

## PRESERVATION AND PROGRESS: AN UPDATE TO THE CITY'S HERITAGE PRESERVATION PROGRAM

The Preservation and Progress initiative is a comprehensive update to the City's Heritage Preservation Program that will streamline processes for new homes and other uses while protecting places of historic, architectural and cultural importance and encouraging their adaptive reuse.

As we look ahead and plan for our future growth and progress as a city, we also look back to the places, events and people that have shaped our city and its history in an important way. The primary purpose of the City's Heritage Preservation Program is to identify and protect the places that matter to our collective history, while allowing those places to evolve to continue to meet our needs as a growing city. In doing so, the program allows us to navigate change, not stop it, so places can evolve while keeping what makes them most meaningful.

Protecting historic places connects us to our past in a tangible way and fosters a sense of belonging and pride of place. By giving historic places new uses, making compatible additions and integrating new development, we get a vibrant mix of places and a distinctive, livable community.

*"No city can hope to understand its present or forecast its future if it fails to recognize its past. By tracing and preserving its past, a city can gain a clear sense of the process by which it achieved its present form and substance."*  
- Historic Preservation Element of the City of San Diego General Plan

## WHY IS IT TIME TO PRESERVE HISTORY AND ADVANCE PROGRESS NOW?



### Reactive Preservation vs. Proactive Preservation

The Heritage Preservation Program, in its current form, is largely reactive in nature, waiting for someone to nominate a property for historic designation or for development to impact a property that may be historically important before it is evaluated and brought forward for designation. Our current regulations and processes, therefore, result in significant time and money invested in identifying what is not important rather than what is important and worthy of protection. It focuses on looking at things that may be old but that, in most instances, are not historically significant. This results in uncertainty and inefficiency for property owners.



### Impacts to the Construction of New Homes

The reactive nature of the Heritage Preservation Program also unnecessarily burdens projects on properties that do not have historical importance or value through added review requirements, processing times and uncertainties. Additionally, adaptive reuse and expansion of historic properties can be hindered by requirements that lack clarity for developers. The City continues to suffer from a lack of supply of homes affordable to people of all incomes, and more certainty is needed to allow for the building of more homes to combat this crisis. The Mayor's Middle-Income Housing Working Group also identified these issues as a challenge for the development of new middle-income housing in San Diego.



### Equity

Just as with past planning practices, historic preservation policy and practice have contributed to systemic racism and injustice. A primary goal of Preservation and Progress is to fully integrate equity into the City's Heritage Preservation Program. This starts with updating City policies and practices so that preservation works better for everyone, particularly communities that have been harmed by injustice and exclusion, particularly Black, Indigenous, and people of color (BIPOC) as well as LGBTQ+ communities. Through the development and implementation of Preservation and Progress, the City can support these traditionally marginalized communities to elevate histories local government has often excluded, celebrate their cultures and contributions, and make our communities more equitable and resilient.

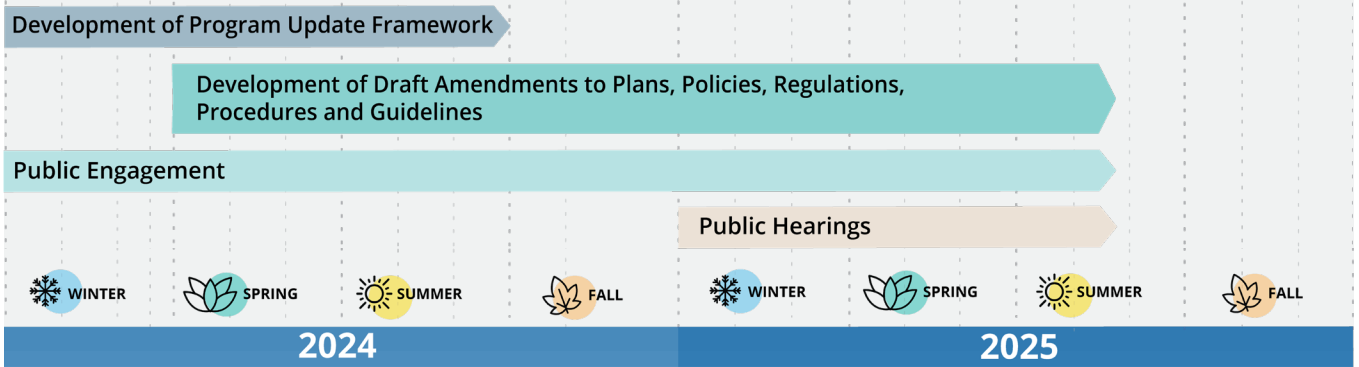
# FACT SHEET

## GOALS OF THE PRESERVATION AND PROGRESS INITIATIVE

<p><b>Advance equity in preservation</b> and prioritize the protection of resources important to BIPOC, LGBTQ+ and other historically marginalized communities.</p>	<p><b>Evaluate the Mills Act program</b> to ensure the program is equitable and incentivizes the protection and restoration of important places in a fiscally responsible manner.</p>	<p><b>Identify and protect</b> historical properties and districts that are important to the City's history and culture, with a focus on historic districts.</p>	<p><b>Reform permit processes</b> to better encourage the adaptive reuse of historical buildings on their original sites.</p>	<p><b>Adopt design standards</b> for historical properties and districts to provide clear, objective guidance and by-right approval for additions and new development.</p>	<p><b>Remove regulations</b> that unnecessarily impact properties that lack historical or cultural importance.</p>
<p><b>Integrate Equity as a Core Value</b></p>		<p><b>Protect Important Places</b></p>		<p><b>Streamline Processes for New Homes</b></p>	

To accomplish these goals, Preservation and Progress will take a comprehensive look at all of the [policy and regulatory documents](#) that guide the City's Heritage Preservation Program. This includes the Historic Preservation Element of the General Plan, the Designation Procedures and Historical Resources Regulations in the Land Development Code, the Historical Resources Guidelines in the Land Development Manual, City Council Policy, and a number of Historical Resources Board policies and procedures.

## COMPREHENSIVE TIMELINE



## PROVIDE YOUR SUGGESTIONS AND STAY CONNECTED!

Do you have ideas as to how the City's Heritage Preservation Program should be updated to achieve our goals? Please share them with us through this [online portal](#). If you would like to be informed of initiative progress, document releases, meetings and public hearings, [please sign up for our email distribution list](#).

## INTERESTED IN DEVELOPING NEW HOMES NOW?

The City is committed to assisting project applicants with navigating the existing historic preservation requirements. Please view this [quick explainer](#), and [contact our staff](#) if you have any additional questions!



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