questions Raised
 - Involuntary Nature of District
 - Allowable Modifications
 - ▶ Conflict of Interest Issue Raised
 - Applicant Appointed To HRB
 - Nomination Cannot Be Processed While Applicant Sits On The Board
 - ▶ Processing Will Resume No Sooner Than March 2011
 - Additional Property Owner Workshops
- 

Mission Hills District, Phase II

- ▶ Mission Hills District Designated 2007
 - Three Expansion Areas Identified
- ▶ Volunteers Approached Staff Late Summer 2008

Mission Hills District, Phase II

Proposed
Expansion
Area



POTENTIAL EXPANSION OF THE MISSION HILLS DISTRICT

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENTS

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Mission Hills District, Phase II

- ▶ Petition Cards Mailed September 2008
 - 59 of 99 Property Owners Responded
 - 49% Support
 - 32% Opposed
 - 19% Wanted Additional Information
- ▶ Applicants Continue To Work On Nomination
- ▶ Process The Final Nomination By Late 2010
 - Property Owner Workshop
 - Policy Subcommittee Meeting
 - Two Publically–Noticed HRB Hearings

Burlingame Historic District

- ▶ Established 2002 As Voluntary District
- ▶ Amended 2007 As Traditional District
- ▶ Appealed By Three Property Owners 2007
- ▶ Appeal Withdrawn 2009
- ▶ Appellants Applied for Mills Act Agreements
 - Request To Apply Pre-2009 Fees
 - Requires Council Action
- ▶ Request that LU&H Refer To The Full City Council The Issue Of Mills Act Application Fees and Deadlines for Burlingame Property Owners