

# Certified Local Government Program: 2024-2025 Annual Report

(Reporting period is from October 1, 2024 through September 30, 2025)

**INSTRUCTIONS:** This is a fillable PDF with expandable text fields and checkboxes. This form can be saved and reopened. The font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save the completed form and email it as an attachment to [info.calshpo@parks.ca.gov](mailto:info.calshpo@parks.ca.gov). You can then attach the required documents to that email. If the attachments are too large (totaling more than 20 MB), you will need to send them in a separate email.

Report Prepared by: **City of San Diego Historical Resources Board and Staff**

Date of commission/board review: **March 26, 2026**

## **MINIMUM REQUIREMENTS FOR CERTIFICATION**

### **A. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.**

#### **A. Preservation Laws**

1. Are you considering amending or revising your certified ordinance this year? **Yes, through the Preservation and Progress initiative, the City of San Diego will be completing 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.**

<https://www.sandiego.gov/planning/work/historic-preservation-planning/preservation-and-progress>

**REMINDER:** Pursuant to the *CLG Agreement*, the Office of Historic Preservation (OHP) must have the opportunity to review and comment on ordinance changes prior to adoption. Please communicate directly with the OHP Local Government Unit staff to coordinate the review. Changes that do not meet the CLG requirements could affect certification status.

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2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

<http://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art03Division02.pdf>

<http://docs.sandiego.gov/municode/MuniCodeChapter11/Ch11Art01Division02.pdf>

<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division02.pdf>

<http://docs.sandiego.gov/municode/MuniCodeChapter12/Ch12Art06Division05.pdf>

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**B. New Local Landmark Designations (Comprehensive list of properties/districts designated during the reporting.**

1. During the reporting period, October 1, 2024 – September 30, 2025, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
Lucy C. Warner/ F.E Young Spec House 1735 Pentucket Avenue	10/24/2024	N/A	5/9/2025
Garrett and Esther Bradt/ William B. Melhorn Spec House #1 1115 Alberta Place	10/24/2024	N/A	5/9/2025
James and Mary Cambron House 4545 Rhode Island	10/24/2024	N/A	5/9/2025
Willard and Agnes Watson House 3330 Brant Street	11/21/2024	N/A	5/9/2025
Florence Baker/ Glen Funcheon House 3023 First Avenue	11/21/2024	N/A	5/9/2025
Aleda Burdick Apartment Building 1615-1621 Myrtle Avenue	11/21/2024	N/A	5/9/2025
Edgar and Hazel Ullrich House 7231 Monte Vista Avenue	11/21/2024	N/A	5/9/2025
Alberta Security Compan Martin V. Melhorn Spec House #9 1214 Sutter Street	1/23/2025	N/A	5/9/2025
John and Mary Elizabeth Lambert Spec House #1 7964 Roseland Drive	2/27/2025	N/A	5/9/2025
Helen and Spencer Rogers Spec House #1 3252 Harbor View Drive	3/27/2025	N/A	5/9/2025
Drs. Elsa and George Feher/ Frederick Liebhardt/ Joseph Yamada House 2710 Bordeaux Avenue	3/27/2025	N/A	5/9/2025
Helen Copley/ Henry Hester House #2 7934 Prospect Place	3/27/2025	N/A	5/9/2025

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Ira and Louie Fenton Spec House 1430 Fort Stockton Drive	3/27/2025	N/A	5/9/2025
Fred Rohr House 3603 Amaryllis Drive	4/24/2025	N/A	8/13/2025
Leo and Rose Greenbaum Ralph Hulburt and Charles Tifal House/3431 Vermont Street	4/24/2025	N/A	8/13/2025
Albert and Alice Roberts House 4353 Trias Street	4/24/2025	N/A	8/13/2025
Sarah Beckwith House 836 Prospect Street	5/22/2025	N/A	8/13/2025
Heinz and Elizabeth Poppendiek Russell Forester House 7834 Esterel Drive	5/22/2025	N/A	8/13/2025
Roy and Anna Ridgeway House #2 2530 Bancroft Street	5/22/2025	N/A	8/13/2025
Wilber and Dorothy Larrabee Edgar Ullrich House/6714 Muirlands Drive	5/22/2025	N/A	8/13/2025
Rose Vollmer / Richard Lareau Rental House 4101 Lomaland Dr Suite: #2	5/22/2025	N/A	8/13/2025
Silas and Rita Corbett House 4247 Alder Drive	6/25/2025	N/A	8/13/2025
Dr. Alton and Margaret Harpst / Ralph L. Frank Hous 3210 Xenophon Street	6/25/2025	N/A	8/13/2025
Lloyd and Ingrid Koenig House 4976 Quincy Street	6/25/2025	N/A	8/13/2025
Le Rondelet Condominiums 1150 Anchorage Lane	7/24/2025	N/A	9/4/2025
Charles and Geraldine Zurn Spec House 4640 West Talmadge Drive	7/24/2025	N/A	10/29/2025
Elmo and Angeline Crabtree Spec House #2 1625 Robinson Avenue	8/28/2025	N/A	10/9/2025

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Samuel Campbell Spec House #1 2456 Clove Street	8/28/2025	N/A	10/29/2025
Ellen Thompson/ Walter Douglas House 3140 2nd Ave	8/28/2025	N/A	10/9/2025
Peterson Lumber & Finance Company/ Virgil Cash Spec House #1 2477 Marilouise Way	9/25/2025	N/A	10/29/2025
Laura and Harold Conklin House Laura and Harold Conklin House 3030 Alcott Street	9/25/2025	N/A	10/29/2025
Woodley Phillips House 3772 Pringle Street	9/25/2025	N/A	10/29/2025
George Carter Spec House #1 3560 32nd Stret	9/25/2025	N/A	10/29/2025
John & Kate Bardsley/ A.M. Southard House 1239 Myrtle Ave	9/25/2025	N/A	10/29/2025

**Reminder:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed	Reason
W.C. And Irene Everett Building 3093-3095 El Cajon Blvd	7/15/2025	Designation was Overturned by the City Council

## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan?
  No  
 Yes, in a separate historic preservation element.
 Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element.

<https://www.sandiego.gov/sites/default/files/legacy/planning/genplan/pdf/generalplan/adoptedhpelem.pdf>

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## D. Review Responsibilities

### 1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.
- Some projects are reviewed at the staff level without commission review.

What is the threshold between staff-only review and full-commission review? **The City of San Diego has a three-tiered system of design review for historical sites. The HRB has authority for recommendations on projects that may have adverse impacts on historical resources. The Design Assistance Subcommittee (DAS) of the HRB provides informal input to applicants and staff on projects affecting historical resources. Heritage Preservation staff reviews and approves minor modifications to historical resources that are consistent with the Secretary of the Interior's Standards. If staff approves a project as a minor modification or if the DAS review concludes that a project is consistent with the Standards, the full HRB would not normally consider the project, although projects with major community interest may go forward to the full HRB for review and comment.**

### 2. California Environmental Quality Act (CEQA)

- Explain the historic preservation staff and commission role in *providing input* to CEQA documents prepared for or by the local government. **Heritage Preservation staff reviews all environmental documents for projects prepared for the City that may have an effect on a designated historical resource or on a potentially significant historical resource during the public review period. Historical Resources staff prepares the Historical Resources section of environmental documents prepared by the City of San Diego.**
- Explain the staff and commission role in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government. **Draft CEQA documents are reviewed and approved by Heritage Preservation staff prior to public review when a designated historical resource would be impacted by a proposed project. The final CEQA document for projects affecting designated historical resources is formally reviewed by the HRB in association with review of a site development permit for the substantial alteration of a historical resource. In this circumstance, the HRB makes a formal recommendation on the project and the environmental document, specifically the adequacy of the proposed mitigation measures, to the Planning Commission.**

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## 3. Section 106 of the National Historic Preservation Act

- Explain the staff and commission role in *providing input* to Section 106 documents prepared for, or by, the local government. **Heritage Preservation staff reviews and approves the Historical Resources section of all Section 106 documents for projects prepared for the City that may have an effect on a National Register eligible resource prior to the public review period. Historical Resources staff prepares the Historical Resources section of Section 106 documents prepared by the City of San Diego.**
- Explain the staff and commission role in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government: **The Section 106 consultation process is completed before the Section 106 document is distributed for public review. The HRB reviews all of the information for projects on which they make a recommendation. The HRB along with its Policy and Design Assistance Subcommittees and/or appointed ad hoc committees also participates in Section 106 consultations initiated by other agencies for federal projects affecting National Register eligible sites, including negotiations on any Programmatic Agreements.**

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## **B. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.**

### **A. Commission Membership**

<b>Name</b>	<b>Professional Discipline</b>	<b>Date Appointed</b>	<b>Date Term Ends</b>	<b>Email Address</b>
Kristi Byers	Architecture	3/15/2022	3/1/2026	KristiB@mosherdrew.com
Rammy Cortez	Development	6/21/2023	3/1/2026	rc@myinfill.com
Courtney Coyle	Fine Arts/ Law	7/19/2016	3/1/2018 (replaced 4/22/2025)	courtcoyle@aol.com
Lisa Cumper	Tribal Cultural Resources	6/5/2025	3/1/2027	lcumper@jiv-nsn.gov
Carla Farley	Real Estate	3/15/2022	3/1/2027	carla@corbanrealty.net
Eva Friedberg	Architectural History	4/22/2025	3/1/2027	eva@sdgis.com
Tim Hutter	Law	7/19/2016	3/1/2024 (replaced 4/22/2025)	thutter@allenmatkins.com
David Mccullough	Landscape Architecture	7/19/2016	3/1/2025	david@mlasd.com
Joy Miller	History	7/9/2024	3/1/2027	jmiller@ucsd.edu
Michael Provence	History	4/22/2025	3/1/2027	mprovence@ucsd.edu
Melissa Sofia	Real Estate	4/22/2025	3/1/2027	melissa@theavenuehc.com
Michael Taylor	Archeology	3/15/2022	3/1/2027	mtaylor@nwbenvironmental.com
Matthew Winter	Architecture	7/19/2016	3/1/2024 (replaced 4/22/2025)	MWinter2000@gmail.com
Ann Woods	Architectural History	11/12/2009	3/1/2017 (replaced 4/22/2025)	acwoods@ucsd.edu
Melanie Woods	Development/Housing	4/22/2025	3/1/2027	mwoods@caanet.org

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Attach resumes and Statement of Professional Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications have not been met and how professional expertise is otherwise being provided. **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position be filled? **All eleven seats are currently filled.**

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**B. Staff to the Commission/CLG staff**

1. Is the staff to your commission the same as your CLG coordinator?  Yes     No
  
2. If not, please provide the Commission staff member’s contact information. \_\_\_\_\_
  
3. If the position(s) is not currently filled, why is there a vacancy? \_\_\_\_\_

Attach resumes and Statement of Professional Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Shannon Anthony Senior Planner (3/2008-Present)	Library Science & Information	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:SAnthony@san Diego.gov">SAnthony@san Diego.gov</a>
Kelsey Kaline Associate Planner (2/2023-Present)	Heritage Preservation/ Urban Planning	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:KKaline@san Diego.gov">KKaline@san Diego.gov</a>
Alvin Lin Associate Planner (2/2021 to Present)	Urban Studies	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:AMLin@san Diego.gov">AMLin@san Diego.gov</a>
Audrey Rains Assistant Planner (5/2024-Present)	Public Administration/Planning	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:ARains@san Diego.gov">ARains@san Diego.gov</a>
Sameera Rao Assistant Deputy Director (7/2023 to Present)	Landscape Architecture	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:SRao@san Diego.gov">SRao@san Diego.gov</a>
Suzanne Segur Senior Planner/HRB Liaison (5/2016 to Present)	American Studies/ Historic Preservation	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:SSegur@san Diego.gov">SSegur@san Diego.gov</a>
Kelley Stanco Deputy Director/CLG Liaison (3/2006 to Present)	History & Planning	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:KStanco@san Diego.gov">KStanco@san Diego.gov</a>
Megan Walker Associate Planner (6/2022-Present)	Urban Studies & Political Science	City Planning Department, Environmental Policy and Public Spaces Division	<a href="mailto:MEWalker@san Diego.gov">MEWalker@san Diego.gov</a>

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## C. Attendance Record

Commissions are required to meet a minimum of four times a year. If you haven't met at least four times, explain why.

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## D. Training Received

It is a CLG requirement that all commissioners and staff to the commission attend at least one training program. It is up to the CLG to determine the relevancy of the training. Please indicate the specific training each commissioner received last year.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Boardmembers	Ralph M. Brown Act (Virtual)	1 Hour	Kathy Steinman and Justin Bargar; City Attorney's Office	Ongoing
Boardmembers	California Public Records Act (Virtual)	1 Hour	Kathy Steinman; City Attorney's Office	Ongoing
Boardmembers	City of San Diego's Heritage Preservation Program	.5 Hour	Kelley Stanco: Heritage Preservation Staff	11/21/2024
Boardmembers	Historic Preservation Program Benchmarking Summary	.5 Hour	Kelsey Kaline; Heritage Preservation Staff	1/23/2025

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## III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

### A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by the OHP)

**Reminder:** California CLG procedures require CLGs to submit survey results, including historic contexts, to the OHP. If you have not done so, submit an electronic copy or link if available online with this report.

Context Name	Description	How it is Being Used	Date Submitted to the OHP
University Community Plan Area Historic Context Statement	A historic context statement in conjunction with a community plan update for the University Community Plan area.	The historic context statement provides the basis for future identification, evaluation and designation of historical resources in the University community.	March 28, 2025
Hillcrest Focused Plan Amendment Historic Context Statement	A historic context statement for the Hillcrest Focused Plan Amendment area to include identifying historical resources associated with a potential historic district identified in the 2016 Uptown Community Plan Update.	The historic context statement provides the basis for identification, evaluation and designation of historical resources in the Hillcrest neighborhood including resources associated with LGBTQ+ history.	March 28, 2025
Clairemont Community Planning Area Historic Context Statement	A historic context statement is being prepared in conjunction with an update to the Clairemont Community Plan to assist in the identification of historic resources important to that community.	The historic context statement will inform the policies of the Clairemont Community Plan Update and the analysis in the associated EIR, and will provide the basis for future identification, evaluation and designation of resources in the Clairemont community.	TBD
College Area Historic Context Statement	A historic context statement is being prepared in conjunction with an update to the College Area Community Plan to assist in the identification of historic resources important to that community.	The historic context statement will inform the policies of the College Area Community Plan Update and the analysis in the associated EIR, and will provide the basis for future identification, evaluation and designation of resources in the College Area community.	TBD

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Mid-City Communities Plan Area Historic Context Statement	A historic context statement is being prepared in conjunction with an update to the Mid-City Communities Plan to assist in the identification of historic resources important to that community.	The historic context statement will inform the policies of the Mid-City Communities Plan Update and the analysis in the associated EIR, and will provide the basis for future identification, evaluation and designation of resources in the planning area including a concurrent focused reconnaissance survey.	In development
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## B. New Surveys or Survey Updates (excluding those funded by the OHP)

**Note:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to the OHP
University Community Plan Area Focused Reconnaissance Survey	Yes	Reconnaissance	8,500	11,000 <sup>1</sup>	July 30, 2024	March 28, 2025
Hillcrest Focused Plan Amendment area – Hillcrest Neighborhood, Uptown Community Plan	Yes	Intensive	380	302	July 30, 2024	March 28, 2025
Mid-City Focused Reconnaissance Survey	Yes	Reconnaissance	8,052	52,453 <sup>2</sup>	In progress	N/A

Explain how you are using the survey data: **These surveys are conducted as part of a community plan update or amendment process. The community plan constitutes the land use element of the City’s General Plan for the subject area and is used to make land use and planning decisions for 10 or more years. The community plan survey, guided by a historic context, will be used as a planning tool to inform the plan update by making it possible to evaluate resources for land use planning purposes and to identify and preserve significant historical resources, particularly areas of shared development history. Areas of shared**

<sup>1</sup> Reconnaissance survey of a portion of the community – residential properties constructed prior to 1990.

<sup>2</sup> Reconnaissance survey of the entire planning area including all property types and focused on areas of shared/common development history.

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development history may either be identified as potential historic districts and mapped and flagged for future intensive survey or as areas not rising to a level of historic significance to be exempted from further historic evaluation when undergoing a development project review (typically generic post-war tracts). Areas identified as potential historic districts or containing many individually eligible resources are reviewed to determine whether land use designations and zoning would have the potential to apply overwhelming development pressure that could adversely impact these resources. Potentially significant individual resources identified by the surveys are evaluated at the project level when a permit application is submitted.

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## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

Has your CLG undertaken any public outreach, training, or publications programs this year? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to the OHP.

Item or Event	Description	Date
Individual meetings with historic property owners.	To review the potential for historic designation. Initial design review for projects involving designated historic resources and potential historic resources. To review specific conditions and responsibilities of property owners with new Mills Act Agreements.	Ongoing
Preservation and Progress Suggestion Form	The public is invited to submit suggestions for items to be included in the City's comprehensive update to the Heritage Preservation Program.	Ongoing

## ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

During the reporting period (October 1, 2024 – September 30, 2025) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. This includes the National Register, California Register, California Historical Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
National, State and Local Designations	107

### A. Local Register (i.e., Local Landmarks and Historic Districts) Program

- During the reporting period (October 1, 2024 – September 30, 2025) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law?  Yes  No
- If yes, how many properties have been added to your register or designated during the reporting period? **34**

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## C. Local Property Tax Incentive Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a Mills Act program?  Yes  No
2. If yes, how many properties entered into a contract during the reporting period?

Name of Program	Number of Properties Added During 2024-2025	Total Number of Properties Benefiting From Program
Mills Act	51	2075

## D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties?  Yes  No
2. If yes, how many properties have been assisted under the program(s) during the reporting period?

Name of Program	Number of Properties that have Benefited

## E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties?  Yes  No
2. If yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) during the reporting period? **4,514**

## F. Local Property Acquisition Program

1. During the reporting period (October 1, 2024 – September 30, 2025) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means?  Yes  No

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2. If the answer is yes, then how many properties have been assisted under the program(s) during the reporting period?

Name of Program	Number of Properties that have Benefited

## **IN ADDITION TO THE MINIMUM CLG REQUIREMENT THE OHP IS INTERESTED IN YOUR TRAINING NEEDS**

If the OHP was able to sponsor free CAMP trainings from the National Alliance of Preservation Commissions (NAPC), would you be interested in attending? **Yes**

The OHP has also hosted training workshops and webinars of our own, and we plan to begin doing so again in the future. What topics you would like to see covered in these trainings? **Design guidelines for additions to historic properties or new construction within a historic district consistent with State laws, Interpreting designation criteria and evaluating integrity.**

## **XII Attachments (electronic)**

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to: [info.calshpo@parks.ca.gov](mailto:info.calshpo@parks.ca.gov)