



CITY OF PACIFIC GROVE

AGENDA REPORT

300 Forest Avenue, Pacific Grove, California 93950

TO: Honorable Mayor and Members of the City Council
FROM: Mayor Bill Kampe, Mayor Pro Tem Robert Huitt
MEETING DATE: September 2, 2015
SUBJECT: Restart the Historic Preservation Ordinance (HPO) Ad Hoc Committee
CEQA: Does not constitute a "Project" under California Environmental Quality Act (CEQA) Guidelines

OVERVIEW

The Council created an Historic Preservation Ordinance Ad Hoc Committee in late 2013. There were 5 meetings of the committee before suspending work as of Feb. 10, 2014. There was very good progress, yet it was clear planning staff was overstretched at that time.

On August 5, 2015, an Ad Hoc Committee on the roles of the ARB and HRC completed its recommendations to the council, and those recommendations were adopted. One recommendation was to restart the HPO Ad Hoc Committee and its previous work and to include a review of the recommendations/Next Steps from the City's Historic Context Statement.

RECOMMENDATION

Re-establish a Historic Preservation Ordinance Ad Hoc Committee of 7 members with the membership and charter as described in the Discussion Section.

DISCUSSION

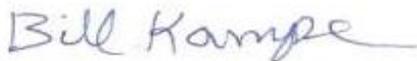
1. Membership of the committee, drawing on the prior roster:
 - a. Bill Kampe – council rep and chair
 - b. Robert Huitt – council rep and vice chair
 - c. Jean Anton – Community Member
 - d. Mark Travaille – Community Member
 - e. HRC named representative (previously Mike Meloy)
 - f. ARB named representative (previously Jim McCord – no longer on ARB)
 - g. Planning Commission named rep (previously Bill Fredrickson)
2. In prior meetings, committee members were guarded about any changes to the HPO. Yet after discussion, we noted several common points of interest:
 - a. We agreed on the idea of preserving the character and heritage of our community, while allowing property owners to renovate and upgrade to a current living standards.
 - b. We identified some areas that we know cause expense, time, and in some cases, resentment by project applicants.

- c. There was a broad interest by the committee to understand the statutory requirements of historic preservation, particularly CEQA.
 - d. We learned there is more flexibility under CEQA than we have allowed ourselves, provided criteria are applied consistently and decisions are well documented. We noted that documentation is “sketchy” in many cases.
3. We discussed and adopted a brief 3 point statement of goals:
- Goal Statement**
- We must reduce the time, cost, and complexity for historic determinations, both for additions and deletions
 - We must improve the clarity of our processes for historic determinations and for project applications, especially the criteria used for decisions.
 - We must create equitable benefits and constraints from our historical review processes to maintain the intended character of our city while allowing reasonable enhancements to our built environment.
4. We noted 3 key points for further consideration, as well as a few others. The 3 top points are:
- a. **National Register Framework** – the suggestion is to require a significance determination and a separate integrity determination for historic reviews.
 - b. **Empowerment of HRC and Staff** – with clear criteria and an effective documentation method, we can look to the HRC and in some cases staff to make historic determinations. This change can save time and cost. We find that most information needed is readily available within the city and the Heritage Society.
 - c. **Expertise / Consistency / Documentation** – It is important that persons involved in the determination process have experience or training, including the supporting documentation requirement. A point of consistency can be the Historic Context Statement, which is increasingly used by the HRC and the ARB.
5. The points above are consistent with the Recommendations from the Historic Context Statement that this Ad Hoc Committee is being asked to consider.

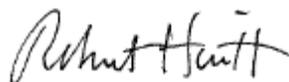
FISCAL IMPACT

Only staff time and materials in support of the committee.

Respectfully submitted:



Bill Kampe, Mayor



Robert Huitt, Mayor Pro Tem