



## MINUTES - DRAFT

# CITY OF PACIFIC GROVE HISTORIC PRESERVATION ORDINANCE AD HOC COMMITTEE

4:00 pm, Monday, January 4, 2016

Council Chambers, City Hall, 300 Forest Avenue, Pacific Grove, CA.

*Copies of the agenda packet are available for review at the Community Development Department in City Hall at 300 Forest Avenue, Pacific Grove; and on the internet at [www.ci.pg.ca.us](http://www.ci.pg.ca.us).*

### 1. Call to Order

### 2. Roll Call

- a. Present: Bill Kampe, Robert Huitt, Don Murphy (Planning Commission), Mike Gunby (ARB), Maureen Mason (HRC), Jean Anton (at large), Rudy Munoz (at large)

### 3. Approval of Minutes

- a. Meeting of 12/14/2015: Approved, 7-0

### 4. General Public Comment

### 5. Comments on Benchmark Cities

- a. Anastazia has provided a comparison matrix from prior work.
- b. Each share highlights from another city's approach to Historic Preservation

Anastazia described the matrix and the cities included. We looked at factors such as population, number of properties in the city inventories, use of districts or multiple tiers.

There was public comment by Tony Ciani describing historic districts in San Diego and that districts need not be contiguous; Rick Steres how the close houses and narrow streets in the PG retreat make a streetscape that is as important as the individual structures.

We noted the 4 historic districts in Santa Barbara and that Monterey has an approach that is clear to buyers up front.

### 6. HPO Topics for Discussion

- Protecting “the collection” – districts, overlays, companion structures, etc.

We explored the possibility of the retreat as a district, and also discussed thematic districts. Thematic districts can be physically distributed but have defining characteristics and some association and feeling. Our discussion concluded that the possibility of districts would be better left at this time as a future discussion, recognizing that effective documentation, the public engagement, and the essential definitions and criteria require extensive work.

- Deletions – Comprehensive survey? Case by case? Who may initiate?

We heard public comment from Joanne T. who was distressed by the change in her own home after a fire and with a new owner.

We explored the question of who can initiate a deletion. The working conclusion is that either the property owner or the HRC should be able to initiate a deletion hearing. If initiated by the HRC, there should be no charge to the property owner.

The preferred approach would be a consolidated survey of properties by a professional, budget permitting. Otherwise, resources can be considered as projects or requests arise. In any case, the criteria for determination should be applied. A property is historic or not because of the defined criteria, rather than by owner preference.

## **7. Schedule of meetings; Next Steps**

The next meeting was scheduled for Jan 25, 2016. We will consider the Next Steps suggested in the Historic Context Statement, as listed below.

## **8. Adjournment.**

## **9. Pending for Future Discussion**

- a. Recommendations/Next Steps as Listed in the Historic Context Statement
  - i. Continue to add or delete individual buildings from the City's Historic Resources Inventory (HRI) on a case-by-case basis;
  - ii. Conduct additional historic resource surveys;
  - iii. Update Historic Preservation Ordinance;
  - iv. Consider potential districts and/or conservation zones;
  - v. Create local preservation incentive program;
  - vi. Expand existing design guidelines for historic resources;
  - vii. Education and outreach;
  - viii. Apply to be a certified location government (CLG).

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