

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD

INCENTIVES SUBCOMMITTEE

Monday, June 8, 2009, 2:00 PM to 3:00 PM

5th Floor Large Conference Room

City Administration Building

202 C Street, San Diego, CA

The Incentives Subcommittee is a subcommittee of the City of San Diego's Historical Resources Board. It is composed of Historical Resources Board members and preservation professionals who are interested in historic preservation incentives. The Subcommittee is not a voting entity, but rather a forum for discussing issues and matters related to historic resources and the preservation incentives. Comments at the meeting do not predispose future positions on any matter by the Historical Resources Board.

Members of the public will be allowed an opportunity to speak, for up to one minute each, at the end of the Subcommittee's discussion on an agenda item. Each member of the public is required to state their name and the organization (if any) that they represent prior to their one minute presentation

The Mills Act Program is governed by Council Policy 700-46 as revised on December 15, 2008 and will not be discussed at the Incentives Subcommittee.

MEETING AGENDA

1. Introductions
2. Public Comment (on matters not on the agenda)
3. Issues:
 - 3a. Work Program of the Subcommittee: The Subcommittee will begin the investigation of the use of Transfer of Development Rights (TDR) to promote preservation of significant historical resources. It is anticipated that the work program of the subcommittee will include preparation of a comprehensive TDR program. [10 minutes; Jodie Brown]
 - 3b. Presentation by Lucy Contreras, Associate Planner: Ms. Contreras will discuss CCDC's Transfer of Development Rights (TDR) Program. [50 minutes; Lucy Contreras]
4. Adjourn

Next Subcommittee Meeting will be on Monday, July 13, 2009 at 2:00 PM.

For more information, please contact Jodie Brown by phone at (619) 533-6300 or email at jdbrown@sandiego.gov.

Historic Preservation Incentives Ad Hoc Subcommittee

Chair: Boardmember Priscilla Ann Berge

Members: Boardmembers Maria Curry and Linda Marrone and Public Members Paul Johnson, Bruce Coons, Ione Stiegler, Wendy Tinsley-Becker

Staff: Senior Planners Jodie Brown and Cathy Winterrowd; Deputy City Attorney Nina Fain

Goal of Subcommittee: investigate and propose specific historic preservation incentives and recommend ways for their successful implementation

Process: recommendations will be forwarded to the full HRB for adoption in the form of a new Incentives Element of the adopted Comprehensive Historic Preservation Plan (1991) and on to the City Council for implementation, as needed

Scope: new element will be based on the recently adopted Historic Preservation Element of the General Plan (2008), City of San Diego Land Development Code, and adopted HRB Procedures

Initial Issues:

Review of General Plan policies (HP-B.2):

- Encourage the use of Transfer of Development Rights to preserve historical and cultural resources in situ, particularly in areas zoned for high-density development.
- Take advantage of the Conditional Use Permit (CUP) process for historical resources, to gain flexibility in the application of some development regulations.
- Foster preservation and adaptive reuse of designated historical buildings and structures by allowing retention of non-conforming setbacks without requiring a variance or hardship finding.
- Allow the use of a Neighborhood Development Permit with a finding that the proposed reuse does not adversely affect the community plan or General Plan because it would be beneficial in this regard.
- Provide architectural assistance service to help owners design rehabilitation and/or adaptive reuse plans, or feasibility studies for historically-designated buildings, structures, and objects.
- Maintain the City's current façade improvement program for historic commercial properties.

Investigation of possible incentives related to zoning requirements and permit processing

Schedule of Meetings: the second Monday of each month at 2:00 PM

Location: 5th Floor Large Conference Room, City Administration Building, 202 C Street