

MEMO

North Park Community Plan Update

Role of the Historical Resource Supplemental Development Regulations in the North Park and Golden Hill Community Plan Updates Final Program Environmental Report

In response to direction received at the September 22, 2016 Planning Commission hearing and the October 5, 2016 Smart Growth Land Use Committee on the North Park Community Plan Update (CPU), staff has reviewed the Final Program Environmental Impact Report (PEIR) as it relates to the North Park CPU to identify whether removal or modification of the supplemental development regulations addressing potential historic districts would have any effect on the adequacy of the PEIR.

Staff has conducted an evaluation of the adopted North Park Community Plan and current zoning that exists within the proposed potential historic districts in North Park, and compared those land uses to the proposed CPU land uses and zoning to determine if implementation of the proposed North Park CPU would result in any additional development potential within the proposed potential historic districts. Figure 1 identifies the proposed CPU land uses within each of the potential historic districts in the North Park CPU area; Figure 2 identifies the proposed zoning within each of the potential historic districts identified in both the Historic Resource Reconnaissance Survey and identified during public outreach in the North Park CPU area. For each identified potential historic district, a call out is provided that indicates how the proposed land uses (see Figure 1) and zoning (see Figure 2) would compare to the adopted Community Plan residential land uses and zoning in North Park. As shown on these figures, the proposed North Park CPU land uses and zoning would result in either reduced residential density, or no change in the existing allowable residential densities within the potential historic districts. Thus, implementation of the North Park CPU and other associated discretionary actions would not result in any additional residential development pressures within identified residential potential historic districts and there would be no impact to residential potential historic districts resulting from implementation of the North Park CPU. Thus, the supplemental development regulations, which would apply to certain residential properties within potential historic districts, are not required to mitigate an impact of the North Park CPU project.

Within the North Park CPU, one potential historic district, the 30th Street Commercial potential historic district, would be subject to increased commercial development potential under the proposed North Park CPU land uses and zoning compared to the adopted Community Plan land uses and current zoning. However, the proposed supplemental development regulations would only apply to residential properties; thus, the proposed supplemental regulations would not reduce impacts to potential historical resources within the identified 30th Street commercial potential historic district.

In summary, the supplemental development regulations proposed as part of the North Park CPU and associated discretionary actions can be removed from the proposed project and their removal would not have a detrimental impact on the adequacy of the PEIR as it relates to the proposed North Park CPU.

Given the importance of reviewing and designating historic districts within the North Park community, the Planning Department has revised the work program to reflect an aggressive schedule for the formation of districts. Additionally, the work program details a comprehensive approach to the development of supplemental historic regulations and additional regulations to support the historic districts as part of the planned update to the Land Development Code which is anticipated to be complete by end of Fiscal Year 2017. Further information is available in the attached document titled "Potential Historic Districts – North Park & Golden Hill."

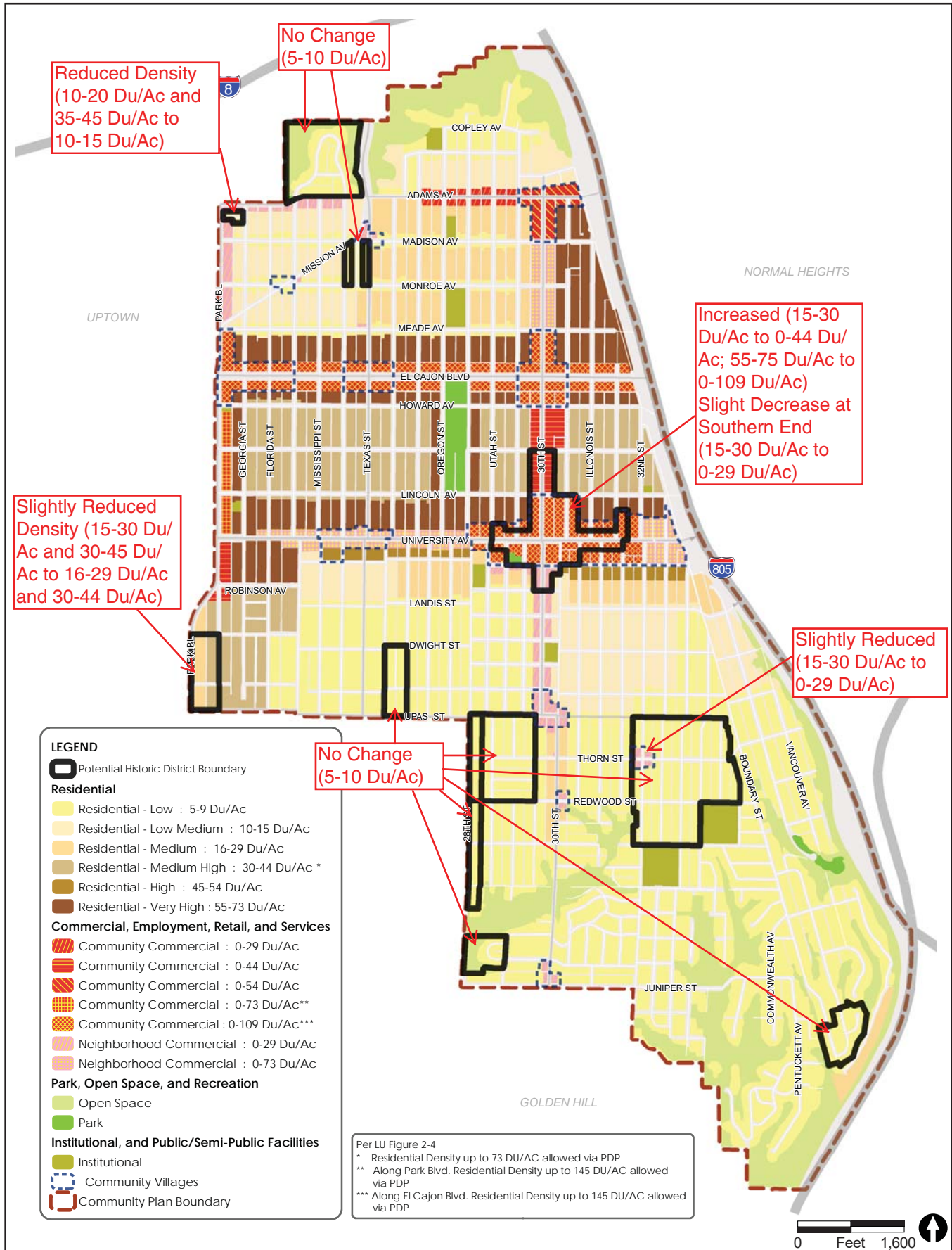


FIGURE 1
North Park Potential Historic Districts – Proposed Land Use Comparison

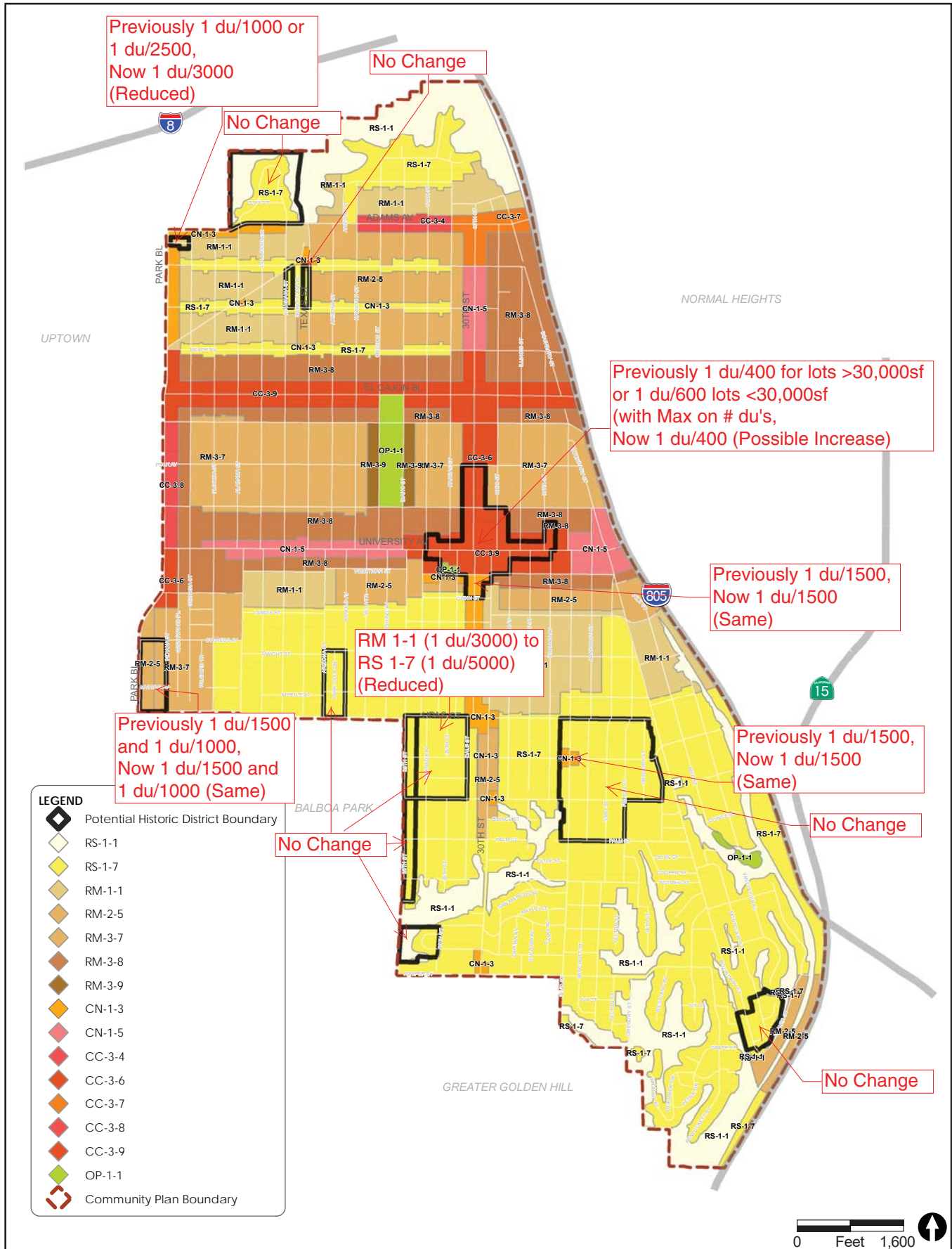


FIGURE 2
North Park Potential Historic Districts – Proposed Zoning Comparison

POTENTIAL HISTORIC DISTRICTS – NORTH PARK & GOLDEN HILL

OVERVIEW OF POTENTIAL NEXT STEPS

A. DISTRICT FORMATION

1. Conceptual Work Plan

- *Community:* Provide archival research and other historical information to support each district.
- *Planning Staff:* Conduct surveys, compile nominations, conduct property owner outreach and education, and process nomination.
- *Consultant:* Prepares historic context and statement of significance.

2. District Formation Schedule

POTENTIAL HISTORIC DISTRICT	TARGET COMPLETION
Valle Vista Terrace – Panorama Drive (NP)	Year 1
Spaulding Place (NP)	Year 1
South Park (GH)	Year 1
Shirley Ann Place Expansion (NP)	Year 2
Park Boulevard Apartment (NP/UT)	Year 2
Park Villas (NP)	Year 3
Culverwell & Taggarts Addition (GH)	Year 3
Kalmia Place (NP)	Year 4
Altadena (NP)	Year 4
Saint Louis Heights (NP)	Year 5
28 th Street Residential (NP)	Year 5
Wabash Mesa (NP)	Year 6
30 th Street Commercial (NP)	Year 6

3. Anticipated Costs

- Year 1 - \$25,000, which is covered under existing budget; Assume task allocation under the Conceptual Work Plan, anticipated that each district will cost roughly \$15,000 each.

B. SUPPLEMENTAL HISTORIC REGULATIONS

1. Conceptual Work Program

- Need further public vetting/discussion
- Impacted property owner notification
- Focus on North Park and Golden Hill
- Involve Historic Resources Board in code development

2. Anticipated Schedule/Costs

- Approximately 12-18 months; current staff resources

C. ADDITIONAL REGULATIONS

1. Conceptual Work Program

- Amend the Land Development Code as follows:
 - Exclude individually significant structures from parking calculations
 - Exclude individually significant structures from FAR calculations

2. Anticipated Schedule/Costs

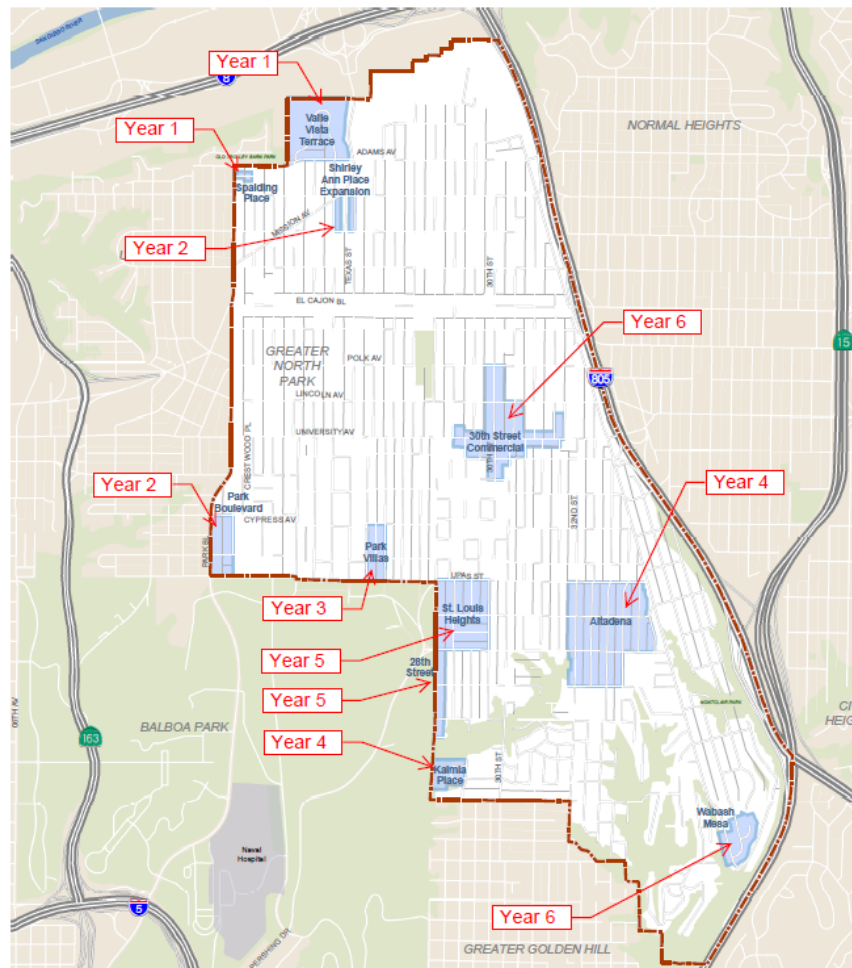
- Part of the 11th Code Update (anticipated by end of FY17); current staff resources

POTENTIAL HISTORIC DISTRICTS – NORTH PARK & GOLDEN HILL

OVERVIEW OF POTENTIAL NEXT STEPS

NORTH PARK PLAN UPDATE

11/13/2015



GOLDEN HILL COMMUNITY PLAN UPDATE

3/19/2015

