



City of Beverly Hills

Planning Division

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Planning Commission Report

Meeting Date: May 26, 2011

Subject: Presentation on the Mills Act historic preservation tax incentive by Janet Ostashay of Ostashay and Associates Consulting

Recommendation: Receive the presentation and provide comments to staff as to issues of interest for further study and review

REPORT SUMMARY

Pursuant to direction from the City Council, staff is undertaking development of an ordinance that would enact Mills Act tax incentives for Beverly Hills. The Mills Act was enacted by the State of California in 1972. It grants participating local governments the authority to enter into contracts with owners of qualified historic properties to receive property tax relief by actively participating in the restoration and maintenance of their historic properties. Each local government establishes its own criteria and determines how many contracts will be allowed in the jurisdiction.

Historic preservation expert and consultant Janet Ostashay will make a presentation about the program to the Planning Commission and staff and will respond to questions about the program. Ms. Ostashay's resume is attached.

Report Reviewed By:

Jonathan Lait, AICP
Assistant Director of Community Development / City Planner

Attachment(s):
Resume for historic consultant Janet Ostashay

Report Author and Contact Information:
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EDUCATION:

University of Nevada, Reno - Heritage Resources Management Graduate Program
California State University Dominguez Hills, Master's Program (ABT) Public History/Historic Preservation
University of California, Irvine, B.A. - Social Ecology (Urban Planning)

EXPERIENCE:

HISTORIC PRESERVATION CONSULTANT

1987 - 1998/2005 - present

*Ostashay & Associates
Long Beach, California*

- ◆ Assists both the public and private sectors in meeting historic preservation requirements pursuant to federal, state, and local jurisdiction regulations by providing high-quality technical assessments, property evaluations, historic context development, expert preservation planning services, and agency consultation.
- ◆ Provides historical background research, reconnaissance and intensive level historic resources surveys, and architectural design review services and construction monitoring in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the State Historical Building Code.
- ◆ Provides guidance to both the private and public sectors on historic preservation laws, policies, and regulations, including compliance with CEQA, NEPA, and Section 106. Also serves as an on-call extension of staff for agencies by providing a variety of historic preservation consulting services.
- ◆ Assists in the development of preservation planning tools (elements, plans, and ordinances); policies and programs (Mills Act, tax credits, commission training, CLG certification, Main Street, etc.); mitigation measures (HABS/HEAR, treatment plans, etc.); and agreement documents (PAs, MOUs, MOAs).
- ◆ Prepares various forms for recordation and/or designation of properties at the local, state, and federal levels, including National Register of Historic Places nomination forms and State Inventory forms (DPR 523 series).
- ◆ Performs project management services for public and private entities, as well as a variety of museums, historic sites, and visitor centers including: heritage education development, exhibit research and development; development and implementation of educational programs (K-12/adults); curatorial and archival management; desktop publishing, writing, and editing; multimedia/ interactive storyboard research and development; photography; public relations; grant and proposal writing; volunteer/membership development and management; and special events development and implementation.

CULTURAL RESOURCES TEAM LEADER/EXPERT CONSULTANT

2009 - present (on-call consultant)

*ICF International
Irvine, California*

- ◆ Oversight of four key areas of responsibility: project management, staff development, workload management, and business development within the firm's southern California cultural resources program (Los Angeles, Irvine, San Diego offices).
- ◆ Served as technical leader on complex or controversial cultural resources projects (paleontology, archaeology, built environment), also ensured work efforts achieved objectives in quality, schedule, and budget.
- ◆ Assisted with cultural resources projects by providing technical and strategic support to staff and management. Created and conducted various educational training programs to staff and clients.
- ◆ Developed project and peer review structures that provided quality control through peer review and on-the-job training and mentoring.
- ◆ Coordinated with project managers, directors, and staff throughout ICF to ensure projects are appropriately staffed, completed, and peer reviewed.
- ◆ Managed cultural resources proposal efforts. Worked with other regional ICF leaders to develop and implement plans to expand the company's cultural resources services in the southern California region.
- ◆ Built and maintained relationships with a wide range of existing and new clients and developed strategic relationships with new and existing teaming partners.

HISTORIC PRESERVATION OFFICER

2005 – 2009

*City of Long Beach
Long Beach, California*

- ♦ Served as staff to the Cultural Heritage Commission, reviewed commission projects, wrote staff reports for monthly commission meetings, and issued Certificates of Appropriateness.
- ♦ Guided the City in identifying properties/neighborhoods of historic significance in order to preserve and protect them through landmark or historic district status. Prepared landmark nominations.
- ♦ Supported and assisted neighborhood organizations in protecting areas of significance and maintaining their historic identity and character.
- ♦ Conducted educational outreach programs to the general public, non-profit organizations, and schools.
- ♦ Reviewed plans and advised property owners, developers, architects in making appropriate changes to historic properties utilizing the Secretary of the Interior's Standards, NPS Briefs, and NPS Tech Notes.
- ♦ Conducted Section 106 reviews for federally funded projects, as well as CEQA/NEPA reviews regarding historic resources.
- ♦ Developed and administrated the City's Mills Act and Certified Local Government (CLG) programs as well as other preservation incentive opportunities.
- ♦ Worked with various city commissions and departments, as well as the city council and mayor's office in advising them on preservation issues relevant to the community and its constituents.

DIRECTOR OF CULTURAL RESOURCES MANAGEMENT

1997 – 2005

*PCR Services Corporation
Santa Monica, California*

- ♦ Provided high-level technical expertise and support for historic preservation-related projects. Work involved planning, directing, and coordinating work tasks of the Cultural Resources Management Division to ensure compliance with applicable local, state, and federal laws, rules, and regulations. Work required considerable contact with internal staff, department managers, governmental agencies, special interest groups, and private entities.
- ♦ Conducted educational outreach programs to the general public, K-12 schools, colleges, etc.
- ♦ Designed, coordinated, monitors, and completed complex historic preservation projects, programs, issues, and mitigations, including those associated with Section 106, CEQA, and NEPA.
- ♦ Prepared scopes of work and requests for proposals for historic preservation projects and environmental compliance requirements.
- ♦ Developed, recommended and implemented historic preservation policies, procedures and guidelines for local, state, and federal agencies, including preservation elements, ordinances, Mill's Act contracts, tax credit applications, specific plan design guidelines and feasibility studies.
- ♦ Reviewed, analyzed, and coordinated project plans and documents to ensure compliance with applicable local, state, and federal preservation policies, regulations, and guidelines, including the Secretary of the Interior's Standards for the Treatment of Historic Properties and the State Historical Building Code.
- ♦ Managed and mentored a staff of cultural resources specialists and specialized sub-contractors.
- ♦ Developed division business plans, maintenance of staff utilization ratios, and development and oversight of finance projections for division

CULTURAL RESOURCES PROJECT MANAGER

1995 – 1997

*EARTH TECH
Colton, California*

- ♦ Managed, designed, and coordinated special studies addressing all aspects of in-depth cultural resources investigations including historic properties surveys, inventories, and evaluations involving homesteads; early military properties; and World War I, World War II, and Cold War-era facilities.
- ♦ Prepared historic preservation documents, including Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documents; historic resources surveys and evaluations; National Register nominations; and cultural resource management plans for a variety of governmental agencies.
- ♦ Assisted public and private entities in the consultation process with State Historic Preservation Officers (SHPOs), the Advisory Council on Historic Preservation (ACHP), and Native American groups on various environmental/historic preservation issues.
- ♦ Assisted public agencies in the development of determinations of effect, formal determinations of eligibility to the National Register, Memorandums of Agreement, and Programmatic Agreements.
- ♦ Assisted in the writing and preparation of proposals (RFPs) and statements of work (SOWs).
- ♦ Project manager for cultural resources studies for NEPA/CEQA/and Section 106 compliance.

ARCHITECTURAL HISTORIAN/PROJECT MANAGER

1993-1995

*Thirtieth Street Architects
Newport Beach, California*

- ◆ Prepared planning and historic preservation documents including historic resources surveys, historic structures reports, Historic American Buildings Survey (HABS) documentation, nominations to the National Register, design guidelines, design charrettes, and reuse feasibility studies.
- ◆ Conducted educational outreach programs to the general public, non-profits, and K-12 schools.
- ◆ Planned, prepared and supervised environmental studies in accordance with NEPA/CEQA guidelines.
- ◆ Project Manager for historic preservation projects including the restoration, rehabilitation and adaptive use of individual historic structures. Total project responsibility for client liaison, progress reports, project budget tracking, and on-time delivery of project/product.
- ◆ Assisted in the writing and preparation of proposals (RFPs), job bids (RFBs) and SF 254/255 forms.
- ◆ Maintained customized National Register/Historical Resources Survey database and archives.
- ◆ Prepared and conducted educational and promotional presentations related to historic preservation, urban planning, and rehabilitation of historic properties.

ADMINISTRATIVE DIRECTOR/CURATOR

1993-1994

*Discovery Museum of Orange County
Santa Ana, California*

- ◆ Served as chief administrator of the site, setting policies, guidelines, and standards; making interpretative decisions; and assuring the appropriate systems, procedures, and financial controls were in place.
- ◆ Responsible for the development and implementation of short- and long-term goals and objectives of the site as directed by the Board of Directors.
- ◆ Developed innovative educational school tours, public programs and exhibits for adults and children.
- ◆ Responsible for all public relations and marketing strategies including the development of museum's newsletters, writing press releases, coordinating special events, and maintaining all media contacts.
- ◆ Conducted membership drives, special funding raising and educational programs and events.
- ◆ Performed community outreach through writing and speaking engagements.
- ◆ Managed and prepared budgets, financial statements, fund raising campaigns and grant proposals.
- ◆ Secured public and private funds of the operation, programming, and preservation of the site through grant writing, special events, and other means.
- ◆ Oversaw the acquisition, conservation, interpretation, documentation and exhibition of site's collection.
- ◆ Oversaw the restoration, preservation and interpretation of two historic properties on museum grounds.
- ◆ Recruited, trained and supervised staff, interns, docents, and volunteers.
- ◆ Produced newsletter and other publications for membership and school programs.

CHIEF ADMINISTRATOR/DIRECTOR

1988-1993

*Long Beach Heritage
Long Beach, California*

- ◆ Primary responsibilities included overall administration of non-profit historic preservation organization.
- ◆ Developed a variety of educational tours, public programs and exhibits for adults and children.
- ◆ Conducted public outreach programs, tours and speaking engagements focused on historic preservation.
- ◆ Formulated/implemented the organization's policies in conjunction with the Board of Directors.
- ◆ Assisted in advocacy efforts to preserve endangered local landmarks by coordinating and partnering with neighborhood groups, other non-profit preservation organizations, and government agencies.
- ◆ Researched, developed and prepared fund raising campaigns and grant proposals.
- ◆ Implemented membership campaigns; developed and maintained membership and associated database.
- ◆ Recruited, trained and coordinated interns and volunteers for walking tours and special events.
- ◆ Researched, prepared and reviewed local; state; and federal landmark nominations and surveys.
- ◆ Responsible for all public relations including the development of the newsletters, writing of press releases, coordination of special events, and maintaining all media contacts.

OTHER EXPERIENCE:

- ◆ Lecturer, History Department, California State University, Dominguez Hills on the topics of historic preservation, architectural history, architecture, community history, CEQA/NEPA/106 issues.
- ◆ Guest Lecturer, History Department, California State University, Long Beach on the topics of community history, historic preservation, architectural history, CEQA/NEPA/106 issues, non-profit management.
- ◆ California Preservation Foundation (CPF) Annual Conference session developer/moderator.

PROJECTS & PUBLICATIONS:*(partial listing)*

- ♦ *California High-Speed Rail, Los Angeles to Anaheim Segment EIS/EIR, cultural resources studies, ICF*
- ♦ *City of Los Angeles city-wide historic resources survey, technical oversight team member, ICF*
- ♦ *Culver Studios historic resources technical studies/CEQA-SOI compliance, ICF*
- ♦ *City of Anaheim, design review/section 106 (HUD) compliance, Ostashay & Associates*
- ♦ *County of Orange, OC Parks, on-call preservation consulting services(design review, design guidelines, Section 106 review, technical assistance), Ostashay & Associates*
- ♦ *Mills Act and tax credit consultant, Ostashay & Associates and City of Long Beach*
- ♦ *City of Beverly Hills city-wide historic resources survey, PCR Services*
- ♦ *Historic resources surveys and historic context development, City of Long Beach, Ostashay & Associates*
- ♦ *NEPA, CEQA, Section 106(HUD, FAA, FCC, etc.) technical studies and reviews, City of Long Beach*
- ♦ *City of Long Beach Cultural Heritage Commission Ordinance oversight, City of Long Beach*
- ♦ *City of Long Beach Historic Preservation Element, project manager, City of Long Beach*
- ♦ *Historic resources surveys and cultural studies (numerous projects), PCR Services*
- ♦ *City of Santa Monica Historic Preservation Element, PCR Services*
- ♦ *City of Santa Monica design review assessments, PCR Services*
- ♦ *City of Costa Mesa preservation ordinance, PCR Services*
- ♦ *HABS/HAER documentation (various properties), PCR Services, Earth Tech, Ostashay & Associates*
- ♦ *Mission San Juan Capistrano: NEPA, CEQA, Section 106 (HUD, FHWA, etc.); design review; grant management, PCR Services*
- ♦ *Walt Disney Imagineering/City of Glendale, "A Look at the History of the Grand Central Air Terminal," an interactive web-based program (CEQA mitigation), PCR Services*
- ♦ *Section 106 Compliance Review (FCC), Disneyland, PCR Services*
- ♦ *The Grand Avenue Project (Los Angeles) EIR, PCR Services*
- ♦ *City of Hermosa Beach Bijou Theatre rehabilitation program oversight, PCR Services*
- ♦ *Los Angeles International Airport Master Plan Expansion EIS/EIR, PCR Services*
- ♦ *40 Years of Excellence in Architecture: Edward A. Killingsworth, FAIA, tour/lecture/exhibit, Long Beach*
- ♦ *Downtown Long Beach Architectural Walking Tour, Long Beach Heritage*
- ♦ *City of Laguna Beach, plan review and construction monitoring: Pottery Shack, Ostashay & Associates*
- ♦ *PacifiCenter (Long Beach) EIR, cultural resources technical studies, and HABS report, PCR Services*
- ♦ *City of Riverside, cultural resources surveys and oral histories of local neighborhoods, PCR Services*
- ♦ *The Olmsted Brothers, Landscapes in Southern California-Rancho Los Alamitos, Ostashay & Associates*
- ♦ *Cinco de Mayo Celebrations, Educational Programs- Rancho Los Alamitos, Ostashay & Associates*
- ♦ *Historic Downtown Long Beach Walking Guide, Long Beach Heritage*
- ♦ *Long Beach: Historic East Village Walking Tour, Long Beach Heritage*
- ♦ *Frank Lloyd Wright For Kids, Preservation Week Workshop, Long Beach Heritage*
- ♦ *Kid's Classics Alive: Alice in Wonderland, preschool - 2nd grade program, Discovery Museum*
- ♦ *Kid's Classics Alive: Treasure Island, 3rd, 4th, 5th grades program, Discovery Museum*
- ♦ *Time Traveler's Trunk, all elementary grades, Discovery Museum*
- ♦ *The Kellogg House Tour, 1st - 4th grades educational program, Discovery Museum*
- ♦ *The Art & Architecture of Downtown Long Beach, lecture/tour, FHP Hippodrome Gallery, Long Beach*
- ♦ *Experiencing Neutra: A Centennial Exhibition, California State University, Dominguez Hills*
- ♦ *Richard Neutra: Pioneer of Modernism, lecture/ tour, Long Beach;*
- ♦ *America's Historic Structures , educational workshop, California Polytechnic University, Pomona*
- ♦ *Lt. Barksdale, Barksdale AFB Publications, 8th Air Force Museum, Barksdale AFB, Louisiana*
- ♦ *Lt. Barksdale: World War I Flying Ace (book), Barksdale AFB, Louisiana*
- ♦ *Maintenance Manual & Repair Plan, Kelly AFB, San Antonio*
- ♦ *Cultural Resource Management of Ghost Towns & Mining Camps, Southern California Edison*
- ♦ *HABS Level II Documentation: Kelly AFB, San Antonio*
- ♦ *National Register Multiple Properties: Lexington-Blue Grass Army Depot, Kentucky*
- ♦ *HABS Level II Documentation: Lexington-Blue Grass Army Depot, Kentucky*
- ♦ *Cultural Resource Management Plans: Nationwide, USAF Air Mobility Command (AMC)*
- ♦ *Programmatic Agreements/MOAs: Nationwide, USAF Air Mobility Command (AMC)*
- ♦ *Government Owned/Contractor Operated (GOCO) historic properties inventories and evaluations, Nationwide, U.S. Army Corps of Engineers, Ft. Worth*
- ♦ *Pasadena Central District Historic Resources Survey, 30th Street Architects*
- ♦ *Northwest Pasadena - Phase II Comprehensive Historic Survey, 30th Street Architects*
- ♦ *Pasadena-Orange Heights Neighborhood National Register Nomination, 30th Street Architects*
- ♦ *Pasadena Bungalow Courts Multi-Property National Register Nomination, update, 30th Street Architects*