



MINUTES - DRAFT

CITY OF PACIFIC GROVE HISTORIC PRESERVATION ORDINANCE AD HOC COMMITTEE

4:00 pm, Monday, January 25, 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.cityofpacificgrove.org.

1. Call to Order

2. Roll Call

- a. Present: Bill Kampe, Robert Huitt, Mark Chakwin (Alternate for Don Murphy, Planning Commission), Mike Gunby (ARB), Maureen Mason (HRC), Jean Anton (at large), Rudy Munoz (at large)
- b. Absent: Don Murphy (alternate was present), Maureen Mason

3. Approval of Minutes

- a. Meeting of 01/04/2016
 - i. Approved 6-0-1 (Mason absent)

4. General Public Comment

None?

5. Recommendations on Next Steps as Listed in the Historic Context Statement

Key comments from the discussion are added to each item

- a. Continue to add or delete individual buildings from the City's Historic Resources Inventory (HRI) on a case-by-case basis;
Reinforced earlier recommendation that HRC can initiate; keep doing it.
- b. Conduct additional historic resource surveys;
Concur as budget permits. Seek grants/research funding. Consider CSUMB interns. Priorities: HRI deletions, City of Homes core from 1927 to 1945, Earlier outliers' tract(s), Suburbanization, Civic Modernism
- c. Update Historic Preservation Ordinance;
Most of the 7 recommended points have been addressed by this ad hoc committee.
- d. Consider potential districts and/or conservation zones;
Per prior discussion on this topic, use the Historic Context Statement as a point of reference for the character defining features of neighborhoods in review of candidates for the HRI, and for projects on HRI properties.
- e. Create local preservation incentive program;
Our current code offers significant incentives for HRI properties: extension along existing setbacks; some building code exemptions
- f. Expand existing design guidelines for historic resources;
Create appropriate guidelines for commercial properties
- g. Education and outreach;
Public awareness of the objectives, requirements, and benefits of the HPO is

important. For decision makers, there is a need for initial and continuing education, funded in an explicit budget.

- h. Apply to be a certified location government (CLG).

There was a question about control and autonomy – no known downside. There can be material benefits from some grant opportunities, and for possible use of the Mills Act. Recommend implementing recommendations from this ad hoc committee, then taking up CLG status in about 6 months. HRC should review our readiness at that time.

6. 1st Review of Draft Committee Report

- a. Consider key points for a committee report to council

Public comments were received on the concept of collection, multi-tier historicity specially noting that the zoning code is a de facto 3rd tier of control for maintaining character of the neighborhoods. Consider MPC students as interns. It's important to eliminate properties from HRI without integrity or significance; those properties discredit the preservation program.

Additional committee notes on the rough draft report:

- Consider endorsing 5 members for ARB and HRC, instead of 7. Ironically, the HRC nearly fell out of quorum because of a shortage of appointed members. While not a unanimous recommendation, our current situation gives evidence of the need to consider it.
- Concept of "Collection" – We have a collection. It's the HRI. The term was often used more broadly to encompass more of the city. The feeling of the committee was that we have made great strides, and therefore the term is not needed.
- For training of decision makers – can we state some form of requirement and support the requirement with budgeted funds.

Any concurrence by committee is intended to be tentative until a full set of recommendations are developed and reviewed in whole (a suggestion).

7. Next Meeting

Scheduled for Feb 8, 2016

8. Adjournment

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