



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 10, 2013 REPORT NO. HRB-13-004

ATTENTION: Historical Resources Board
Agenda of January 24, 2013

SUBJECT: **ITEM #9 – Certified Local Government Annual Report 2012**

APPLICANT: City of San Diego, Development Services Department

LOCATION: Citywide

DESCRIPTION: Consider the Draft Annual Report for transmittal to the State Office of Historic Preservation to meet the City's Certified Local Government (CLG) responsibilities and to the Mayor and City Council to meet the Municipal Code Section 111.0206 (d)(7) requirements.

STAFF RECOMMENDATION

Direct staff to forward the Annual Report to the State Office of Historic Preservation and the San Diego Mayor and City Council, or revise the Annual Report and forward as appropriate.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the City's Certified Local Government (CLG) responsibilities. The Annual Report for 2012 also satisfies the requirement for an annual report to be transmitted from the HRB to the Mayor and City Council in accordance with Land Development Code Section 111.0206(d)(7). One of the responsibilities of a CLG is to prepare an Annual Report for the State Office of Historic Preservation (OHP) summarizing the work of the Board during the reporting period. The report utilizes a standard format for all CLGs and requires an accounting of the Board and staff activities throughout the state's fiscal year (October 1, 2011 through September 30, 2012). The Annual Report format was provided by the Office of Historic Preservation and cannot be altered resulting in pagination, tables, and text on different pages and a number of different fonts. Since the Land Development Code Section 111.0206(d)(7) does not specify the period of time covered in the annual report to the Mayor and City Council, staff is utilizing the state's reporting period for that report, as well.

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ANALYSIS

The attached document is a draft of the Annual Report that has been prepared by staff. Boardmembers should provide their insight and provide comment to staff regarding any additional information and issues that would be appropriate to include in the final Report.

The organization of the annual CLG report corresponds directly to the five CLG requirement areas: ordinance, commission, survey, public participation, and state requirements. In addition to this information, OHP requests a summary of local preservation programs. The National Park Service (NPS) reporting has also been incorporated into the annual CLG report in Section VI. While Section V also relates to the NPS reporting, it is only used for new CLG programs. The 2009 baseline report to NPS included 17,038 historic properties in the City's inventory prior to September 30, 2008, with an additional 1,255 properties added by 2011 and 51 added this past year to equal a historic resources inventory of 18,344 properties.

No changes to the City's certified historical resources regulations were made during this reporting period. However, the Code Enforcement Regulations were amended to allow collection of fines and civil penalties for unpermitted alteration of potential historic resources and designated historic resources.

HRB activity has remained largely consistent during this reporting period compared to past years. During the current reporting period, the HRB designated 50 new individually significant properties (compared to 52 during the previous reporting period and 37 during the 2009/2010 period). Staff continues to work with applicants on several pending district nominations, including the Mission Hills Historic District Phase II, the Inspiration Heights Historic District, and the South Park Historic District. In addition, 43 new Mills Act contracts were completed during this period, compared to 42 new contracts in the last reporting period.

Three critical preservation planning issues have begun to emerge over the reporting period. First, the recent uptick in the economy is creating renewed redevelopment pressure in older communities and on designated historic resources. Second, an ever-increasing number of properties are reaching 45 years of age, the City's threshold of review for potential historic significance as part of a building permit application. As a result, areas of the City developed well after WWII are coming up for review, and residents of those communities are not necessarily supportive of the historic review process. Third, there are a number of properties, both designated and potentially historic, within the boundary of the City of San Diego but under the jurisdiction of a higher agency, which has the authority over development or redevelopment of the historic property under their ownership or control. In instances where the higher agency may be proposing substantial alteration or demolition of historic resources, the community looks to City staff and the Historic Resources Board to intervene, when there is unfortunately no authority to do so. Action available to the City is limited to public outreach/education and staff and Board involvement in any public hearing or review process that may be associated with a project.

The most successful incentive program continues to be the Mills Act. The use of the Design Assistance Subcommittee also continues to be of great benefit to owners of designated sites. In July 2009, the City Council established the Historic Preservation Fund in response to General Plan policies for any and all potential grants, donations, fines, penalties, or other sources of funding for the purpose of historic preservation.

Two significant milestones were met during the reporting period. First, the designation nomination queue which has been in place for nearly ten years and significant wait times for nominations to be reviewed by staff has been eliminated. Over the past few years, staff and the Board have maintained an aggressive schedule of review and processing. As a result, the queue has been eliminated, and nominations can now expect to be heard by the Historical Resources Board within 90 days of receipt. Second, the City has established and made live our CHRID database. After several years of work which included numerous customizations of the database to meet the City's needs and best facilitate public access to information, the database with an initial selection of designated properties listed on or after 2009 has been posted and is accessible to the public. As we continue to enter data for older designations, a significant amount of information previously accessible only by visiting City offices will be readily available online and free of charge.

The following historic preservation goals have been identified for the 2013 reporting period:

- 1.) Transfer remaining data on the City's designated historic resources to the CHRID database.
- 2.) Complete the context statement and finish clean-up of reconnaissance survey data for the Uptown Community Planning Area, which is currently underway as part of the community plan update.
- 3.) Begin work on the historic context statement for the Southeast Community Planning Area, which will soon be undertaken as part of the community plan update.
- 4.) Conduct 200 inspections of designated historic resources receiving Mills Act benefits and ensure compliance with the terms and conditions of the contract.
- 5.) Complete the pending Mission Hills Expansion historic district submitted by members of the community in 2011.
- 6.) Provide training to staff, Boardmembers and members of the public on resource integrity and eligibility for designation.
- 7.) Work with the San Diego AIA to present a workshop on San Diego Modernism.
- 8.) In conjunction with NPS, hold an all day workshop with City workers, lease holders, and non-profits on NHL stewardship best practices as they apply to the historically significant buildings and cultural landscape of Balboa Park.

CONCLUSION

Staff recommends that the Board review the information attached, provide input, and approve the report for transmittal to the State Office of Historic Preservation and the Mayor and City Council.



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Senior Planner



Cathy Winterrowd
Assistant Deputy Director/CLG Liaison

KS/cw

Attachment: Draft CLG Annual Report 2012 (without attachments)