

Item #1

North Park Community Plan Update

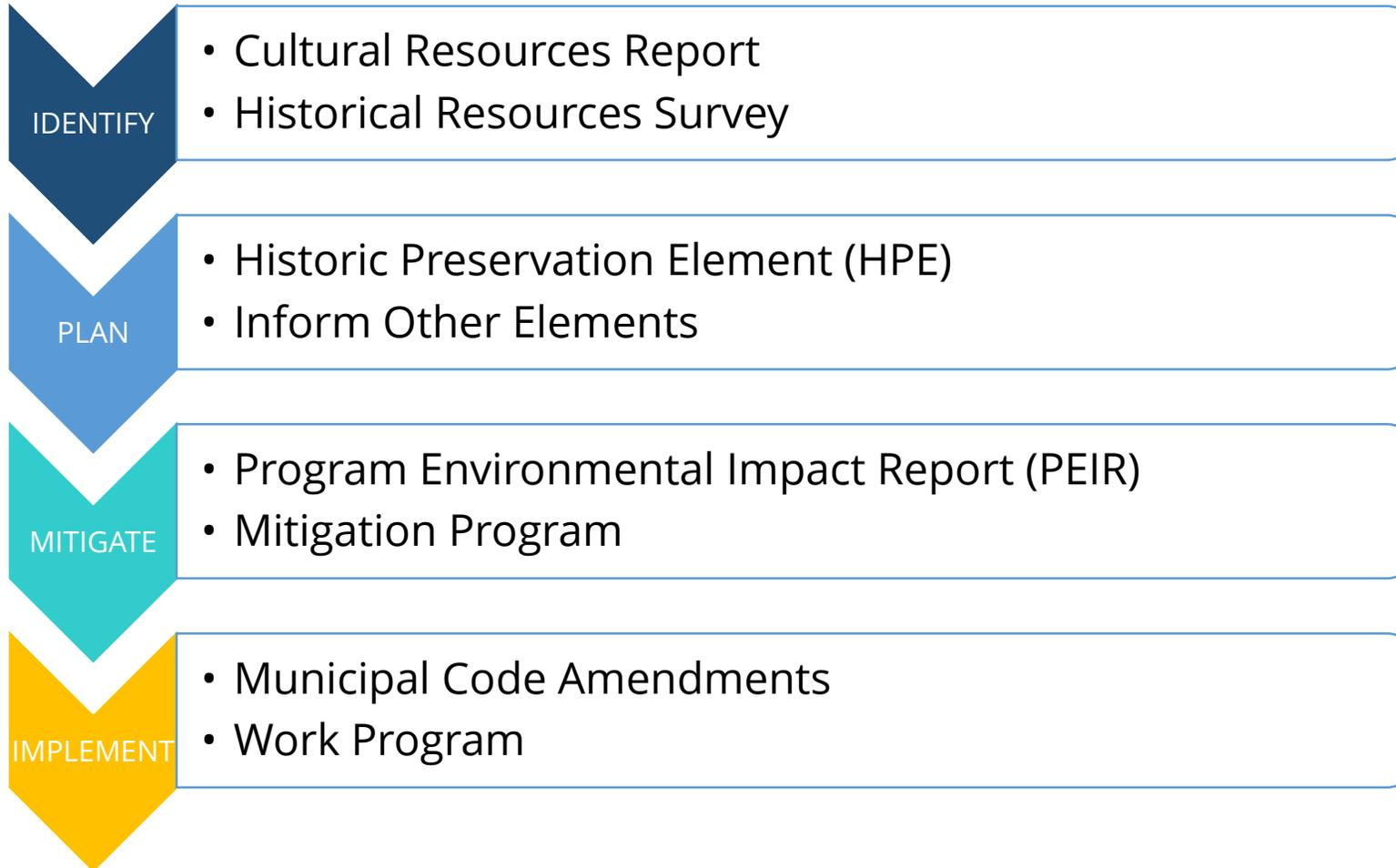
September 14, 2016
Historical Resources Board

Presentation Overview

- Historic Preservation Components of Community Plan Update (CPU)
- Results of Cultural Resources Report and Historic Resources Survey
- Historic Preservation Element
- Historic Resources Impacts and Mitigation
- Code Amendments and Work Program
- Issues Discussion



Historic Preservation Components of CPU



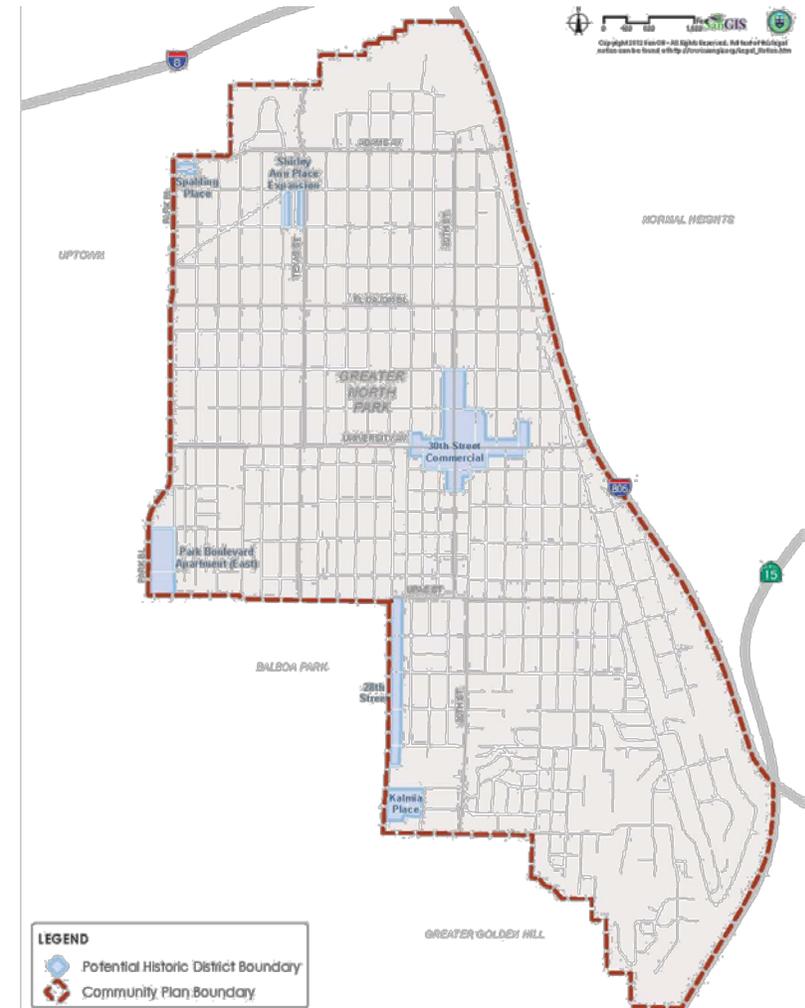
Results of Cultural Report & Historic Survey

Prehistoric Cultural Report

- Identified Recorded Resources, Evaluated Sensitivity Levels and Recommended a Mitigation Framework.

Historic Resources Survey

- Historic Context Statement
 - Identifies Important Themes & Property Types
- Detailed Reconnaissance Survey
 - 47 Individual Properties
 - 1 Bungalow/Apartment Court MPL
 - 6 Potential Historic Districts



Identifying Potential Historic Districts

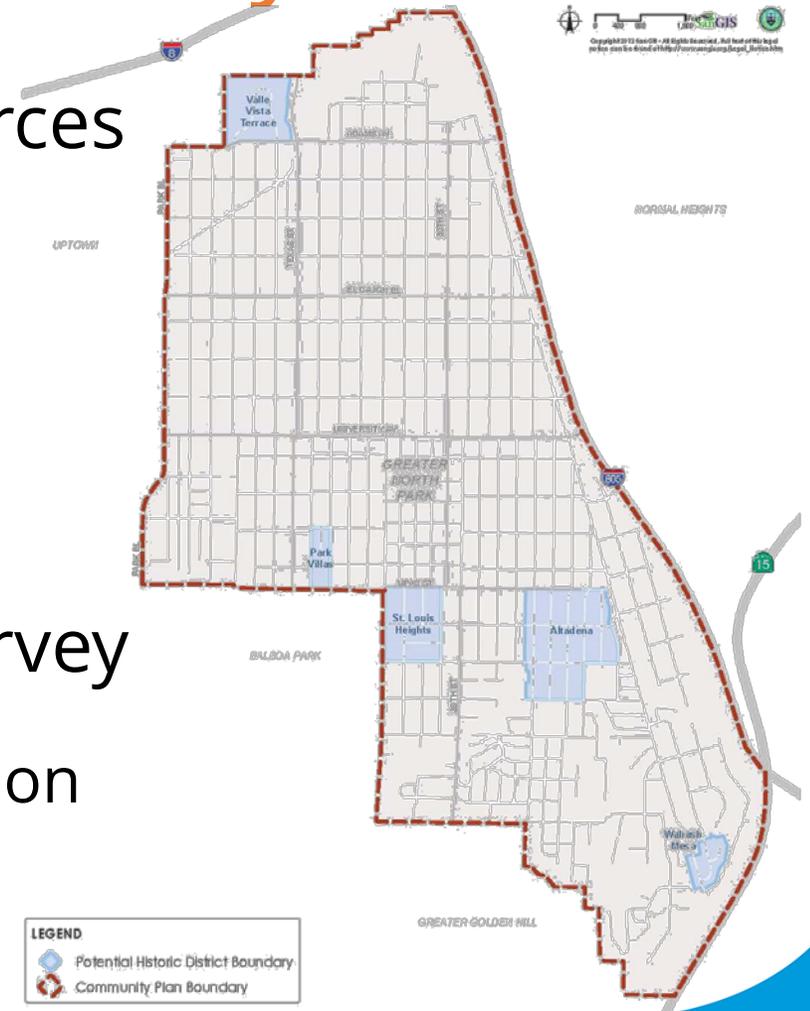
What is a Historic District?

- The Sum of Its Parts
- Individual Buildings May Not Be Significant In Their Own Right
- Collectively Convey Significance Under Designation Criteria
- Contributing and Non-Contributing Resources



Community Input & Historic Survey

- Public Input Identified Additional Resources
 - 21 Individual Resources
 - 5 Bungalow/Apartment Courts
 - 5 Potential Historic Districts
- Verified by Staff Through Windshield Survey
 - Lesser Degree of Analysis and Documentation



Historic Preservation Element

- Goals
 - Identification and preservation of significant historical resources in North Park.
 - Create educational opportunities and incentives related to historical resources in North Park.
- Policies Work to Achieve the Goals of the Element

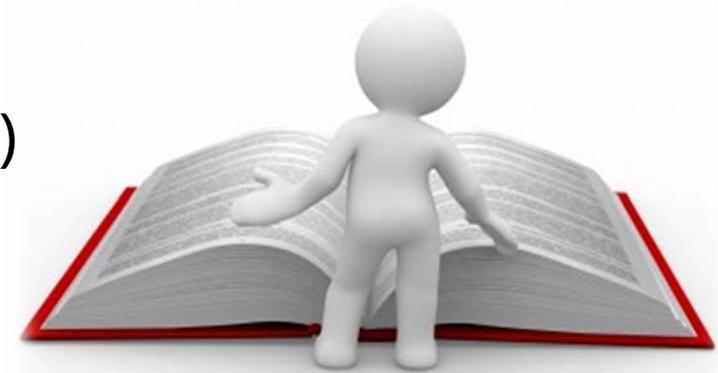


Program Environmental Impact Report (PEIR)

- HRB Responsibility and Purview:
 - Evaluation of Program-Level Impacts to Historical Resources, Including:
 - Prehistoric
 - Historic Archaeological
 - Tribal Cultural
 - Built Environment
 - Mitigation Framework to Reduce Impacts
- Conclusion of PEIR:
 - Impacts to built environment resources significant and unavoidable.
 - Impacts to prehistoric resources, sacred sites, and human remains minimized, but not below a level of significance.

Code Amendments: Supplemental Regulations

- Current City Code Protects:
 - Designated Historic Resources
 - Potential Individual Resources (“45 Year Review”)
- Current City Code Does Not Protect:
 - Buildings that are NOT Individually Significant, but May Still Contribute to a Potential Historic District





Code Amendments: Supplemental Regulations



(Protected by Existing Regulations)



(Not Protected by Existing Regulations)

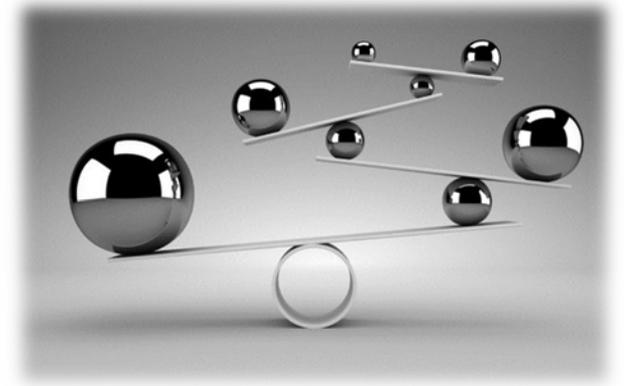


(Not Protected by Existing Regulations)



Code Amendments: Supplemental Regulations

- Balance Stakeholder Interests
- Overarching Goals:
 - Protection the Potential Districts as a Whole
 - Clarity and Certainty for Public
 - Quantitative Requirements
 - Easy to Understand
 - Ministerial Process for Compliant Projects, Discretionary Process for Deviations





Code Amendments: Supplemental Regulations

- What Will be Regulated?
 - Properties 45 Years Old or Older
 - Requires a Building Permit
 - Residential Use (Single or Multi-Family)
 - Potential Contributing Resources
- New “Third Prong” to Existing Review Process

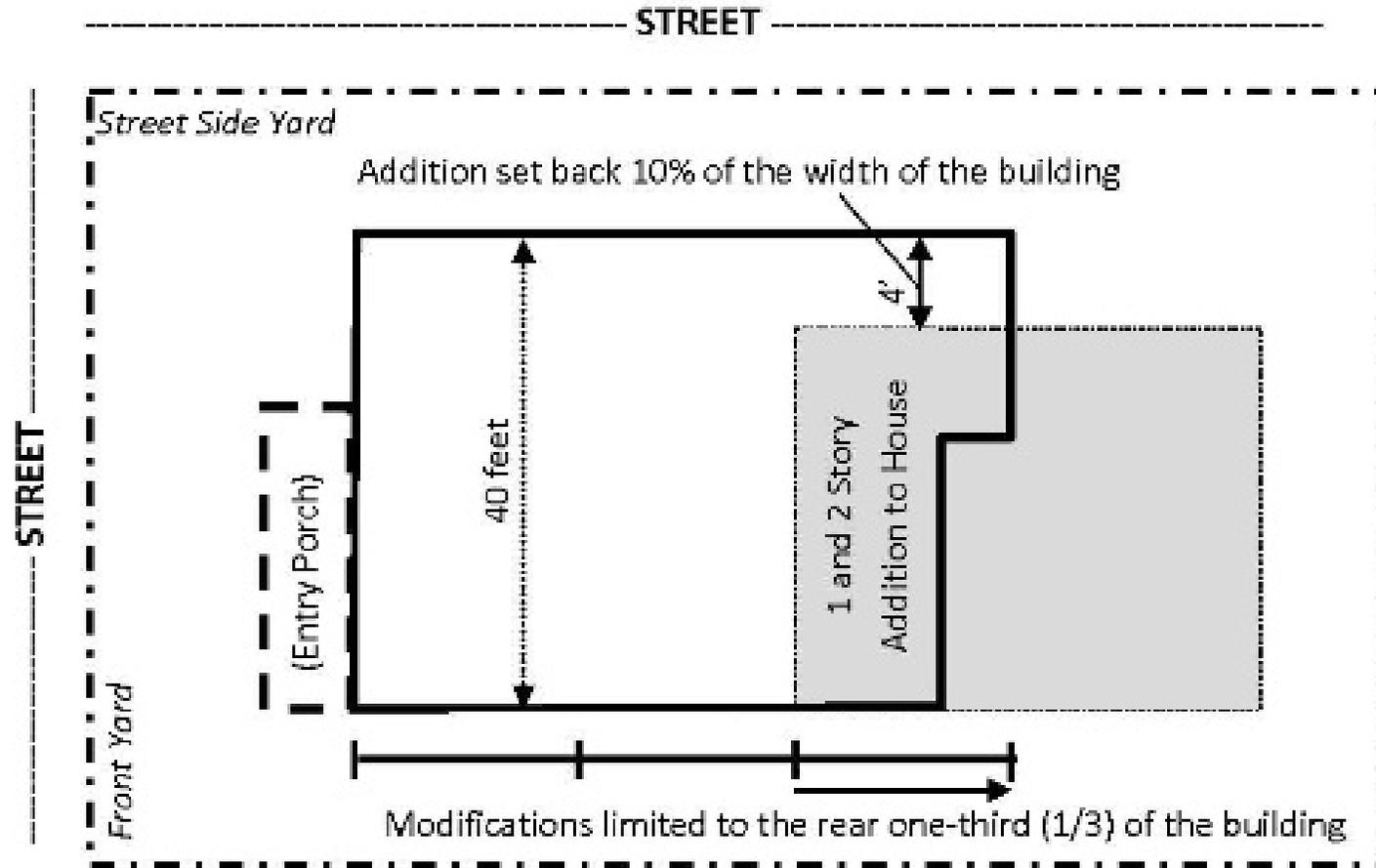


Code Amendments: Supplemental Regulations

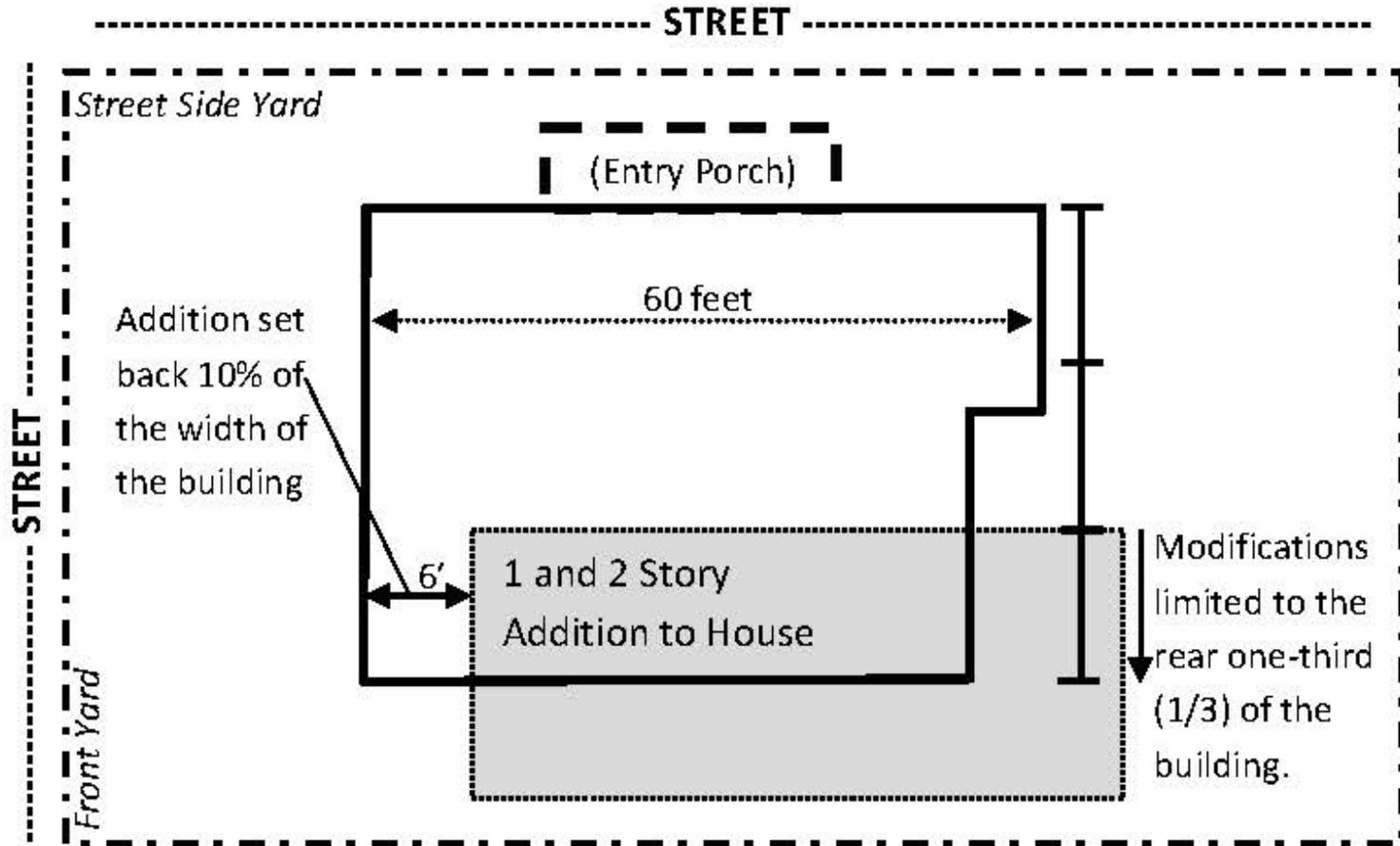
How Will Properties be Regulated?

- Any Modification May be Permitted on the Rear 1/3 of the Original Footprint and Any Existing Rear Additions.
- Modifications to Front 2/3 of the Original Footprint is Limited to:
 - In-Kind Repair/Replacement
 - Restoration to Historic Appearance/Condition
- For Corner Lots, Additional Setback of 10% Along Secondary Facade
- Deviation May be Permitted Through Neighborhood Development Permit (Process 2)

Code Amendments: Supplemental Regulations



Code Amendments: Supplemental Regulations

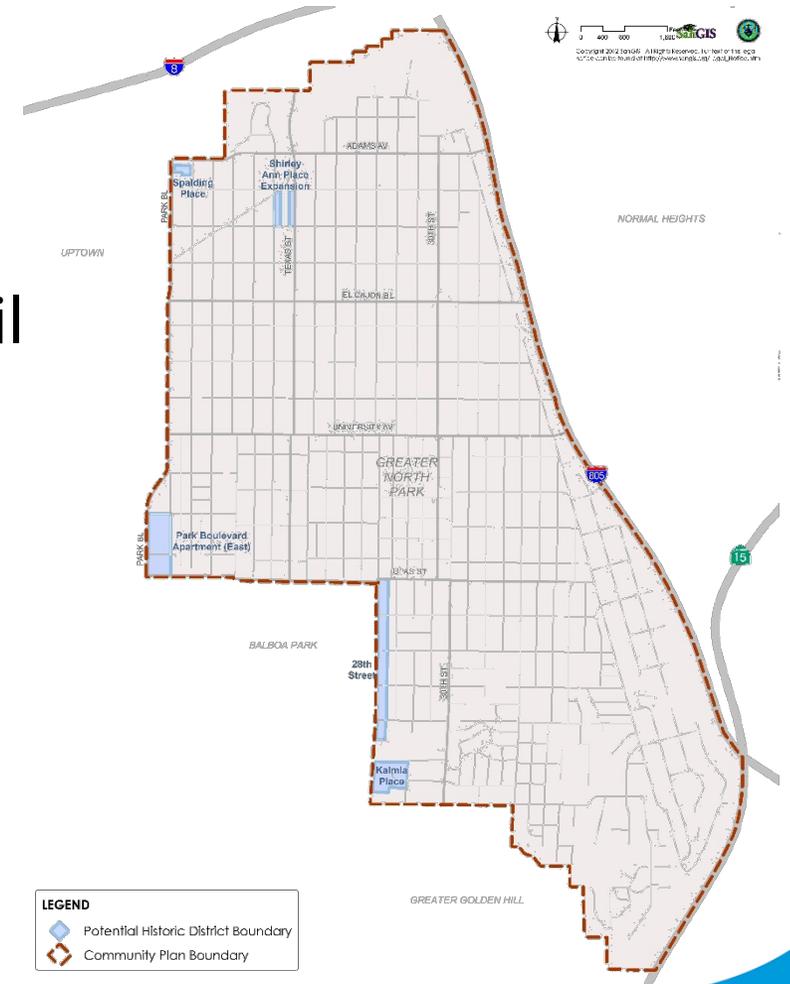




Code Amendments: Supplemental Regulations

Which Potential Historic Districts Will be Regulated?

- Only Districts that are Identified by City Council
- City Staff is Recommending Only Survey-Identified Districts
 - Based on Detailed Reconnaissance Survey that Identified Potential Contributing and Non-Contributing Resources



Work Program

- Intensive Level Survey and Public Process Required to Designate a Historic District.
- Work Program Developed to Prioritize and Schedule Processing of District Nominations.
 - Prioritization Factors Used to Rank Potential Historic Districts
 - Additional Issues Taken Into Consideration
 - 11 Potential Historic Districts in North Park Processed Within First 8 Years.



Issues Discussion

Plan Represents Balance of Varying Interests, Issues and Values

- Staff has Considered and Incorporated Recommendations as Appropriate.



Issues Discussion

- *Designate All Potential Historic Districts Now / Within 2-3 Years.*
 - » Impossible Due to Level of Survey Work & Processing Required.
 - » Work Program Outlines Processing of All Potential Districts.
- *Eliminate All Potential Historic Districts, or Only Identify Those With Property Owner Support.*
 - » Obligated to Identify Where Resources May Be Located.
 - » Surveys Are An Informational Tool.
 - » Property Owner Support Not Required by Code, Only Encouraged for Designation.



Issues Discussion

- *Modify the Proposed Supplemental Regulations to Require Compliance with the US Secretary of the Interior's Standards.*
 - » Does Not Meet the City's Requirements for the Potential Historic District Supplemental Regulations.
 - » Would Result in the Same Standards for Designated and Potential Historic Districts, Without the Same Benefits.
 - » Would Not Provide Clear, Consistent Regulations for All Applicants.

Issues Discussion

- *Modify the Proposed Supplemental Regulations to Regulate Non-Contributing Properties / In-Fill Development*
 - » Redevelopment of Properties That Do Not Currently Contribute to the Significance of the District Will Not Degrade Its Eligibility for Designation in the Future.
 - » Urban Design Guidelines in the Plan Require Compatible In-Fill Development Community-Wide.

Issues Discussion

- *Apply Supplemental Regulations to Non-Residential Properties.*
 - » Comprise a Small Number of Contributing Resources.
 - » Needs of Non-Residential Properties Not Conducive to Limitations on Development in the Front 2/3 (Tenant Improvements).
 - » The Only Commercial District (30th and University) Would be Processed within the First 5 Years.

Issues Discussion

- *Apply Supplemental Regulations to Community Identified Districts.*
 - » Not Enough Survey Data.
- *Apply Supplemental Regulations to Multiple Property Listings.*
 - » MPLs Are Not Historic Districts.
 - » MPLs Are Comprised of Individually Significant Properties, and Are Protected Through Existing 45 Year Review.
 - » Requirements of Supplemental Regulations Not Suited to Bungalow and Apartment Courts.

Issues Discussion

- *Eliminate Building Permit Exemptions, Such as Window Replacements in the Original Openings, City-Wide / Within Potential Historic Districts.*
 - » Replacement of Windows within the Same Opening Does Not Render a Building Non-Contributing to a District.
 - » Building Permit Exemptions Apply City-Wide, and Would Have Significant Impacts Across the City.
 - » May Result in Many Unintended Code Violations.
 - » Should Only Be Considered As Part of a LDC Update Effort.

Designated Contributing Resources w/ Vinyl Windows in Original Openings



HRB Site #1008-044



HRB Site #1008-038



HRB Site #1008-001

HRB Site #821-68



Designated Contributing Resources w/ Vinyl Windows in Original Openings



HRB Site #821-127

HRB Site #821-92



HRB Site #821-105

HRB Site #821-96



HRB Site #821-101

HRB Site #821-123



Issues Discussion

- *Enforce Code Violations within Potential Historic Districts and Increase Fines.*
 - » Reports Can Be Made Online to Neighborhood Code Enforcement.
 - » Unpermitted Work to Historic Resources Are Currently Prioritized.
- *Publish Information Bulletins to Inform Property Owners of Consequences Resulting From Alteration of Potentially Historic Resources.*
 - » This Can and Will Be Accommodated Without Including it as Mitigation.

Issues Discussion

- *Further Incentivize Historic Preservation Through Zoning Deviations, Rehabilitation Loans and Grants.*
 - » Some Deviations Can be Permitted Through Existing Entitlement Processes (Variances, Planned Development Permits).
 - » City is Considering Additional Deviation Allowances for Historic Resources, But Not As Part of the CPU Process.

Conclusion

- Historic context and survey report incorporated into the planning process and reflected in the goals and policies of the HPE.
- Public input and feedback incorporated as appropriate.
- The proposed amendments to the Historical Resources Regulations would provide protection for potential historic districts not provided by the existing regulations.
- The PEIR includes a mitigation framework that would reduce impacts to historic resources anticipated from future projects, although not below a level of significance for built environment resources.

Staff Recommendation

Staff recommends that the HRB recommend to the City Council adoption of the:

- North Park Community Plan Update Historic Resources Survey (Historic Survey);
- Historic Preservation Element of the North Park Community Plan update (HPE);
- Proposed amendments to the Historical Resources Regulations (HRR) to provide supplemental regulations for contributing resources within specified potential historic districts; and
- Program Environmental Impact Report (PEIR) related to Historical Resources analysis and mitigation.



Thank you