



AGENDA REPORT

Meeting Date: January 24, 2013
Item Number: F-6
To: Honorable Mayor & City Council
From: Jonathan Lait, AICP, City Planner, Assistant Community Development Director
Subject: A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING THE APPLICATION AND CERTIFICATION AGREEMENT FOR THE CERTIFIED LOCAL GOVERNMENT PRESERVATION PROGRAM

Attachments:

1. Resolution approving the Application and Certification Agreement for the Certified Local Government Preservation Program
2. Certified Local Government Application
3. Recommendation of the Cultural Heritage Commission and Commission Report

RECOMMENDATION

The Cultural Heritage Commission and staff recommend that City Council adopt a Resolution approving the application and certification agreement for the Certified Local Government (CLG) Preservation Program.

INTRODUCTION

Participation in the State Office of Historic Preservation Certified Local Government Program will further support and strengthen the City's Historic Preservation Program and will also allow the City to compete for preservation grants and other benefits that are available to CLG communities by the SOHP annually.

BACKGROUND

The 1980 amendments to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), provided for the establishment of a Certified Local Government (CLG) program. The CLG program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located

within their jurisdiction. A local government may become a CLG by developing and implementing a local historic preservation program based on federal and state standards.

On January 24, 2012, the Beverly Hills City Council adopted the City's Historic Preservation Ordinance that was developed by the Planning Commission over the course of three meetings. The ordinance was adopted by the City in an effort to establish a historic preservation program and project review process related to the demolition, relocation, or major alterations of historic buildings.

Becoming a Certified Local Government will provide the City of Beverly Hills with expert technical support from the State for good, long-term planning practices by fostering the integration of preservation planning into other planning processes and ensuring that historic resources are identified and considered in making planning decisions. Staff and Commissioners will have access to the tools and technical training necessary to institutionalize an effective and efficient preservation program in our City.

DISCUSSION

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

Becoming a CLG will provide access to national and state programs that have consistently proven to be successful. CLG status gives local governments the additional authority and responsibility regarding nominations of local properties to the National Register of Historic Places. The National Register and its criteria are widely recognized and have been tested legally (reviewed, refined by adoption into regulations, tested and upheld in courts). Although the California Register of Historical Resources is much newer (1992), its criteria and procedures parallel the National Register's in many ways. Both of these programs are utilized in preservation planning activities.

In project review, environmental compliance, and the issuance of Certificates of Appropriateness, the adoption and use of the Secretary of the Interior's Standards provides criteria for project evaluation. These standards are codified at 36 CFR 67, and are used by the federal government, State, and local agencies in reviewing and approving work to be performed on historic properties. In most circumstances, the standards are relevant for compliance with the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act.

An added bonus to becoming a CLG is access to the on-line 'listserv' community that is hosted by the State Office of Historic Preservation. Membership to listserv is limited to SOHP staff, CLG coordinators, members of CLG boards/commissions, and others in the CLG program. It is a communication tool that offers the State Office of Historic Preservation the opportunity to provide information about training opportunities, publications, grants, and a variety of technical assistance to CLGs and is also an exceptional method of networking with other CLGs within the state and nation. Becoming a CLG also helps to institutionalize the City's historic preservation program by making it a formal part of local government and also gives the local program a certain level of formal recognition and professionalism.

Local governments may be certified to participate in the CLG program by complying with the following requirements:

- Enforce appropriate state or local legislation for the designation and protection of historic properties.
- Establish and adequate and qualified historic preservation review commission by local law.
- Maintain a system for the survey and inventory of historic properties
- Provide for adequate public participation in the local historic preservation program.
- Satisfactorily perform the responsibilities delegated to the CLGs.
- The CLG shall assume certain responsibilities for reviewing and recommending properties within its jurisdiction to the National Register of Historic Places.
- By mutual written agreement with the local governing body, the state may delegate additional responsibilities to the CLG. Local governments may be certified to participate in specific program activities under Programmatic Agreements.

Once certified, CLGs are required to submit reports annually that detail their historic preservation programs' accomplishments and actions. The annual reports cover the federal fiscal year, October 1 – September 30 and are administered by the Cultural Heritage Commission and are prepared and submitted by the commission's staff liaison on behalf of the CHC.

GENERAL PLAN CONSISTENCY

Participation in the State Certified Local Government Program is consistent with the objectives, principles, and standards of the General Plan, particularly that of the Historic Preservation Element. The City's General Plan includes the following goals that relate to historic preservation: "HP 1 Value and Preserve Significant Cultural Resources", "HP 2 Promotion of the City's Historic Resources"; in addition, the General Plan includes "Implementation Program 2.3.

ENVIRONMENTAL DETERMINATION

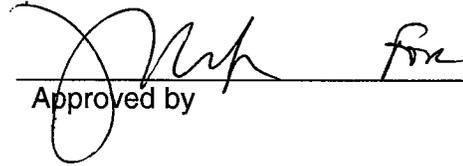
Approval of the attached resolution has been assessed in accordance with the authority and criteria contained in CEQA, the State CEQA Guidelines, and the environmental regulations of the City. The City has determined that becoming a Certified Local Government through the State of California Office of Historic Preservation will not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. In addition, City Staff has determined that the "project" is categorically exempt from environmental review as the formal recognition of the Cultural Heritage Commission as a Certified Local Government meets the criteria of the Class 31 exemption ("Historical Resource Restoration/Rehabilitation") as an action for the preservation of historical resources in a manner consistent with the Secretary of the Interior's Standards.

FISCAL IMPACT

Staff anticipates no additional costs in becoming a Certified Local Government since it is seen as part of the City's overall historic preservation program and is consistent with and part of the staff work efforts ready associated with this program.

Meeting Date: January 24, 2013
Application & Certification Agreement for the Certified Local Government Program

Susan Healy Keene, AICP, Director of Community
Development


Approved by _____

Attachment 1
January 24, 2012

RESOLUTION NO. 13-R-

A RESOLUTION OF THE COUNCIL OF THE CITY OF
BEVERLY HILLS APPROVING THE APPLICATION AND
CERTIFICATION AGREEMENT FOR THE CERTIFIED
LOCAL GOVERNMENT PRESERVATION PROGRAM

Section 1. The United States Congress under the National Historic Preservation Act of 1966, amended (16 U.S.C. 470), has authorized the establishment of a Certified Local Government program.

Section 2. The State of California, represented by the State Historic Preservation Officer, is responsible for the administration of the program within the state and the establishment of necessary rules and procedures governing the application by local agencies under the program.

Section 3. Said adopted procedures established by the State of California require the applicant to certify by resolution of the local government's elected officials the approval of an application prior to submission of said application to the state.

Section 4. The City Council hereby approves the filing of an application for certification under the Certified Local Government Program and the appointment of an Urban Designer as agent of the City to coordinate, process, and execute all contracts, agreements, amendments, and ancillary documents within the scope of the attached application for certification, for the reasons set forth in this Resolution.

Section 5. The record of proceedings for approving the application and certification agreement for the Certified Local Government Program is maintained by the City as

part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 6. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

Section 7. This Resolution shall go into effect on January 25, 2013 at 12:01 AM.

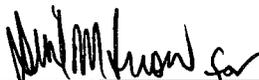
Adopted:

WILLIAM W. BRIEN, MD
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

JEFFREY C. KOLIN
City Manager



SUSAN HEALY KEENE
Director of Community Development

Attachment 2
January 24, 2012

Certification Application Checklist

A complete certification application must include the following:

- Transmittal letter signed by the Chief Elected Local Official forwarding all required documents.
- Resolution adopted by the elected officials authorizing application for Certified Local Government status and specifying the name and title of the person authorized to sign program documents and agreements.
- Completed certification application form and application attachments (see pages 17-19).
- Resumes and commissioner qualifications forms for each of the members of the local historic preservation commission/board.
- Names, telephone numbers, resumes, and professional qualifications forms for staff members responsible for administration of the historic preservation program for the local government.
- Organization charts for local government and for department that administers historic preservation program.
- If in process or completed, copies of cultural resources survey(s) performed in the community, with information on the progress and future intended uses of the survey.
- Copy of the local historic preservation legislation.
- Copy of the local historic preservation plan or historic preservation element of the General Plan.

NOTE: Please read the Application Procedures carefully before completing the application. Applicants must submit one (1) original, signed application with complete attachments to:

Local Government Unit
Office of Historic Preservation
1725 23rd Street
Sacramento, CA 94816-7100
Phone (916) 445-7000 Fax (916) 445-7053

Application for Certified Local Government Certification

Applicant (attach general organization chart)

Local Government	The City of Beverly Hills
Address	455 N. Rexford Drive, Beverly Hills, CA 90210

Chief Elected Local Official

Name	William W. Brien, MD
Title	Mayor of the City of Beverly Hills, California

Legislative Representatives (list names and district numbers)

California Assembly	Brian Nestande, District 42
California Senate	Curren D. Price Jr., District 26
U.S. Congress	Brad Sherman

Local Government Contact Person (enclose résumé, professional qualifications, and departmental organization chart)

Name	William R. Crouch, AIA NCARB AICP LEED (AP)		
Title	Urban Designer		
Department	Community Development		
Address	455 N. Rexford Drive, Beverly Hills, CA 90210		
Telephone Number	(310) 285 - 1141	Fax Number	(310) 858 - 5966
Email Address	wcrouch@beverlyhills.org		

Resolution of Local Government (attach)

Date Approved	January 24, 2013
Authorized Signature	

Local Commission/Board (Attach a current résumé and commissioner qualification form for each commission member.)

Name of Commission/Board	Cultural Heritage Commission
Names and Professions of Members	Noah Furie – Chair, Business Executive Richard Waldow - Vice Chair, Supervising Deputy Attorney General Rebecca Pynoos, Program Development Specialist Maralee Beck, Board Member of various organizations Lisa Greer, Entrepreneur & Philanthropist

Local Historic Preservation Ordinance or appropriate section(s) of municipal code (attach)

Name of Document	Historic Preservation Ordinance
Date of Enactment	January 24, 2012

Local Historic Preservation Plan or Historic Preservation Element of General Plan (attach)

Name of Document	Historic Preservation
Date of Enactment	January 12, 2010
Plans to prepare a Plan or Element if one has not been adopted	

Local Government Assurance

I assure the State of California, Office of Historic Preservation, that this government shall comply with and fulfill all the requirements of the Certified Local Government program.

Signature of Chief Elected Local Official

Printed Name of Chief Elected Local Official

Title

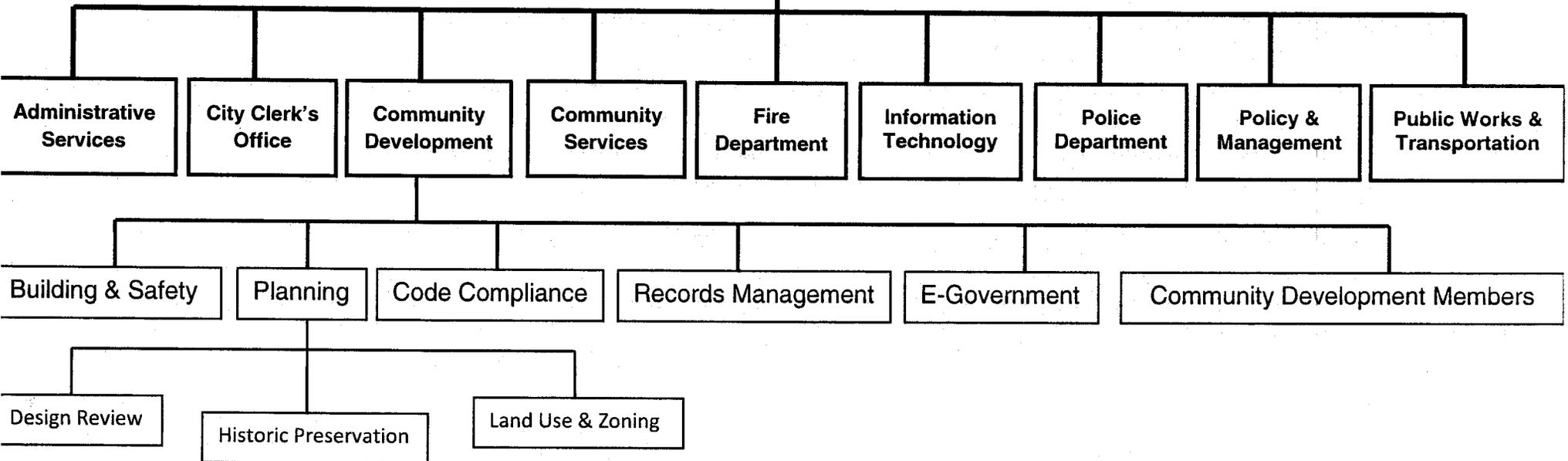
Date

Attachment 1

General Organization Chart



City Departments

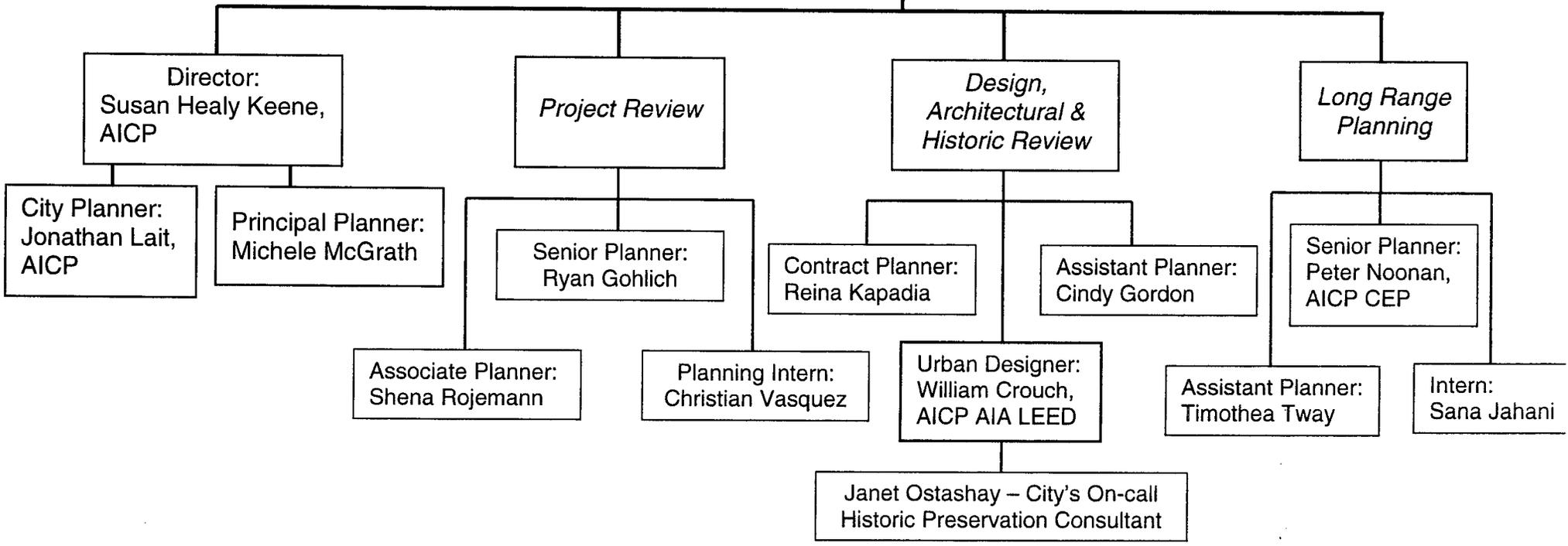
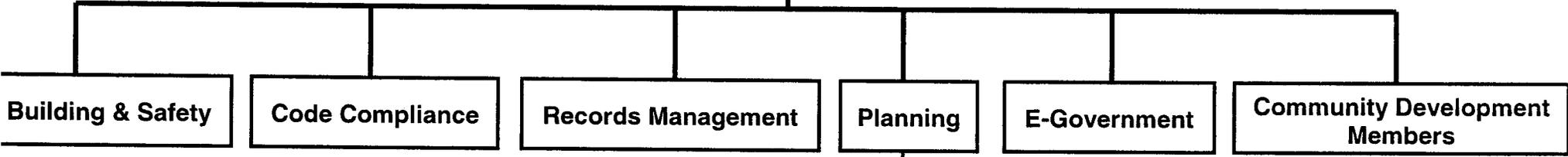


Attachment 2

Departmental Organization Chart



Community Development Department



Attachment 3

Staff Qualifications Form & Résumé – William R. Crouch

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government: City of Beverly Hills

Name of Staff Member: William R. Crouch AIA AICP, Urban Designer

Date of Appointment: July 16, 2012

Date Term Expires: Not Applicable

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Bill Crouch serves as the City of Beverly Hills' Urban Designer and staff liaison to the Cultural Heritage Commission. A licensed architect, Mr. Crouch also has a background in urban design, city planning, historic preservation, and sustainability. His experience includes serving as the Urban Design Manager for the City of Sacramento for over six years. There, he also acted as the Design Director and Preservation Director for the city. His work in Sacramento included the oversight of a new preservation ordinance and commission, as well as the development of a new Historic Preservation Element for the General Plan. In his position, he oversaw a large staff of planners, preservation professionals, and others. More recently Bill was appointed as the first Urban Designer

for the City of Beverly Hills in July 2012, where he currently oversees the City's new Historic Preservation Program, and Cultural Heritage Commission.

As an experienced preservation professional in local government (both in the United States and Australia), Bill has a great interest in and working knowledge of historic preservation planning processes; CEQA/NEPA environmental review compliance of historic resources; the Section 106 process; mitigation development and monitoring; historic context development; the necessities for historic resources surveys and local, state, and national landmark evaluations and nominations; compliance with the SOI Standards; oversight of preservation commissions; and familiarity with the Certified Local Government (CLG) program. In addition, Bill has served as a consultant in the private sector on many public projects as both architect and urban designer, and has also participated on many local agency boards and commissions including being appointed to the City of Huntington Beach Design Review Board. Mr. Crouch studied architecture at RMIT University in Melbourne, Australia and completed graduate work in urban design at the Joint Center for Urban Design in Oxford, England. He is a member of the American Institute of Architects and is a certified planner with the American Planning Association, among other professional accreditations.

January, 2013

RESUME for William R. Crouch

AIA, NCARB, FRAIA, AICP, CBO, LEED (AP) BD+C, CASp.
Community Development Department
City of Beverly Hills
455 N. Rexford Drive
Beverly Hills, CA 90210
(310) 285-1116, e-mail: wcrouch@Beverlyhills.org

Certifications

AICP American Institute of Certified Planners, Washington, DC.
AIA, American Institute of Architects, Washington, DC.
NCARB, National Council Architectural Registration Boards, Washington DC.
FRAIA, Fellow Royal Australian Institute of Architects
CBO, Certified Building Official, International Code Council, USA
FAIBS, Fellow Australian Institute of Building Surveyors
LEED AP BD+C, Accredited Professional, USGB Institute, USA
CASp, Certified Accessibility Specialist: Division of State Architect, California.
Licensed General Contractor, State of California.

Education

1974 – 1979, Fellowship Diploma / Bachelor Architecture
RMIT University, Melbourne, Australia

1976 – 1978, Certificate - Building Surveyor
Swinburne University Melbourne, Australia

1990 – 1991, Post Graduate Diploma, Urban Design
Joint Center for Urban Design, Oxford Brookes University, England

1999 – 2001, Certificate - Building Inspection Technology
Coastline Community College, Fullerton, CA

Employment History

July 2012 - Present

City of Beverly Hills

Urban Designer, Preservation Officer.

Duties: Urban Designer / Preservation Officer for the City of Beverly Hills, Community Development Department, responsible to oversee the City's new Historic Preservation Element including establishment of a Certified Local Government Historic Preservation program including secretarial roles to the Cultural Heritage Commission, including liaison with City Planning Commission, Design Review Commission, Architectural Commission and Community Groups.

2006 – July 2012

City of Sacramento

Urban Design Manager, Design Director, Preservation Director.

Duties: Urban Design Manager / Preservation Director for the City of Sacramento's Community Development Department, managing the City's Certified Local Government Historic Preservation program including secretarial roles to the Preservation Commission, including liaison with City Planning Commission, Design Commission and Community Groups such as Sacramento Preservation Roundtable, Sacramento Old City Association, Sacramento Heritage. Performing unique and complex evaluations of Development Projects relating to urban design / livability, historic preservation and architectural design review in accordance with City Guidelines. Supervising and directing staff members including interns, architects, urban designers, historic preservationists and planners and implementation of new and ongoing Community Development programs and processes, including project entitlements, NPA/CEQA determinations and mitigations / monitoring programs.

Professional Awards

- APA California Chapter, Sacramento Chapter, First Prize, Best Practices for City of Sacramento, Central City Urban Design Guidelines
- APA California Chapter, State and Local Chapter Awards, First Prize, Best Practices for Large Jurisdiction, City of Sacramento, River District Specific Plan and Design Guidelines

2000 – 2006 Principal Architect, William R. Crouch and Associates, Huntington Beach, CA.

Duties: Architectural and Urban Design Consultant.

Working with a team of Consultants on various A/E Contracts for Veteran Affairs Campuses in Palo Alto and Menlo Park including animal research building and dietetic food service center. Duties include preparation of concept proposals, concept development, liaison with consultant team and client groups, project budgets and value engineering, production of construction documents and specifications, securing of authorities approvals, invited and negotiated bids, attention to project management responsibilities through to completion of project construction. Post construction responsibilities to clients.

1997 – 2000 Project Architect, Irwin Pancake Architects, Huntington Beach, CA.

Duties: Architectural Design and Project Delivery

Architectural services to private clients for a variety of high end Assisted Living / Alzheimer projects, including preparation of concept proposals, concept development, management of consultant teams, value engineering, production of construction documents and specifications, securing of authorities approvals and multi-project management.

1981 – 1996, Principal Architect, William R. Crouch and Associates, Pty. Ltd. Victoria, Australia.

Duties: Architect / Urban Designer and Consultant Building Official. Project Delivery

for various private, local Government and State Government clients for a variety of high end residential, civic, health care, commercial, ecclesiastical, educational, tourism, industrial and historic renovation projects. Duties include management of professional staff / design team through preparation of concept proposals, concept developments, management of consultant teams, value engineering, production of construction documents and specifications, securing of authorities approvals, management of invited and negotiated bids, attention to project management responsibilities through to completion of project construction. Post construction responsibilities to clients.

**1983 – 1984, Part time lecturer for Building Official Certification program.
TAFE Campus Warrnambool, Victoria, Australia**

Duties: Lecturing Municipal employees seeking Building Official Certification in preparation for qualifying exams

1984 – 1986, Consultant Building Official, Shire of Mortlake, Victoria, Australia

Duties: Providing consultant services including plan review, permitting and inspection services for Shire of Mortlake municipality, Victoria, Australia.

1981 – 1983, Consultant Building Official, Shire of Minhamite, Victoria, Australia

Duties: Providing consultant services including plan review, permitting and inspection services for Shire of Minhamite municipality, Victoria, Australia.

1976 – 1981, Assistant Building Official, Shire of Bulla, Melbourne Australia

Duties: Responsible for Building Department in rapidly growing outer suburban area comprising Melbourne International Airport and surrounding communities of Bulla Shire.

Provide leadership for City plan check and building inspection staff in the fulfillment of statutory and civic responsibilities in the management of the built environment according to established standards for community planning, zoning, code enforcement, and maintaining minimum building standards for public health and safety.

Major areas of responsibility include resolving citizen complaints, problems arising, alternate means requests and preparing reports and policies for Council action and approval.

Record of Involvement in Community Affairs:

- International Committee Member, Royal Australian Institute of Architects, 2005-2012
- City of Huntington Beach, Urban Design Review Board, Orange County, 2005-2006.
- Chairperson, City of Warrnambool Planning and Properties Commission, 1988-1989.
- Chairperson Flagstaff Hill Maritime Museum, City of Warrnambool 1987-1988.
- City of Warrnambool Regional TAFE (Tertiary And Further Education) Board Member, 1986-1987.
- Councilmember, Warrnambool City Council, Victoria, Australia 1985-1988

Attachment 4

Resolution of the City of Beverly Hills

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF
BEVERLY HILLS APPROVING THE APPLICATION AND
CERTIFICATION AGREEMENT FOR THE CERTIFIED
LOCAL GOVERNMENT PRESERVATION PROGRAM.

Section 1. The United States Congress under the National Historic Preservation Act of 1966, amended (16 U.S.C. 470), has authorized the establishment of a Certified Local Government program.

Section 2. The State of California, represented by the State Historic Preservation Officer, is responsible for the administration of the program within the state and the establishment of necessary rules and procedures governing the application by local agencies under the program.

Section 3. Said adopted procedures established by the State of California require the applicant to certify by resolution of the local government's elected officials the approval of an application prior to submission of said application to the state.

Section 4. The City Council hereby approves the filing of an application for certification under the Certified Local Government Program and the appointment of an Urban Designer as agent of the City to coordinate, process, and execute all contracts, agreements, amendments, and ancillary documents within the scope of the attached application for certification, for the reasons set forth in this Resolution.

Section 5. The record of proceedings for approving the application and certification agreement for the Certified Local Government Program is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall cause the Resolution and his certification to be entered in the Book of Resolutions of the Council of the City of Beverly Hills. The City Clerk shall also cause the Resolution to be recorded in the office of the county recorder of the county of Los Angeles as authorized by Section 3215 K of Chapter 3 of Title 10 of the City of Beverly Hills Municipal Code.

Section 7. This Resolution shall go into effect on January 25, 2013 at 12:01 AM.

WILLIAM W. BRIEN, MD
Mayor of the City of Beverly Hills,
California

ATTEST:

BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

JEFF KOLIN
City Manager

Attachment 5

Commissioner Qualifications Form & Résumé – Noah Furie

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: City of Beverly Hills

Name of Commissioner: Noah Furie

Date of Appointment: March 7, 2012

Date Term Expires: March 6, 2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Noah Furie was appointed to the Cultural Heritage Commission March 7, 2012, as the Chair of the commission. As a resident of a historic neighborhood of the City and an advocate for good architecture, historic preservation, and the betterment of the community, Mr. Furie was instrumental in drafting the City's first historic preservation

ordinance and developing its historic preservation program. As a past member of the City's Planning Commission, he oversaw the drafting of the General Plan update, and specifically drafted the goals and policies related to the Historic Preservation Element. As a member of the Beverly Hills Planning Commission, Mr. Furie spent an estimated 15,000 hours in commission hearings and in preparation for hearings involving city planning, urban design, architecture and historic preservation. He has much experience serving on commissions as he was also a member of the City's Traffic and Parking Commission. Mr. Furie is an influential business executive within the community, responsible for real estate lending, servicing and property management. His professional duties involve rehabilitation and renovation of historic properties that are acquired by his company. In addition, he is involved in the design, construction and compliance aspects of those projects. Mr. Furie is a member of the Los Angeles Conservancy, California Preservation Foundation, and the National Trust for Historic Preservation.

Noah Furie
246 South Roxbury Drive
Beverly Hills, CA 90212
(310) 498-5454
noah@noahfurie.com

Occupation:

President- Morocco Junction Holdings- Morocco provides redevelopment services to real estate owners specializing in rehabilitation, preservation, repair, reuse and maintenance of historic structures.
Co-Founder and Chief Operating Officer, Budget Mortgage Corp

Family:

Wife, Amy Furie: Travel Agency Executive
Son, Joshua Furie: El Rodeo, BHHS graduate (2003), Tulane U (2007)
Daughter, Elisa Furie: El Rodeo, BHHS (2006), UCI (June, 2010).

Beverly Hills City Government Service:

Chair, City of Beverly Hills, Cultural Heritage Commission- Historic Preservation subcommittee of the Beverly Hills Planning Commission- Development of the Historic Preservation Ordinance	Appointed February 2012 2011
Planning Commissioner, City of Beverly Hills, Planning Commission	December 2004 to present
Chair, City of Beverly Hills, Planning Commission	March 2007 – March 2008
Chair (2 nd term), City of Beverly Hills, Planning Commission	March 2008 – Nov. 2008
Common Interest Development Conversation Subcommittee-Preservation of Character defining multifamily properties	2005
Traffic and Parking Commissioner, City of Beverly Hills Traffic & Parking Commission	2000-2004
Chair, City of Beverly Hills, Traffic and Parking Commission	2004

Community Leadership:

Board Member, Beverly Hills Education Foundation	1995 to 2005
Treasurer, Beverly Hills Education Foundation	1996 to 2004
Team Beverly Hills-	Class of 1997
Member, Beverly Hills Unified School District, Financial Advisory Committee	1998 to 1999
Chair, Beverly Hills Unified School District, Financial Advisory Commission	1999 to 2000
Member BHUSD Superintendent's, Selection Committee for Assistant Superintendent, Business Services	1998
Appointed to the BHUSD, Superintendent's Chief Business Officer Selection Committee	2000
Member, Beverly Hills Unified School District, Superintendent's Advisory Committee	2001
Vice Chair, El Rodeo School Site Council	2001
Member, City of Beverly Hills, Director of Community Development Selection Committee	
Speaker, California League of Cities, Planners Institute on Land Use Issues	
Appointed to the Temple Emanuel, Executive Director Selection Committee	
Member, Beverly Hills Rotary	
Chair, Paul Harris Foundation, Beverly Hills Rotary	
Coach, Beverly Hills AYSO	
Member, City of Beverly Hills, Traffic Calming Task Force	2003
Member, City of Beverly Hills, City Planner Selection Committee	
Member, City of Beverly Hills, Director of Community Development Selection Committee	
Vice Chair of the Government Efficiency Task Force	2011
Temple Emanuel, Executive Director, Selection Committee.	

Professional Affiliations:

California Department of Real Estate Real Estate Finance Advisory Committee	1993 to 1994
California Department of Real Estate Consumer and Industry Lending Task Force	1995
California Department of Real Estate Multi-Lender/Securities Task Force	1995
Member, City of Los Angeles, Anti-Predatory Lending Advisory Group	2003
Speaker on Compliance Issues at California Mortgage Association Seminars Published on Compliance Issues	
Speaker, California League of Cities, Planners Institute on Land Use Issues	
Chair, Paul Harris Foundation, Beverly Hills Rotary	
Testified before the California Assembly on Consumer Protection Legislation	
Former Legislative Chair, California Mortgage Association	

Attachment 6

Commissioner Qualifications Form & Résumé – Richard Waldow

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: City of Beverly Hills

Name of Commissioner: Richard Waldow

Date of Appointment: March 7, 2012

Date Term Expires: March 6, 2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Richard Waldow was appointed to the City of Beverly Hills' Cultural Heritage Commission in March, 2012, because of his committed interest, long-term advocacy, and working knowledge of preservation issues within the community and elsewhere. As a double major, Mr. Waldow received a bachelor's degree in American history and

English. While a student at Stanford University his curriculum included the in-depth study of architecturally-notable buildings in San Francisco. He also has a law degree from the University of Southern California. His training and knowledge in the areas of real estate property, environmental law, and real estate transactions law provide him with in-depth, practical experience in those areas, which often figure prominently in preservation matters. Mr. Waldow has long been a leader in efforts to preserve and protect buildings of architectural and/or historic significance, both within and outside city government. His active experience in historic preservation includes assisting in the preparation of the City of Culver City's initial preservation ordinance and of the program for implementing it. He was also appointed by the City Council of Culver City to its inaugural Historic Preservation Advisory Committee and served for several years. Within the City of Beverly Hills, Mr. Waldow co-founded, served as Vice-President of, and subsequently helped lead the Beverly Hills Architectural Conservancy, a grassroots membership nonprofit dedicated to promoting preservation of buildings in Beverly Hills of architectural and/or historical significance. He also worked closely with the Los Angeles Conservancy on numerous campaigns to protect specific significant buildings from demolition.

RICHARD T. WALDOW

P. O. Box 3163
Beverly Hills, CA 90212
Richard.Waldow@doj.ca.gov
(213) 897-2456

EDUCATION:

Juris Doctor, Gould School of Law, University of Southern California, 1982

Co-founder, USC Environmental Law Society; organized first Annual USC Environmental Law Symposium.
American Jurisprudence Award, Real Estate Transactions

B.A. with Distinction, History and English, Stanford University, 1978

Included study of American architectural history.
Brodie J. Higbee Memorial Honors Scholarship

PROFESSIONAL EMPLOYMENT:

Supervising Deputy Attorney General, California Department of Justice, Office of the Attorney General, 2002-present:

Supervise the Health, Education and Welfare (HEW) Section of the Attorney General's Office in Southern California, with approximately 30 Deputy Attorneys General and paralegals, and offices in Los Angeles and San Diego. HEW represents approximately 35 State of California agencies in all federal and state trial and appellate courts, up to and including the U.S. Supreme Court and California Supreme Court, in any case arising from San Luis Obispo to the Mexican border relating to the State's health, education and welfare programs. Responsible for assigning cases to deputies, ensuring that cases are litigated effectively and efficiently (which includes formulating case strategy and editing all documents filed in court), handling administrative and supervisory tasks (including hiring deputies and paralegals, reviewing their performance, and handling other personnel matters), and dealing with client agencies and policymakers, including the Governor's Office. Responsible for authorizing any emergency orders to immediately shut down any child care facility in Southern California in situations posing a threat to children in care. Directly handle some of HEW's largest cases, including making court appearances and writing briefs. Winner of 2012 Attorney General's Team Award for Excellence for work on a group of cases recently decided by the U.S. Supreme Court.

Deputy Attorney General, California Department of Justice, Office of the Attorney General, 1987-2002:

Most senior-level trial attorney, representing approximately 35 State of California agencies in complex litigation related to health, education and welfare issues. Handled cases from trial through appeal; obtained many published appellate opinions, including

cases in the U.S. Supreme Court and California Supreme Court. Ranked first, statewide, in competitive exam for promotion to the most senior-level trial deputy class. Regularly served as Acting Supervising Deputy Attorney General for the HEW Section in Southern California. Selected to represent the Office of the Attorney General in teaching classes for Continuing Education of the Bar, and as statewide instructor/panel chair for the Office of the Attorney General on appellate practice and on handling complex litigation.

Associate Attorney, Law Offices of Lodmer and Sills (1984-1987), Law Offices of C. N. Urevich (1982-1984), Los Angeles:

General civil and criminal private practice. Handled cases from inception through appeal, including jury and non-jury trials, appeals in state and federal courts, and mediation and negotiation of settlements.

VOLUNTEER ACTIVITIES:

Member, Historic Preservation Advisory Committee, City of Culver City, 1989-1990:

Appointed by the City Council of Culver City to committee charged with formulating the city's historic preservation ordinance and program, including drafting an ordinance with graduated, reasonable restrictions on demolishing or altering landmarked buildings; designing incentives for property owners to preserve and improve buildings of architectural and/or historic significance; formulating a grading system for ranking the architectural and historic significance of all buildings, residential and commercial, in the city; and conducting a field survey of the buildings and grading them, according to the criteria determined by the Committee, for architectural and/or historic significance.

Co-founder and Vice-President, Beverly Hills Architectural Conservancy, 1996-2000:

Co-founded and helped lead nonprofit organization dedicated to promoting preservation of buildings in Beverly Hills of architectural and/or historic significance, including efforts to achieve City Council adoption of preservation ordinance; activism, including community organizing and litigation, to protect significant buildings and historic districts threatened by demolition; planning and implementing educational programs for the community as to the benefits of historic preservation; testifying before the Beverly Hills City Council on preservation issues; and testifying before the California State Historical Resources Commission in support of application that resulted in the designation of the first historic district in Beverly Hills.

Vice Chair, Beverly Hills Cultural Heritage Commission, 2012-present:

Appointed by the Beverly Hills City Council to a four-year term on the inaugural commission charged with implementing the city's new historic preservation ordinance. Review and evaluate nominations for landmark designations and Mills Act applications; participate in public hearings and vote on the nominations; represent the Commission and its goals to other city officials and agencies and to the public, as necessary and appropriate. Member of the Government Relations and Legislation Subcommittee and Nominations Subcommittee.

Attachment 7

Commissioner Qualifications Form & Résumé – Rebecca Pynoos

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: City of Beverly Hills

Name of Commissioner: Rebecca Pynoos

Date of Appointment: May, 2012

Date Term Expires: May, 2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Rebecca Pynoos is a City of Beverly Hills Cultural Heritage Commissioner appointed to the position in May, 2012, because of her formal background education in historic preservation, archaeology, and material cultural. Ms. Pynoos holds a bachelor's degree in Classical Art and Archaeology from Brandeis University, with a focus in historic preservation. In addition, she has taken coursework in historic preservation at the graduate level at the USC School of Architecture. Such coursework included historic

preservation management, preservation planning and development, as well as an intensive summer program that focused on preservation policy and planning, materials conservation, heritage conservation and other similarly focused classes. She is an active member of the Los Angeles Conservancy, and is also a member of the Conservancy's Historic Theatre Committee. She brings forward not only a formal education in the field of historic preservation but an interest and understanding of the community's built environment and architectural history.

REBECCA PYNOOS

508 North Alta Drive • Beverly Hills, CA 90210
pynoosr@gmail.com • (617) 504-6461 (cell) • (310) 550-1780 (home)

EDUCATION

University of Southern California, Los Angeles, CA
Masters in Social Work, May 2010
Concentration in Community Organizing, Planning and Administration

Brandeis University, Waltham, MA
Bachelor of Arts in Philosophy and Classical Studies
Cum Laude, May 2005
Dean's List, 2001-2005, Eunice B. Lebowitz Cohen Prize in Classical Art and Archaeology

EXPERIENCE

City of Beverly Hills Beverly Hills, CA (May 2012 – 2016)

Commissioner, Cultural Heritage

- Responsible for serving the City of Beverly Hills to recommend and approve historic structures, sites and places of historical and cultural significance to the Local Register and implement preservation program under the new Historic Preservation Ordinance
- Nominate potential historic landmarks and review proposed zoning/building changes, alterations to existing historic properties
- Assist with compilation of listing of significant architects, builders, and contractors
- Help to oversee pilot Mills Act Program
- Serve on subcommittee for City Surveying and Preservation Incentives

Jewish Family Service, Los Angeles, CA (December 2011 – present)

Program Development Specialist

- Manage data collection, outreach, tracking and reporting for the Substance Abuse Mental Health Services Administration (SAMHSA), including mental health screenings and evidence based interventions across agency
- Responsible for developing innovative Health, Wellness and Educational Programs
- Manage and administer federal AmeriCorps program serving veterans/military families
- Responsible for the programs' statistical reporting, form and document submission, record-keeping, advisory committee, grant writing and planning.

University of Southern California, Los Angeles, CA (September 2008- Sept. 2010)

Assistant to Professor (retired Judge) Ralph D. Fertig

- Assisted with historical research and planning of 50th anniversary events commemorating the Freedom Rides
- Utilized strong verbal and written communication skills to correspond with community and government leaders, which led to collaboration on numerous projects and initiatives
- Managed office, edited manuscripts and proposals, coordinated meetings

USC School of Architecture, Los Angeles, CA (January 2010-May 2010)

Historic Preservation Management, Planning and Development Course

- Hands on course taught by Los Angeles Conservancy's Director of Education, Trudi Sandmeier
- Gained knowledge of Los Angeles/Southern California architectural history, historic building techniques, and historic preservation planning and policy.
- Analyzed physical attributes, condition, background and ownership of historic homes and buildings in the Los Angeles area

- Assess evaluation under National Register of Historic Places, California Register of Historical Resources, and other criteria of significance (including Mills Act consideration for eligible Los Angeles properties)
- Learned about different levels of landmarking and zoning;
- Analyzed case studies using Secretary of the Interior's standards, calculating estimated tax credits with preservation incentives. Gained perspective from guest lecturers, including developers and city officials.

UCLA Health System, Santa Monica, CA (September 2009-May 2010)

Marketing and UCLA Healthcare 50 Plus Program, Intern

- Developed targeted outreach to community partners to promote public programming
- Conducted program needs assessment to identify strengths and weaknesses
- Created resources for program members and hospital staff to promote wellness
- Collaborated with city staff on special events, like LA Marathon and Senior Arts Festival

USC School of Architecture, Los Angeles, CA (July 2008)

Summer Program in Historic Preservation

- Intensive program, focusing on fundamentals of preservation, including Preservation Law and Planning and Materials Conservation led by Ken Breisch, head of Historic Preservation program at USC.
- Assessed and inspected buildings for historic features and identified areas of need for preservation; visited historic sites, homes as case studies and Getty Research Institute.

Guggenheim Asher Associates, Beverly Hills, CA (May 2009 –August 2009)

Assistant to Barbara Guggenheim

- Supported an art consulting firm, corresponding with, galleries, auction houses, conservators
- Applied organizational and detail-oriented skills to serve as a liaison between clients to guarantee project execution within specified time
- Researched artists, provenance and historical background of works and compiled client portfolios.

William J. Clinton Foundation, New York, NY (September 2005-March 2006)

Administrative Intern

- Under the Director of Administration and Chief of Staff, aided in daily operations
- Cataloged and archived materials for Arkansas Library; reviewed book requests
- Assisted with event planning and implementation, including the first Clinton Global Initiative Conference, addressing issues of climate, poverty, HIV/AIDS

Brandeis University, Waltham, MA (September 2004-May 2005)

Assistant to Head of Classical Studies Department

- Provided specialized assistance to Prof. Ann Koloski-Ostrow, head of the Brandeis Department of Classical Studies
- Performed research for her book on historic structures of Pompeii and Herculaneum; traveled to Southern Italy
- Edited manuscripts, scanned and analyzed slides from library sources, and imported and cataloged images to update Greek/Roman collection.

SKILLS

Computer: MS Word, PowerPoint, Excel, File Maker Pro, Proficient in Windows/Mac platforms
Graphic Design and Layout: Adobe Photoshop, PageMaker, basic knowledge of Adobe Illustrator

MEMBER

National Trust for Historic Preservation
Los Angeles Conservancy

Attachment 8

Commissioner Qualifications Form & Résumé – Maralee Beck

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: City of Beverly Hills

Name of Commissioner: Maralee Beck

Date of Appointment: March 7, 2012

Date Term Expires: March 6, 2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Maralee Beck was appointed to the City's Cultural Heritage Commission in March 7, 2012 because of her vast knowledge of local history, interest in many local preservation programs, and active participation in several local non-profit programs. Ms. Beck has long been dedicating her time to public service. She has been the President of the

Beverly Hills Education Foundation (2000-2001), the President of Virginia Robinson Gardens (2005-2007), Children's Festival Chair (2009), board member of the Council of the Library Foundation of Los Angeles (2008-2012), member of the board of Governors of the Los Angeles County Department of Parks & Recreation (2012-present) and now a commissioner of the Beverly Hills Cultural Heritage Commission. Ms. Beck's years of dedication to the preservation, promotion, and restoration of the City's rich cultural landscape history is evident by her long-term involvement at the historic Virginia Robinson Gardens (a National Register listed property), the Music Center's Blue Ribbon garden, and several public parks and spaces in the local community that are both historically and artistically significant. A past President and current Board member (and Docent) of the Friends of Robinson Gardens, she has recently served as Project Manager and Editor of the new book on the history of the Virginia Robinson Gardens, *Beverly Hills' First Estate: The House and Gardens of Virginia & Harry Robinson*, published on the occasion of the Centennial of the Virginia Robinson Gardens. This book is now a source of perpetual fundraising for the organization. Ms. Beck holds a bachelor's degree from Stanford University and a master's degree from Medill School of Journalism, Northwestern University.

MARALEE JANE BECK

PUBLIC SERVICE

Board of Governors, Los Angeles County Department of Parks & Recreation 2012-present

Commissioner, Beverly Hills Inaugural Cultural Heritage Commission 2012-present

Board Member, Council of the Library Foundation of Los Angeles, 2008-'12

Active Participant, 2006-present

Children's Festival Chair, *The Blue Ribbon*, 2009

Board Member (3 terms), 1998-'01, 2003-'05, 2007-'10

Festival Coordinator, 1998-present

Active Participant, 1991-present

President, Virginia Robinson Gardens, 2005-'07

Board Member 2007-present

Active Participant 1993-present

President, Beverly Hills Education Foundation, 2000-'01

Chairman of the Board, 2001-'03

Board Member, 1997-'10

MEDIA CONSULTING

G9MD, a Web based continuing medical education certification program

Interviews, film production and media coaching, 2010-present

SALES & MANAGEMENT

Beck Flavors, Executive Vice President, West Coast Branch, 1983-'97

BROADCAST

Entertainment Tonight (Syndication), San Francisco Bureau Chief & Reporter, San Francisco, '81-'87

Eye Witness News, KPIX TV, Weekend Anchor & General Assignment Reporter, San Francisco, '77-'81

ABC7 News, WLS TV, Weekend Anchor & General Assignment Reporter, Chicago, '75-'77

The Washington Redskins, WMAL Radio, Color Commentator, Washington D.C. '74-'75

The News at Noon with Maralee Beck, WJLA (WMAL) TV, Noonday Anchor, Washington D.C. '74-'75

The 10 O'clock News, WTTG TV, Environmental Reporter, Washington D.C. '72-'74

PUBLICATIONS

Beverly Hills' First Estate: The House and Gardens of Virginia and Harry Robinson
Editor & Project Manager 2011

A Journey Through the Music Center; Blue Ribbon Annual Publication
Editor & Committee Co-Chair 2002-Present

AWARDS & DISTINCTIONS

Emmy Nomination – Spot News Award, 1976

Associated Press – Spot News Award, 1976

United Press International – Spot News Award, 1976

Allen-Heath Fellowship – Northwestern, 1972

EDUCATION

M.S.J., Medill School of Journalism, Northwestern University, '72

B.A. with Distinction, Stanford University, '71

Attachment 9

Commissioner Qualifications Form & Résumé – Lisa Greer

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government: City of Beverly Hills

Name of Commissioner: Lisa Greer

Date of Appointment: March 7, 2012

Date Term Expires: March 6, 2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Lisa Greer became a City of Beverly Hills Cultural Heritage Commissioner in March, 2012, based on her interest in historic preservation and knowledge of the community's rich architectural history. Ms. Greer has a demonstrated knowledge and experience in historic preservation, particularly in local cultural history and motion picture

preservation. As an entrepreneur and philanthropist, she has worked on many projects that included the promotion, advocacy, and conservation of resources including the assessment and archiving of Columbia Pictures' old movie posters for Sony Pictures, as well as overseeing the "specialty licensing" group at Universal Studios Consumer Products, where she found, recovered, identified and then licensed historic collectibles of Universal Studios property. She has also worked with preserving Hollywood memorabilia and has additional experience in the fields of history, curation, and American studies.

As a current resident of the City of Beverly Hills and as a former real estate licensee, she has a working knowledge of the community and is familiar with many of the historically significant properties in the City. Ms. Greer is also the owner of a potentially historic landmark, and is therefore familiar with the long-term care and maintenance of such a property. She believes that the rich history of Beverly Hills is dependent on the preservation of historic homes and buildings, many of which are being eradicated. She strives to create a program that will provide tourists and tour guides with accurate data on the City's historic sites and promote historic preservation on a community level. Ms. Greer holds a B.A. from UCLA and an M.B.A. from Pepperdine University.

Lisa Z. Greer
1001 N. Roxbury Drive
Beverly Hills, CA 90210
lisa@lisagreer.com
(310) 278-4416 (o) (310) 980-7475 (m)

SUMMARY

Accomplished senior executive and entrepreneur with over 30 years of operational and strategic experience, including P&L responsibility, in a variety of industries including entertainment and media, technology, and consumer products. Experienced in managing and leading multiple businesses, both corporate and startup. Specific skills in strategic planning, operations, business development, human resource management, integrated and strategic marketing, project management, content development and acquisition, rights management, e-commerce, fundraising, production, partnerships, M&A, and finance. Exceptional successes with divisional turnarounds and new businesses.

PROFESSIONAL EXPERIENCE

BEVERLY HILLS EGG DONATION, LLC (Los Angeles, CA)

2006 - 2011

Founder and Managing Partner

Egg Donor Agency helping to create families worldwide

- Created this internationally recognized egg donor agency, resulting in over 150 births, clients in over 25 countries, and an ongoing “turn-key” business
- Successfully sold the company in June of 2011

MEDIA VENTURE ADVISORS (Los Angeles, CA)

2000 – 2006

Managing Partner

Consulting practice providing high-level consulting with a focus on media, entertainment and technology businesses

- Successfully provided business development, strategy, fundraising, coaching, recruiting and marketing consulting services to dozens of technology companies, trade associations, non-profits, and production companies.
- Clients include Voce (wireless/MVNO), Dogma Studios (Post-production/encoding company), Growing Stars (educational outsourcing), Interep Interactive (advertising rep firm), Stone Investments (Venture Capital firm), DNA Studio (interactive advertising agency), EdGate (education software), Spiderdance (interactive television), OPI Global (outsourced professional services company), SongCatalog (online music publishing licensing), On2.com (broadband technology), the American Humane Association, and the Recording Industry Association of America (RIAA), among others.

DHR/STRATFORDGROUP (Los Angeles, CA)

2001 – 2002

Managing Director, Global Media and Entertainment Practice

Fifth largest executive search firm in the U.S., with offices worldwide

- Created the Global Media and Entertainment practice of this Cleveland-based search firm
- Conducted multiple retained searches (globally) in the areas of media and entertainment, technology, internet/convergence, and consumer products
- Recognized as a top “seller” in the firm (among 45 other search veterans) within three months of joining the StratfordGroup (DHR later acquired the company)

SOUNDBREAK.COM (West Hollywood, CA)

1999 - 2000

CEO and President

Leading webcaster/online music destination with cutting-edge technologies and focus

- Created initial strategy, oversaw development of website and entire operational structure (including use and development of new technologies), oversaw development of IT structure for internal and external operations, hired and managed staff of 96
- Interfaced with investors, board members, investment bankers and analysts
- Oversaw development of (and co-wrote) PPM, raising over \$19MM of new capital
- Led marketing efforts and advertising program, and created highly successful and cost-effective customer acquisition and retention program, resulting in 1.5MM member database with 2% churn rate.

NBC (Burbank, CA and New York, NY)

1999

General Manager, NBC.com and Vice President, NBC Interactive

Interactive business unit of the GE-owned television network

- As the senior executive responsible for the management of NBC.com, developed and executed highly successful strategies for e-commerce, promotions, content and program creation for all NBC entertainment properties
- Managed over 25 in-house staff, as well as over 60 outsourced "team" members
- Oversaw the Videoseeker broadband portal business
- Participated directly in the sale of both divisions to become NBCi (with \$800MM valuation), working with investment bankers and post-merger auditors on integration, contractual, and valuation issues
- Participated with other NBC entertainment executives on network projects and businesses
- Served as the network's liaison for its strategic investment partners, including *Snap, iVillage, Talk City, Launch (now Yahoo!), Intervu (now Akamai), Net2Phone* and others

UNIVERSAL STUDIOS (Universal City, CA)

Major media and entertainment conglomerate now known as NBC/Universal

1993 – 1998

Vice President, Sales and Marketing - Universal Studios Online

- Managed company's overall integrated web presence, including budgeting, financial planning, business development, e-commerce, marketing, research and sales
- Managed creation of Universal Studios' e-commerce business, including oversight of product and marketing team, online distribution, marketing fulfillment and backend reporting systems
- Selected and managed relationship with outside sales force; determined pricing, ad inventory and sponsorship opportunities. Sold several large-scale sponsorships directly to clients such as *The U.S. Postal Service, Intel, Godiva, and 1-800-Flowers*
- Developed and managed strategic and affiliate relationships with corporate and strategic partners, including *Compaq, Discover/Novus, ISN, Intel, Excite, Yahoo, Sun, IBM, and others*
- Sold \$600K services contract to Seagram for their *Captain Morgan* brands, including both production and marketing responsibilities. Achieved traffic goal four months ahead of schedule.
- Developed joint venture, cross-promotional and distribution relationships to increase brand recognition and revenue

Vice President, Consumer Products Group

- Created, implemented and managed all aspects of the licensing program for product development and merchandising of the Studios' film, television and third party specialty properties, including properties such as *Alfred Hitchcock, Universal's Classic Monsters, Mall Rats, The Munsters, Battlestar Galactica, and The Frighteners*

- Achieved over \$5 million in sales in year one
- Responsible for market research, strategic development and identification of product categories and alliances for Universal's entry into the \$8 billion Collectibles industry, including developing relationships with and selling to *The Franklin Mint, QVC, FAO Schwarz and others*
- Conducted extensive historical research, including rights clearances and available source materials, for the development of branded programs using the Universal name
- Identified and developed untapped merchandising revenue sources and wrote marketing plans
- Oversaw product development, introduction and marketing of licensed products in various categories, including apparel, toys and gifts, comic books, trading cards, and interactive products

UNIVERSAL STUDIOS

Director, Animation Art

- Successfully turned around, led and grew this wholesale distribution business, with full responsibility for the animation art from properties such as *Woody Woodpecker, Rocky and Bullwinkle, The Land Before Time, An American Tail, and others*
- Created profitable *Home Shopping Network* program and partnerships with *Upper Deck* and others

OTHER EXPERIENCE

- Director of Corporate Sales and Sponsorships for Eco Expo, producer and owner of nation's largest environment trade show for consumers
- President and Founder of Zola Fine Art, a highly regarded fine art gallery and corporate art consulting firm providing artwork to major institutions and facilities
- Advisor to several technology and entertainment businesses and past board member of two public companies, *Promotions.com* and *IMSI*
- Moderator and/or panelist at over 50 seminars and conferences including NAB, NATPE, CES, Digital Hollywood, *The Industry Standard/Morgan Stanley Internet Summit*, and Herring on Hollywood
- Lecturer on business, technology, and entertainment subjects at UCLA, Vanderbilt University/Owen School and USC

EDUCATION

PEPPERDINE UNIVERSITY; Malibu, California
MBA

UNIVERSITY OF CALIFORNIA, LOS ANGELES; Los Angeles, California
Bachelor of Arts Degree: History

COMMUNITY

Very involved in philanthropy and volunteer work, including:

- Cedars-Sinai Medical Center (Lisa Z and Joshua L Greer Endowed Chair in IBD Genetics)
- Jewish Community Foundation of Los Angeles (current member, Board of Trustees)
- Temple Emanuel of Beverly Hills (current Executive Board Member and VP of Marketing)
- Los Angeles District Attorney's Crime Prevention Foundation/Blue Ribbon Advisory Board (former)
- Motion Picture and Television Fund Foundation (former)
- Academy of Television Arts and Sciences - executive peer group (former)
- Digital Coast Roundtable (former Vice President)
- Active contributor to numerous other charitable organizations

OTHER INTERESTS

Travel, tennis, dancing, reading and spending time with my husband and five wonderful children.

Attachment 10

Staff Qualifications Form & Résumé – Janet L. Ostashay

**Statement of Qualifications for
Certified Local Governments Commissioners and Staff**

Local Government: City of Beverly Hills

Name of Consultant: Janet L. Ostashay, Historic Preservation Consultant

Date of Appointment: Not Applicable

Date Term Expires: Not Applicable

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

As principal of Ostashay and Associates Consulting, Ms. Ostashay has over 20 years of experience managing and conducting multi-disciplinary historic preservation projects and programs nationwide. Having served at the Historic Preservation Office for the City of Long Beach, California, Ms. Ostashay is familiar with the local planning process, preservation commissions, and the Certified Local Government (CLG) program. Her historic preservation experience also includes conducting a variety of historic resources surveys and evaluations; preparing numerous State inventory forms (DPR 523 series), National Register nomination forms, historic context statements; Historic American Building Survey/Historic American Engineering Record (HABS/HAER) documentation, and other related historic resources reports. Ms. Ostashay has authored numerous CEQA, NEPA, and Section 106 technical documents all related to historic resources. In addition, she has prepared a number of historic preservation plans, preservation

elements, ordinances, and agreement documents for various public agencies and currently provides preservation planning support and plan review assistance to a number of local governments on the application of the Secretary of the Interior's Standards.

JANET L. OSTASHAY
P.O. Box 542
LONG BEACH, CALIFORNIA 90801
E-MAIL: HISTORICS@AOL.COM

OSTASHAY & ASSOCIATES

562.500.9451

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 (OAC)
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 (TSA)
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 charettes, 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; developed policies, guidelines, and standards; oversight of interpretative decisions; assured 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 (LBH)
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 EIS/EIR, cultural resources studies, ICF, OAC*
- ♦ *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, OAC*
- ♦ *County of Orange, OC Parks, on-call preservation consulting services, OAC*
- ♦ *Mills Act, tax credit, and preservation planning consultant, OAC*
- ♦ *City of Beverly Hills city-wide historic resources survey, PCR Services*
- ♦ *Historic resources surveys and historic context development, City of Long Beach, OAC*
- ♦ *NEPA/CEQA/Section 106 reviews, technical studies and peer reviews, City of Long Beach, OAC*
- ♦ *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, OAC*
- ♦ *Mission San Juan Capistrano: NEPA/CEQA/Section 106; design review; grant mgmt, 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, LBH*
- ♦ *Downtown Long Beach Architectural Walking Tour, LBH*
- ♦ *City of Laguna Beach, plan review and construction monitoring: Pottery Shack, OAC*
- ♦ *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, OAC*
- ♦ *Cinco de Mayo Celebrations, Educational Programs- Rancho Los Alamitos, OAC*
- ♦ *Historic Downtown Long Beach Walking Guide, LBH*
- ♦ *Long Beach: Historic East Village Walking Tour, LBH*
- ♦ *Frank Lloyd Wright For Kids, Preservation Week Workshop, LBH*
- ♦ *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, LBH*
- ♦ *Experiencing Neutra: A Centennial Exhibition, California State University, Dominguez Hills*
- ♦ *Richard Neutra: Pioneer of Modernism, lecture/ tour in Long Beach;, LBH*
- ♦ *America's Historic Structures , educational workshop, California Polytechnic University, Pomona*
- ♦ *Barksdale AFB publications, 8th Air Force Museum, Barksdale AFB, Louisiana, Earth Tech*
- ♦ *Lt. Barksdale: World War I Flying Ace (book), Barksdale AFB, Louisiana, Earth Tech*
- ♦ *Maintenance Manual & Repair Plan, Kelly AFB, San Antonio, Earth Tech*
- ♦ *Cultural Resource Management of Ghost Towns & Mining Camps, Southern California Edison, OAC*
- ♦ *HABS Level II Documentation: Kelly AFB, San Antonio, Earth Tech*
- ♦ *National Register Multiple Properties: Lexington-Blue Grass Army Depot, Kentucky, Earth Tech*
- ♦ *HABS Level II Documentation: Lexington-Blue Grass Army Depot, Kentucky, Earth Tech*
- ♦ *Cultural Resource Management Plans: Nationwide, USAF Air Mobility Command (AMC), Earth Tech*
- ♦ *Programmatic Agreements/MOAs: Nationwide, USAF Air Mobility Command (AMC), Earth Tech*
- ♦ *Government Owned/Contractor Operated (GOCO) historic properties inventories and evaluations, Nationwide, U.S. Army Corps of Engineers, Ft. Worth, Earth Tech*
- ♦ *Pasadena Bungalow Courts Multi-Property National Register Nomination, update, TSA*
- ♦ *Pasadena Central District Historic Resources Survey, TSA*
- ♦ *Northwest Pasadena - Phase II Comprehensive Historic Survey, TSA*
- ♦ *Pasadena-Orange Heights Neighborhood National Register Nomination, TSA*

Attachment 11

Historic Preservation Ordinance of the City of Beverly Hills

ORDINANCE NO. 12- 0-2617

ORDINANCE OF THE CITY OF BEVERLY HILLS
AMENDING THE BEVERLY HILLS MUNICIPAL CODE TO
ADOPT A HISTORIC PRESERVATION PROGRAM AND
REVISE NOTICING RELATED TO DEMOLITION,
RELOCATION, OR MAJOR ALTERATION OF BUILDINGS

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY

ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Beverly Hills directed the Planning Commission and the Community Development Department to study and develop a historic preservation program for the City. The formulation of a historic preservation program requires amendment of Article 32 of Chapter 3 of Title 10 (Preservation of Landmarks) and Article 104 of Chapter 1 of Title 9 (Amendments to Uniform Administrative Code) of the Beverly Hills Municipal Code (the "Amendments").

Section 2. The Planning Commission considered the structure of a historic preservation program that would meet the needs and objectives of the City of Beverly Hills at study sessions on October 27, 2011 and December 8, 2011. A Planning Commission sub-committee was appointed, and met several times to craft a more detailed historic preservation program for consideration by the full Planning Commission.

Section 3. On December 19, 2011, the Planning Commission considered the Amendments at a duly noticed public hearing at which time the Planning Commission received oral and documentary evidence related to the Amendments. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 1627 recommending that the City Council adopt an ordinance approving and enacting the Amendments through revocation of Article 32 of Chapter 3 of Title 10 regarding preservation of landmarks, enactment of a new

Article 32 of Chapter 3 of Title 10 regarding historic preservation, and amendment of Article 104 of Chapter 1 of Title 9 regarding noticing of proposed demolition, relocation or major alteration of buildings.

Section 4. As recommended by the Planning Commission, the zone text amendments to Article 32 of Chapter 3 of Title 10 would replace existing Article 32 (“Preservation of Landmarks”) with a new, more expansive Article 32 (“Historic Preservation”). The recommended Amendments would provide greater protection for historically significant properties by establishing a historic preservation program for the City. The recommended Amendments establish a Cultural Heritage Commission and create procedures and criteria for landmark and historic district designation, incorporate preservation incentives, and create penalties for unauthorized demolition or alteration of historic resources. The recommended amendments to Article 104 of Chapter 1 of Title 9 would extend an existing requirement for site noticing prior to the issuance of a permit for demolition from 10 days to 30 days, and would add a 30 day site noticing requirement for substantial alteration, when the subject property is 45 years old or older, and designed by a designer on a list of master architects.

Section 5. The Amendments are consistent with the objectives, principles, and standards of the General Plan. The City’s General Plan includes the following goals that relate to historic preservation: “HP 1 Value and Preserve Significant Cultural Resources”, “HP 2 Promotion of the City’s Historic Resources”; in addition, the General Plan includes “Implementation Program 2.3. Other Development Regulations and Ordinances” which lists adoption of a historic preservation ordinance as one of the implementation actions of the General Plan.

Section 6. The intent of this ordinance is to provide the ability to acknowledge, honor, and encourage the continued maintenance and preservation of those select properties in the City which through exceptional architecture contribute to the City's cultural history.

Section 7. The Amendments were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that adoption of the Amendments would not have a significant environmental impact and is exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations. In addition, adoption of the Amendments is be categorically exempt from environmental review as a project that meets the criteria of the Class 31 exemption ("Historical Resource Restoration/Rehabilitation") as an action for the preservation of historical resources in a manner consistent with the Secretary of Interior standards. The records related to this determination are on file with the City's Community Development Department, 455 N. Rexford Drive, Beverly Hills, California, 90210.

Section 8. The City Council hereby repeals Article 32 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding preservation of landmarks in its entirety, and adds a new Article 32 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code regarding historic preservation as follows:

**"Article 32
HISTORIC PRESERVATION
Title 10, Chapter 3**

- 10-3-3201: Title.**
- 10-3-3202: Definitions.**
- 10-3-3203: Intent, Purpose, and Authorization.**
- 10-3-3204: Administrative Guidelines.**
- 10-3-3205: Permit Required.**

- 10-3-3206: Minimum Maintenance Requirements.**
- 10-3-3207: Cultural Heritage Commission.**
- 10-3-3208: Powers and Duties of the Commission.**
- 10-3-3209: Preservation Incentives.**
- 10-3-3210: Establishment of a Local Inventory of Historic Resources.**
- 10-3-3211: Establishment of a Local Register of Historic Properties.**
- 10-3-3212: Landmark Designation Criteria.**
- 10-3-3213: Historic District Designation Criteria.**
- 10-3-3214: Street Improvements in Historic Districts.**
- 10-3-3215: Landmark or Historic District Designation Procedures.**
- 10-3-3216: Amendments or Rescission of Landmark or Historic District Designation.**
- 10-3-3217: Pending Demolition, Alteration or Relocation – Temporary Protections Pending Designation.**
- 10-3-3218: Hold Period for Permits to Alter Certain Buildings, Structures and Objects 45 Years of Age or Older.**
- 10-3-3219: Certificate of Appropriateness.**
- 10-3-3220: Certificate of Appropriateness Term, Extension, Modification.**
- 10-3-3221: Certificate of Economic Hardship.**
- 10-3-3222: Appeals: Finality of Decisions For Certificates of Appropriateness and Certificates of Economic Hardship.**
- 10-3-3223: Historic Resource Disclosure.**
- 10-3-3224: Limited Applicability to Properties Required to Comply with Secretary of Interior Standards**
- 10-3-3225: Enforcement and Penalties.**
- 10-3-3226: Pre-Existing Entitlements and Building Permits.**
- 10-3-3227: Fees.**
- 10-3-3228: City-Owned Properties; School District Properties.**
- 10-3-3229: Dangerous and Immediately Dangerous Properties.**

- 10-3-3201: TITLE:**

This Article shall be known as the Historic Preservation Ordinance of the City of Beverly Hills.

10-3-3202: DEFINITIONS:

For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Addition. Any expansion or increase in floor area or height of a Building or Structure.

Alteration. Any physical modification or change to a Building, Structure, Site, or Object that may have a negative effect on Character-Defining Features of a Historic Resource. Alterations shall also include construction of additions but shall not include Ordinary Maintenance and Repair.

Archaeological Site. An area where remains of man or man’s activities prior to keeping of history are still evident.

Building. A structure that is created principally to house any form of human activity, such as a house, barn, church, hotel, or similar construction, including accessory structures, such as guest houses, detached garages and sheds. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

California Environmental Quality Act (CEQA). Collectively, Public Resources Code Section 21000 *et seq.*, and the State of California CEQA Guidelines, 14 Cal. Code Regs. 15000 *et seq.*, as may be amended from time to time.

California Register of Historical Resources. The authoritative and comprehensive listing and guide to California's significant historical resources as defined in California Public Resources Code Section 5020.1, as may be amended. Also referred to as the California Register.

Certificate of Appropriateness. A certificate issued to approve alteration, restoration, construction, removal, relocation in whole or in part, or demolition of a designated Landmark or Property within a Historic District.

Certificate of Economic Hardship. A certificate authorizing work described in an accompanying Certificate of Appropriateness because of extreme financial privation or adversity and in accordance with the procedures and findings of this Article.

Certified Local Government. A local government that participates in the program authorized by the National Historic Preservation Act of 1966 (16 U.S. C. Section 470 *et seq.*) and the subsequent participatory agreement between the City and the State of California Office of Historic Preservation.

Character-Defining Feature. A prominent or distinctive aspect, quality, detail, or characteristic of a Historic Resource that contributes significantly to its physical character and historical significance. Such features may include but are not limited to landscaping, setbacks, massing, distinguishing aspects, roof attributes, architectural details, materials, moldings, sculptures, fountains, light fixtures, windows, doors, and monuments.

City of Beverly Hills Register. A register containing those Properties and geographical areas formally designated by the City Council as Landmarks or Historic Districts pursuant to the provisions of this Article. The Register also includes Contributing Properties within Historic Districts. Also referred to as the Local Register.

Commission. The Cultural Heritage Commission as defined in Section 10-3-3205 of this Article.

Contributing Property. A Property, including all Buildings, Structures, Objects, and Character-Defining Features located on it that adds or contributes to the significance of a Historic District under criteria set forth in this Article.

Demolition or Demolish. Any act or process that destroys in part or in whole an individual Historic Resource such that the historic character and Character-Defining Features of the Property are completely removed and cannot be repaired or replaced. The terms Demolition or

Demolish shall include, but are not limited to, the act of pulling down, destroying, removing, or razing a Property, or commencing work thereof with the intent of completing the same.

Director. The City's Director of Community Development, or her/his designee.

District. Refer to Historic District

Economic Hardship. The facts and circumstances which establish that there are no feasible measures that can be taken which will enable the property owner to make a reasonable beneficial use of the Property or derive a reasonable economic return from the Property in its current form.

Exceptional Significance. A Property having extraordinary importance under applicable evaluation criteria and context as defined in: "Criteria Consideration G: Properties That Have Achieved Significance within the Last Fifty Years" in the "National Register Bulletin: How to Apply the National Register Criteria for Evaluation".

Historic District or District. A geographic area having a significant concentration, linkage, or continuity of Sites, Buildings, Structures, Objects, or Character-Defining Features united historically or aesthetically by plan or physical development that has been designated pursuant to this Article.

Historic Resource. Historic Property. A Property determined to be a historic resource under CEQA, NEPA, Section 106 of the National Historic Preservation Act of 1966, as amended; or any other provision of California law; or a Property listed, nominated, or eligible for listing in the Local Register, including Landmarks, Historic Districts, and Contributing Properties.

Historic Resources Inventory or Local Inventory. A list maintained by the City, which contains all Properties surveyed for historical or architectural significance determined to be eligible Historic Resources and all Properties within neighborhoods or areas determined to be eligible Historic Districts. In creating and maintaining the inventory, surveys, either of individual Properties or of several Properties at once, shall be conducted, and the information obtained shall be compiled in accordance with professional standards. Surveys may be conducted and the resulting information compiled: 1) by or on behalf of the City; or 2) by a Qualified Historic Preservation Consultant for a specific Property, in which case the individual survey shall be submitted to, and deemed sufficient by, the Director. The Director shall determine whether an individual survey merits inclusion of the specific Property on the Local Inventory.

Integrity. The ability of a Landmark or Contributing Property to convey its historical significance, with consideration of the following aspects that constitute integrity: location, design, setting, materials, workmanship, feeling, and association.

Landmark. Any Property, including any Building, Structure, Object, place, landscape, or Natural Feature located in it that is listed on the Local Register as approved by the City Council pursuant to this Article.

List of Local Master Architects. A list maintained by the City that includes Master Architects as defined in this Article who have designed properties in the City, and architects, designers and

builders who may not be of recognized greatness, but who have designed or built properties in the City and are of local importance as determined by the City Council on recommendation from the Cultural Heritage Commission.

Local Register of Historic Properties. Refer to “City of Beverly Hills Register”

Maintenance and Repair. Refer to Ordinary Maintenance and Repair

Master Architect. An architect of recognized greatness in the field of architecture who is included on the list of such architects compiled by the Cultural Heritage Commission, and updated from time to time. Refer also to “List of Local Master Architects”

Mills Act. The California Government Code Sections 50280 et seq., as it may be amended from time to time.

National Register of Historic Places. The official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and/or culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966, as amended (16 U. S. C. 470 et seq., 36 C.F.R. Sections 60, 63).

Natural Feature. Any naturally occurring tree, plant, plant community or geographical or geological site or feature.

Nominated Resource. A Property included in the Local Inventory that has been nominated as a Landmark or a Contributing Property of a Historic District for listing on the Local Register as provided for in this Article.

Non-contributing Property. A Property within a Historic District that is not a Contributing Property, as previously defined.

Object. The term “object” is used to distinguish from Buildings and Structures those constructs that are primarily artistic in nature or are relatively small in scale and of simple construction. Although it may be, by nature or design, movable, an Object is associated with a specific setting or environment. Fountains and sculpture are examples of Objects.

Ordinary Maintenance and Repair. Any work that meets the criteria established in 10-3-3219(B) of this Article.

Owner. Any person(s), association, partnership, firm, corporation, or public entity identified as the holder of title on any Property. For purposes of this Article, the term Owner shall also refer to an appointed representative of an association, partnership, firm, corporation, or public entity which is a recorded owner. Absent contrary evidence, the Owner shown on the latest assessment roll of the County of Los Angeles shall be presumed to be the Owner.

Period of Significance. The span of time that a Property or geographic area was associated with important events, activities, or persons, or attained the Character-Defining Features that qualify it for designation as a Landmark or Historic District.

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity, and/or materials of a Historic Resource.

Property. The entirety of a Site, including the Buildings, Structures, landscaping, Objects, and other physical aspects of the location, regardless of historic designation.

Property within a Historic District. Refers to both the Contributing Properties and Non-Contributing Properties. For the definition of "Contributing Properties in Historic Districts" refer to "Contributing Property".

Qualified Historic Preservation Consultant. A consultant that meets the Secretary of the Interior's Professional Qualifications Standards, as defined in 36 C.F.R. 61, or its successor.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a Building, Structure, Object, landscape, or a part thereof, as it appeared at a specified period of time prior to alteration or demolition.

Register of Historic Properties (Register). Refer to "City of Beverly Hills Register"

Rehabilitation. Any act or process of making a compatible use for a Property through repair, alterations, and additions while preserving those portions or Character-Defining Features which convey its historical, cultural, or architectural values.

Relocation. The act or process of moving all or part of a Historic Resource from one site to another site, or to a different location on the same site.

Resource. Refer to Historic Resource.

Restoration. The act or process of accurately refurbishing the form and details of a Property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Secretary of the Interior's Standards. The "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" found at 36 C.F.R. 68.3, as it may be amended from time to time.

Significant Persons. Refers to individuals associated with Beverly Hills, in the past, whose activities, achievements, and contributions are demonstrably important within the City, state, or nation and directly associated with a Property. The Property must be associated with the person during the period that the person's significant achievements and contributions occurred. A person would not be considered historically significant by virtue of position/title, affiliation, race, gender, ethnicity, or religion.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a Building, Structure, or Object, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing construction.

Stabilization. The act or process of applying measures designed to re-establish a weather resistant enclosure or the structural stability of an unsafe or deteriorated Property while maintaining the essential form as it exists at present.

State Historical Building Code. Part 2.7 of the California Health and Safety Code, commencing with Section 18950, and the regulations promulgated there under, as they may be amended from time to time (Cal. Code Regs., Title 24, Part 8).

Structure. The term “structure” includes both Buildings and other generally functional constructions made for purposes other than housing human activity, such as reservoirs and retaining walls.

Substantial Alteration. Any destruction, Relocation, or Alteration activities that would materially change a Historic Resource’s Character-Defining Features or impair its historical significance.

Survey. A systematic and standardized process for identifying and gathering data on the City’s potential Historic Resources by which Properties are documented and evaluated for inclusion on the Local Inventory and potential eligibility for listing on the City’s Register, the California Register, or the National Register.

10-3-3203: INTENT, PURPOSE, AND AUTHORIZATION:

The intent and purpose of this ordinance is to provide the ability to acknowledge, honor, and encourage the continued maintenance and preservation of those select properties in the City that, through exceptional architecture, contribute to the City’s cultural history. The standards and requirements in this Article are intended to be flexible taking into account financial feasibility on the part of a property owner to meet the Article’s provisions. Further, it is the intent and purpose of this Article to promote the public health, safety, and general welfare by providing for the identification, recognition, designation, protection, enhancement, perpetuation, and use of Historic Resources that reflect associations important in the City’s history, and to:

- A. Safeguard the character and history of the City which is reflected in its unique architectural, historical, and cultural heritage;
- B. Foster civic and neighborhood pride and a sense of identity based on the recognition of the City’s past accomplishments as reflected through its Buildings, Structures, Objects, landscaping, Natural Features, infrastructure, and engineering;
- C. Promote public education and awareness by preserving and encouraging interest in Beverly Hills’ cultural, social, and architectural history;
- D. Strengthen the City’s economy by protecting and enhancing the City’s attractions to residents, tourists, visitors, and others, thereby serving as a stimulus and support to local business and industry;

- E. Enhance property values, stabilize neighborhoods, and render City Landmarks and Contributing Properties in Historic Districts eligible for financial benefits and incentives;
- F. Acknowledge the critical role served by owners of City Landmarks and Contributing Properties in Historic Districts in furthering the goal of historic preservation pursuant to the City's General Plan;
- G. Encourage preservation and adaptive reuse of Landmarks and Contributing Properties in Historic Districts by allowing changes to historic Properties to accommodate new functions, and not to "freeze" historic Properties in time;
- H. Identify financial and other incentives that are intended to encourage owners to designate, maintain, reuse, rehabilitate, and improve Landmarks and Contributing Properties in Historic Districts.

10-3-3204: ADMINISTRATIVE GUIDELINES:

The Director is authorized to develop and make publically available Guidelines for the Designation and Preservation of Historic Resources and other support documents as necessary or desirable to implement this Article. These administrative guidelines shall serve as baseline standards for evaluation and designation of Historic Resources, and processing Certificates of Appropriateness pursuant to this Article.

The administrative guidelines shall include a process for the Director to determine that a property is, at a certain time, ineligible for designation, which determination shall remain valid for a five (5) year period.

10-3-3205: PERMIT REQUIRED:

No permit shall be issued for any activity regulated by this Article unless and until the proposed activity has been granted final approval or conditional approval pursuant to the provisions of this Article, and then the permit shall be issued in conformity with such approval or conditional approval.

10-3-3206: MINIMUM MAINTENANCE REQUIREMENTS:

Every owner of and every person in possession or control of a Landmark Property or Contributing Property, to the maximum extent practicable, shall maintain and keep the Property in good repair, as defined in Sections 5-7-3 and 5-7-4 of this Code. In the case that a Property constitutes a public nuisance or is subject to vandalism, the City may issue any order it deems appropriate to prevent further vandalism or public nuisance pursuant to Section 1-3-101, and Section 5-7-6 of this Code.

10-3-3207: CULTURAL HERITAGE COMMISSION:

- A. Establishment of Commission.** There is hereby established the Cultural Heritage Commission. The Commission shall have and exercise the powers and perform the duties set forth in this Article with respect to historic preservation.
- B. Appointment and Qualifications.** The Commission shall be composed of five (5) members appointed by the City Council, all of whom shall be residents of the City. Members of the Commission shall have the duties and functions set forth in this Article.

The Commissioners shall have a demonstrated interest in, competence in, or knowledge of historic preservation. To the extent feasible and legally permissible, at least two of the Commissioners should be professionals who meet the qualifications for certain professional disciplines, including those outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These professional disciplines include history, architecture, architectural history, planning, pre-historic and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines such as urban planning, American studies, American civilization, or cultural geography, to the extent that these professionals are available in the community. Of the five members, at least one should be a registered architect, licensed contractor, or a California real estate licensee.

- C. Term.** The term of office for each Commissioner shall begin with the first day of March and shall be an initial term of two (2) years, except that three of the initially appointed Commissioners shall be appointed for an initial term of four (4) years. Each Commissioner shall thereafter have the opportunity for reappointment to an additional 4-year term. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.
- D. Rules and Orders.** The City Council shall appoint the first chair and vice chair of the Commission. Thereafter, the Commission shall elect officers and establish its own rules and regulations, which shall be consistent with the Cultural Heritage Commission Bylaws and this code. Copies of the Commission's Bylaws shall be kept on file in the office of the City Clerk. The Commission shall keep a record of its resolutions, proceedings, and transactions, and the City Clerk shall be the repository for all such records.
- E. Secretary of the Commission.** The Director shall assign an employee of the Community Development Department, other than the Director, to be the Secretary of the Commission, and assign duties to the employee which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll

calls. The Secretary shall, among other duties, post and publish all orders, resolutions, and notices which the Commission shall order to be posted and published.

- F. Scheduled Meetings.** The Commission shall meet at least four times per year. In the event the Commission has more than one regular meeting per quarter, the term "regular meeting" shall mean the first such meeting in any given quarter. The Commission shall establish a time and place for regular meetings to be held. Each meeting shall be noticed and held in accordance with the Ralph M. Brown Act (Cal. Gov. Code Section 54950 et seq.). The Commission chairperson shall have the authority to call and notice special meetings in a manner specified in the Ralph M. Brown Act.
- G. Quorum and Actions of the Commission.** A majority of the members of the Commission must be present at any meeting to constitute a quorum. The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of the members present and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.
- H. Commission Authority in Development Review.** When this Article is applicable in the review of a project consisting of a development entitlement pursuant to other articles of Title 10 of the Municipal Code, the Cultural Heritage Commission shall be authorized to review all development entitlement applications for the project in its entirety unless any part of the development entitlement would require approval of the Planning Commission, in which case the Planning Commission shall be the Commission authorized to review all development entitlement applications for the project in its the entirety, including application of this Article.

10-3-3208: POWERS AND DUTIES OF THE COMMISSION:

Unless otherwise specified herein, the duties of the Cultural Heritage Commission shall be as follows:

- A.** Exercise the authority set forth in this Article and as otherwise provided in this Code;
- B.** Inspect, investigate, and recommend for designation by the City Council Landmarks and Historic Districts, and make any preliminary or supplemental determinations or conclusions in order to implement this Article;
- C.** Review a City-wide Survey of Historic Resources, which is periodically updated, and other Surveys on a case-by-case basis, and recommend adoption of the Survey conclusions by the City Council;

- D. Compile or cause to be compiled and maintained a Local Register listing and describing all designated Landmarks, Historic Districts, and Contributing Properties within the City;
- E. Compile or cause to be compiled and maintained a List of Local Master Architects as defined by the Article;
- F. Conduct studies and evaluations of applications or proposals seeking the designation of potential Landmarks and Historic Districts, make determinations and recommendations as appropriate for consideration of such applications, and make any preliminary or supplemental determinations or conclusions, in order to implement this Article;
- G. Develop designs for suitable signs, plaques, or other markers that may be placed, at private expense, on or near a designated Landmark, Historic District, or Contributing Property indicating that the Resource has been designated as such;
- H. Review and approve applications for Certificate of Appropriateness and Certificates of Hardship, as applicable;
- I. Recommend, promulgate, and amend, from time to time, such rules and regulations as it may deem necessary to implement the purposes of this Article;
- J. Assume the responsibilities and duties that may be assigned to the Commission by the City under the Certified Local Government provisions of the National Historic Preservation Act of 1966, as amended, including but not limited to, compliance with the National Environmental Protection Act (NEPA) and the California Environmental Quality Act with regard to historic resources;
- K. Review and make recommendations to the City Council on Mills Act contracts.
- L. Upon request, advise the City Council, City departments, and City commissions on the significance of historic resources as defined by CEQA and recommend to the City Council, City departments, and City commissions appropriate action in compliance with the City's adopted CEQA procedures;
- M. Provide recommendations to the City Council regarding the utilization and promotion of incentives and grants from federal and state agencies, private groups, and individuals, and regarding budgetary appropriations to advance the preservation of Historic Resources in the City;
- N. Participate in, promote, and conduct public information, educational, and interpretive programs pertaining to Historic Resources, and provide public participation in all aspects of the City's historic preservation program;
- O. Coordinate with other local, County, State, and Federal governments in the pursuit of the City's historic preservation goals;

- P. Upon request, review and make recommendations to the Planning Commission on zoning and general plan amendments related to preserving Historic Resources;
- Q. Develop a program to celebrate Historic Resources, and recognize outstanding maintenance, rehabilitation, and preservation of Landmarks, Historic Districts, and Contributing Properties;
- R. Require that each commissioner attend at least one informational or educational meeting, seminar, workshop, or conference per year in accordance with the requirements of the Certified Local Government program;
- S. Perform any other functions that may be designated by resolution or motion of the City Council (Ord. C-6961 Section 1 (part), 1992).

10-3-3209: PRESERVATION INCENTIVES:

The City Council may by resolution establish preservation incentives to encourage owners to designate, maintain, preserve, rehabilitate, and improve City Landmarks, Historic Districts, and Contributing Properties. Preservation incentives shall be made available to owners of Landmarks and Contributing Properties.

10-3-3210: ESTABLISHMENT OF A LOCAL INVENTORY OF HISTORIC RESOURCES:

The Commission, acting with the administrative support of the Director or his or her designee, shall maintain a Local Inventory of eligible Historic Resources and all Properties within areas identified to be eligible Historic Districts within the City as such is defined and provided for in the CEQA Guidelines Section 15064.5(a) (2), and shall periodically review, amend, and update the Local Inventory. Resources listed on the City's Historic Resources Inventory, or individually assessed and identified as potentially eligible, are eligible for nomination to the City's Local Register of Historic Properties.

10-3-3211: ESTABLISHMENT OF A LOCAL REGISTER OF HISTORIC PROPERTIES:

A Local Register of Historic Resources is hereby created. The purpose of the Local Register is to provide a means to preserve, protect, and enhance the most significant Historic Resources within the community. Properties listed on the Local Register may be identified on-site with an exterior marker or plaque displaying pertinent information about the Resource. A record of Properties on the Local Register shall be kept by the City, and shall be provided to the Regional Information Center of the State Office of Historic Preservation and other agencies as required.

10-3-3212: LANDMARK DESIGNATION CRITERIA:

A nominated Property may be designated as a Landmark if it is more than 45 years of age and satisfies the requirements set forth below.

Properties that are less than 45 years of age can be designated, but in addition to meeting the criteria below, they must also exhibit Exceptional Significance as defined in this Article.

For the purposes of this section, any interior space or spaces open to the general public, including but not limited to a lobby area, may be included in the Landmark designation of a Property if the City Council finds that the public space(s) satisfies the following criteria.

To be designated as a Landmark, a Property must satisfy the following three criteria:

A. The Property meets at least two of the following criteria:

1. Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
2. Is directly associated with the lives of Significant Persons important to national, state, City or local history;
3. Embodies the distinctive characteristics of a style, type, period, or method of construction;
4. Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;
5. Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City, or community;
6. Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

B. The property retains integrity from its Period of Significance. The proposed landmark retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criteria specified in subsection 10-3-3212 (A) of this section. A proposed Landmark's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.

C. The Property Has Historic Value. The proposed Landmark is of significant architectural value to the community, beyond its simple market value, and its designation as a Landmark is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of this Article.

10-3-3213: HISTORIC DISTRICT DESIGNATION CRITERIA:

- A. Historic District Designation Criteria:** A geographic area may be designated a Historic District if the proposed District is found to meet the following seven criteria
1. At least seventy percent (70%) of the Properties in the proposed District have been identified as Contributing Properties.
 2. The District meets at least two of the following criteria:
 - a) Is identified with important events in the main currents of national, state, or local history, or directly exemplifies or manifests significant contributions to the broad social, political, cultural, economic, recreational, or architectural history of the Nation, State, City, or community;
 - b) Is directly associated with the lives of Significant Persons important to National, State, City or local history;
 - c) Embodies the distinctive characteristics of a style, type, period, or method of construction;
 - d) Represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value;
 - e) Has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City, or community;
 - f) Is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historic Preservation Office for listing on the California Register of Historical Resources.
 3. The proposed District retains integrity of location, design, setting, materials, workmanship, and association. Integrity shall be judged with reference to the particular criteria specified in subsection 10-3-3213 (A) of this Article. A proposed Contributing Property's or District's deferred maintenance, dilapidated condition, or illegal alterations shall not, on their own, be construed to equate to a loss of Integrity.
 4. The nominated District is of significant architectural value to the community, beyond its simple market value, and its designation as a District is reasonable, appropriate, and necessary to promote, protect, and further the goals and purposes of this Article.

5. The District is a contiguous or non-contiguous grouping of thematically related Properties, or a definable area possessing a concentration of historic, scenic, or thematic Sites, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality.
 6. The District reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
 7. The proposed designation is in conformance with the purpose of the City's historic preservation provisions set forth in this Article and the City's General Plan.
- B. Consideration Factors:** In determining whether a geographic area meets the criteria in substation A above, the following factors shall be considered:
1. The Historic District should have Integrity of design, setting, materials, workmanship, and association.
 2. The collective historic value of the Properties in a Historic District taken together may be greater than the historic value of each individual Property.

10-3-3214: STREET IMPROVEMENTS IN HISTORIC DISTRICTS:

Whenever streetscape improvements are proposed by the City in areas that are designated Districts, the City shall consider the use of materials, landscaping, light standards, and signage that are compatible with the area's historic and architectural character.

10-3-3215: LANDMARK OR HISTORIC DISTRICT DESIGNATION PROCEDURES:

A Property, or Properties, included in the Local Inventory may be designated as a Landmark or Historic District, respectively, and added to the City's Local Register in accordance with the procedures set forth in this section.

- A. City Council or Commission Initiation of Nomination Proceedings.** Any Property, or Properties, may be nominated for designation as a City Landmark or Historic District, respectively, by the City Council or Cultural Heritage Commission. Initiation by the City Council or the Commission shall be by majority vote. The City Council or the Commission shall forward the initiation to the Director for a report and recommendation.
- B. Application for Nomination by a Property Owner or Property Owners.** If proposed by the property owner, an application for the proposed designation shall be completed on a form provided by the Department, and shall include all information required, payment of required fee, and filing of the application with the Department. In the event that Owners wish to nominate an area for

designation as a Local Historic District, the Owners of more than 50 percent of property in the proposed District must demonstrate support for the application. The Director shall conduct an evaluation of the proposed designation and shall make a recommendation to the Commission as to whether the application warrants formal consideration.

- C. **Initial Notification to the Property Owner.** Within ten (10) days of a decision by the City Council or Commission to initiate nomination proceedings, or of the filing of a designation application, the Owner(s), designated agent or agents, and tenants of the subject Property(ies), if applicable, shall be notified by mail of the intent to have the Commission consider the preliminary evaluation of the Property(ies). Once completed, the Owner(s) or designated agent or agents shall receive a copy of the evaluation assessment report.
- D. **Preliminary Consideration of the Property Owner Application by the Commission.** When nomination procedures are initiated by an Owner(s), a hearing to determine whether the Property(ies) warrant formal consideration by the Commission shall be scheduled within sixty (60) days of filing of an application. If, based on the criteria set forth in section 10-3-3212 or 10-3-3213 the Commission determines that the application warrants formal consideration, it shall schedule a public hearing within forty-five (45) days of such determination. A decision that an application does not warrant formal consideration shall be a final action of the Commission, which is appealable pursuant to Article 2 of Chapter 4 of Title 1 of the Municipal Code. Any determination of the Commission regarding whether an application warrants formal consideration shall be in writing, shall be filed by the Commission Secretary with the Director, and shall be provided to the Owner(s).
- E. **Notice of Public Hearing.** Written notice of the date, time, place, and purpose of a public hearing to formally consider an application shall be given by first class, prepaid mail not less than ten (10) days prior to said hearing to the applicant and all Owner(s) of the Property proposed for nomination. A public hearing notice regarding designation of a Historic District shall be provided to all Owners within the proposed District. Failure to send notice by mail to any such Owners where the address of such owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed designation. When the Owner(s) petition the City for designation, it is the petitioner's obligation to furnish to the Director a current list of names and legal mailing addresses of all Owners to be notified, and to pay such fee to cover the costs of providing notification as shall be established by resolution of the City Council. When the proposed designation is by City initiative, the Community Development Department shall be responsible for preparing the notification list. The Commission may also direct that other notice be provided as it deems appropriate.
- F. **Interim Protection Measures.** Upon initiation by the City Council or Commission, or upon determination that the application submitted by an Owner(s) warrants formal consideration by the Commission, any alteration,

restoration, construction, removal, relocation, or demolition, in whole or in part, of a nominated Property or Property located in a nominated District is prohibited, and no permits shall be issued by any City department, board, or commission, including but not limited to a conditional use permit, a tentative tract map or tentative parcel map permit, a development review permit, any administrative approval, design review approval, or architectural review approval. No building permit authorizing any alteration, restoration, construction, removal, relocation, or demolition shall be granted while a nominated Property or Property within a nominated District is under consideration or any appeal related thereto is pending. Pending permit applications may be processed, but no final action shall be taken until after the conclusion of the nominating process. Permits may be issued to mitigate an immediate threat to the public health, safety, and welfare.

G. Findings. At the conclusion of a public hearing, or any continuation thereof, but in no case more than forty-five (45) days from the date set for the initial public hearing, the Commission shall recommend approval, in whole or in part, or disapprove the application for the designation of the nominated Property or District. The decision of the Commission shall be in writing and shall state the findings of fact and reasons relied upon to reach the decision, and such decision shall be filed with the Director. If the Commission fails to take action on the application for the nominated resource within the forty-five (45) day time period, the application for such designation shall be deemed disapproved, and it shall be the duty of the Director to certify such disapproval. Upon the Commission's rendering of a decision regarding nomination of a Property or District, the Director shall give written notification to the Owner(s) of the subject Property or Owners of Properties in the proposed District.

H. Recommendation or Action by Commission. The Commission shall base its action or recommendation on the criteria, considerations and assessment of integrity and significance outlined in this Article. If it recommends listing the nominated Property or District on the Local Register as a Landmark, the Commission shall specify the significant elements or Character-Defining Features of the nominated Historic Resource. In the case of a recommendation for listing of a Historic District on the Local Register, the Commission shall identify all Properties that contribute to the area's designation as a District (Contributing Properties) along with the Buildings, Structures, and Objects located on each, and all Character-Defining Features. Properties, Buildings, Structures, Objects, features and other resources that happen to be located within the District, but that have no relevance to the area's identified period of significance, significant physical features, or identifying historic characteristics, shall be deemed Non-Contributing Properties.

Decisions of the Commission to disapprove nominations shall be in writing setting forth the basis for rejection. Only an owner of property subject to the designation proceedings shall have the authority to appeal. The City Council shall have the authority to call such decisions for review pursuant to the provisions of Article 2 of Chapter 4 of Title 1 of the Municipal Code.

- I. Hearing and Decision by the City Council.** The City Council shall consider the matter as soon as practicable after receiving the Commission's recommendation or after receiving a timely appeal of a Commission decision rejecting the proposed nomination. The City Council by written resolution may approve, reject, or give modified approval to an application for the designation of a nominated Property or District. The City Clerk shall then notify the Owner(s) of the Property or the Owners of Property in the District of the City Council's action.
- J. Historic Resource Resolution.** The resolution designating a Landmark, Historic District, or Contributing Property within a Historic District shall include:
1. A description of the particular characteristics that justify the designation and which should therefore be preserved;
 2. The reasons for designation;
 3. A set of general guidelines to establish standards for future proposed changes; and
 4. Delineation of the location and boundaries of the designated Resource or Resources.
- K. Recordation of Resolution.** A certified copy of such resolution shall be recorded in the office of the county recorder of the county of Los Angeles by the city clerk immediately following its effective date. The city clerk shall also send a copy of said resolution to the Director, the Director of Public Works and Transportation, the Building Official, the Owner(s), and the occupant(s) of the Property or Properties. The document to be recorded shall contain:
1. A legal description of the Property or Properties;
 2. The date and substance of the designation;
 3. A statement explaining that demolition, alteration, or relocation of the Property is restricted; and
 4. A reference to this Section authorizing the recordation.
- L. Disapproval of Nominated Resource.** Whenever an application for designation of a Property or Properties as a Landmark or District, respectively, has been rejected by the Commission or by the City Council, no application that contains the same or substantially the same information as the one disapproved shall be resubmitted to or reconsidered by the Commission within a period of five (5) years from the effective date of the final action on the prior application. However, if significant new information is made available and provided by and at the expense of the Owner(s), the Director may waive the time limit and permit a new application to be filed.

- M. Disapproval of Deletion of a Listed Resource.** Where an application for repeal of a listed Historic Resource from the Local Register has been denied, no new application to delete the same listed Resource may be filed or submitted for a period of one year from the effective date of the denial.
- N. Effect of Designation.** Upon designation, and thereafter, the provisions of this Article shall apply to the designated Property, Historic District, and Properties within the Historic District. From and after the adoption by the City Council of a resolution designating the Property(ies) a local Landmark or Historic District, any removal or demolition, exterior construction, alteration or remodeling, or landscaping of the Property, or of Contributing Properties within Historic Districts, is subject to the provisions of this Article. The Owner(s) of such Property(ies) shall maintain and preserve the Historic Resource at such a level that it does not become a safety hazard to the occupants or to the public.

10-3-3216: AMENDMENT OR RESCISSION OF LANDMARK OR HISTORIC DISTRICT DESIGNATION:

Once a Landmark or Historic District designation is made, it shall not be repealed by the City Council unless it is determined at any time that:

1. The evidence used to establish the designation was erroneous, or that material procedural errors were made during the designation process; or
2. The Landmark or Historic District no longer meets the criteria for designation under Section 10-3-3212 or Section 10-3-3213, respectively, due to damage caused by natural disaster (e.g. flood, earthquake, etc.) or reasons otherwise outside of the control of the Owner.

Changes of use, differences of opinion of subsequent City Councils, desires of property owners, or financial considerations are not sufficient reasons to repeal a designation. The repeal of a Landmark or Historic District may be initiated by the Commission, the City Council, or an Owner. The City Council must consider an application for repeal of a previously designated Landmark or Historic District utilizing the same procedures for designation as provided by this Article. If the determination of Landmark or Historic District status is repealed, the City's Register of Historic Properties shall be updated accordingly.

10-3-3217: PENDING DEMOLITION, ALTERATION OR RELOCATION – TEMPORARY PROTECTIONS PENDING DESIGNATION:

Upon the determination by the Director that an Owner's application for Landmark or Historic District designation is substantively complete, or upon initiation by the City Council or the Commission, no permit shall be issued and no work shall be performed on the Property or Properties pursuant to 10-3-3215 F (Interim Protection Measures) pending final determination on whether the Property or Properties, respectively, shall be designated as a Landmark or a Historic District. No building or demolition permit shall be issued for a proposed Landmark or for any eligible Contributing Property identified in a proposed Historic District, until a final determination has been made regarding designation.

The Commission shall deny or recommend designation, and the City Council shall act on any recommended designation. If, after the expiration of the final period of time to act, the City Council has not taken an action on the application or initiation to designate, then any pending permit(s) may be issued and demolition, alteration, or relocation of the Property may proceed.

If the Commission or City Council determines, in a final decision, that the Property or Properties proposed to be designated does not or do not meet the evaluation criteria for Landmark or Historic District designation set forth in Sections 10-3-3212 or 10-3-3213 of this Article, then the temporary prohibition on the issuance of a permit to demolish, alter, or relocate the nominated Property or nominated Contributing Property within a nominated Historic District shall terminate.

10-3-3218: HOLD PERIOD FOR PERMITS TO ALTER CERTAIN BUILDINGS, STRUCTURES AND OBJECTS 45 YEARS OF AGE AND OLDER:

Any work involving a change in design, material, or appearance proposed on a property forty-five (45) years or older and designed by a person listed on the City's List of Master Architects shall be subject to a thirty (30) day holding period prior to the issuance of permits. Permit applications may be processed, but no final action shall be taken until after the thirty day period has ended. The Director may waive the thirty (30) day holding period if the Director determines that the Property is not eligible for listing on the Local Register, or that the proposed work would not alter any Character-Defining Features, or that the work would comply with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings." Work proposed on locally designated Landmarks, Historic Districts, and Properties within a Historic District is subject to the provisions of this Article and may require a Certificate of Appropriateness.

10-3-3219: CERTIFICATE OF APPROPRIATENESS

- A. Certificate of Appropriateness Required – Designated Landmarks and Contributing Properties.** No person, Owner, or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove, or change the exterior appearance of a designated Landmark or Contributing Property within a designated Local Historic District without first having applied for and been granted a Certificate of Appropriateness or Certificate of Economic Hardship exemption, unless the work proposed qualifies as Ordinary Maintenance and Repair as defined in this Article. Further, a Certificate of Appropriateness or Certificate of Economic Hardship exemption may be required for alterations, demolition, new construction, and exterior changes in appearance of Non-Contributing Properties in a Historic District, as provided below.
- B. Ordinary Maintenance and Repair Exemption.** A Certificate of Appropriateness shall not be required for ordinary maintenance and repair of a designated Landmark or Property within a Historic District. Ordinary maintenance and repair shall mean work on a Landmark property or Property within a Historic District that meets the following conditions:

1. Does not, by law, require issuance of a permit; and
2. Involves regular, customary, or usual care of an existing building, structure, object, or site, for the purposes of preserving said property and maintaining it in a safe and sanitary condition; and
3. Does not involve a change of design, material, or appearance of the property.

C. Standards for Review of Non-contributing Properties in a Historic District. Any construction or demolition work proposed on Non-contributing Properties shall be reviewed to assure that the work is undertaken in a manner that does not impair the essential form and Integrity of the historic character of the District.

1. Unless otherwise exempt pursuant to this Article, a Certificate of Appropriateness shall be required prior to issuance of a permit for the following activities involving Non-contributing Properties:
 - a) Demolition of any Building, Structure, or Object;
 - b) New construction, including new Buildings, Structures, and Objects, and new ancillary features such as fences, gates and walls; and
 - c) Remodeling and additions, including increases in the number of stories.

A Certificate of Appropriateness for work proposed on a Non-Contributing Property shall be reviewed in the same manner as a Certificate of Appropriateness for work proposed on a Landmark or Contributing Property.

D. Administrative Review. A Certificate of Appropriateness may be issued by the Director or his or her designee for work described in this subsection D that meets the following conditions:

1. Requires a permit, and
2. Does not involve a change of design, material, appearance, or a change in visibility of the character defining features or overall significance of a designated Landmark or Property within a Historic District.

All proposed work on a Landmark or Contributing Property shall comply with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings." All proposed work on a Non-contributing Property shall comply with the standards set forth in the above paragraph C of this Section.

If the Director determines that the proposed work would not result in a change of design, material, appearance or visibility of the property's character-defining features and overall historical significance, and does not have the potential for a discrepancy between the proposed work and the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," the Director shall approve the Certificate of Appropriateness.

If the Director determines that the proposed work may result in a change of design, material, appearance or visibility of the property's character-defining features and overall historical significance, or has the potential for a discrepancy between the proposed work and the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," the Director shall refer the Certificate of Appropriateness to the Commission for review

If the Director determines that the proposed work would result in a change of design, material, appearance or visibility of the property's character-defining features and overall historical significance, or would create a discrepancy between the proposed work and the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," the Director may deny the Certificate of Appropriateness or refer the Certificate of Appropriateness to the Commission for review.

A Certificate of Appropriateness shall be acted upon by the Director within 21 days of receipt of a complete application.

Work that may be approved pursuant to administrative review includes, but is not limited to, the following:

In-kind replacement of historically accurate architectural features or building elements that are deteriorated, damaged beyond repair, or previously removed, including windows, doors, exterior siding, porches, cornices, balustrades, and stairs.

In-kind replacement of historically correct built or cultivated site or landscape features that are deteriorated, damaged beyond repair, or previously removed, including gates, fences, walls, hedges, pergolas, gazebos, walkways, and planting beds.

Replacement or repair of roof covering materials, gutters, and downspouts, with no change in appearance.

Foundation work and repainting of bricks on the exterior of a structure, with no change in appearance.

Addition of new fences and walls.

Addition or replacement of awnings and building mounted signs.

Landscape alterations, or removal or installation of tree and plant material not specifically designated or listed as Character-Defining Features to the designated Resource.

New paving for driveways, walkways, and/or patios.

Repainting of exterior surfaces that were originally intended to be painted. No surfaces that were not intended to be painted shall be painted including unpainted brick, concrete, or stone surfaces.

Installation of new exterior lighting.

Removal of additions intended to restore the original appearance of a Building, Structure, or Object.

Electrical, plumbing, utility work, and other permits for mechanical and other building systems, including rooftop appurtenances not visible from a public street or any property at street level which result in no change in appearance to the Property.

One-story residential additions, excluding attached garages, that are no more than 15% of the size of the existing main residence and have limited or no visibility to public rights-of-way and adjacent properties.

Other minor rehabilitation work as determined by the Director.

E. Commission Review.

When a Certificate of Appropriateness application is referred to the Commission for review, a complete application shall be one that includes a report from a Qualified Historic Preservation Consultant detailing the project's compliance with, and potential deviation from the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."

When a Certificate of Appropriateness is requested for demolition or relocation of a Landmark or Contributing Property, additional supporting materials and justification shall be required as specified in the City's Administrative Guidelines.

Upon receipt of a complete application, the Commission shall act on the Certificate of Appropriateness within 75 days. The time limits in this section shall be extended by the Director when necessary to comply with the provisions of CEQA or with the written consent of the owner. A public hearing shall be scheduled and notice provided per this Article and CEQA where applicable. The time, place, and purpose of the public hearing on the proposed Certificate of Appropriateness shall be given by mailing written notice to the Owner or Owner's

representative at least ten (10) days prior to the date of the hearing. Notice to the Owner or the Owner's representative shall be sent via certified mail, return receipt requested.

The applicant for a Certificate of Appropriateness may make submissions to the Community Development Department of any or all relevant information. Based on this and any other relevant information, the Commission shall take into consideration the reasonable economic, environmental, and technical feasibility of the work in determining whether to issue a Certificate of Appropriateness.

The Commission shall issue a Certificate of Appropriateness if it finds that the work:

1. Complies with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings"; or
2. Does not demonstrate strict compliance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.", but nonetheless protects and preserves the historic and architectural qualities and the Character-defining Features that make the Property a Landmark or Contributing Property; or
3. Meets the criteria established for demolition, alteration, or relocation of a Resource in the City's Administrative Guidelines.

10-3-3220: CERTIFICATE OF APPROPRIATENESS TERM, EXTENSION, MODIFICATION:

A. Term.

1. **General.** A Certificate of Appropriateness shall lapse and become void 24 months from the date of issuance, unless a building permit (if required) has been issued and the rights granted by the permit or Certificate have been exercised and are being pursued to completion. For purposes of this section, the term "exercised" means substantial expenditures in good faith reliance upon the permit or Certificate. The burden of proof in showing substantial expenditures in good faith reliance upon the permit or Certificate shall be placed upon the permit or Certificate holder.
2. **Certificate of Appropriateness for Demolition.** A Certificate of Appropriateness for the demolition of a property shall expire at the end of one hundred eighty (180) days from the date of issuance of the Certificate of Appropriateness, unless a demolition permit or a building permit for the demolition work has been obtained and the rights of the permit or Certificate are being exercised and pursued to completion. For purposes of this section, the term "exercised" means substantial expenditures in

good faith reliance upon the permit or Certificate. The burden of proof in showing substantial expenditures in good faith reliance upon the permit or Certificate shall be placed upon the permit or Certificate holder.

B. Extensions.

1. **General.** Except as provided below for Certificates of Appropriateness authorizing demolition, so long as the approved plans have not been modified, a Certificate of Appropriateness may be extended for a period of up to an additional twelve (12) months upon request by the Owner and submittal of an appropriate application and payment of applicable fees. The Director may approve, conditionally approve, or deny any request for a time extension, or may refer the request to the Commission, which may approve, conditionally approve, or deny any request for a time extension based upon criteria established in the City's Administrative Guidelines.
2. **Demolition.** A Certificate of Appropriateness for the demolition of a Property may be extended for a period of up to an additional forth-five (45) days upon request by the Owner and submittal of an appropriate application and payment of applicable fees no later than thirty (30) days prior to expiration. The Director may approve, conditionally approve, or deny any request for a time extension, or may refer the request to the Commission, which may approve, conditionally approve, or deny any request for a time extension based upon criteria established in the City's Administrative Guidelines.

- C. Modifications.** An application to modify an issued Certificate of Appropriateness, or a condition of approval imposed thereon, shall be heard and considered in the same manner and by the same body as the original review application unless otherwise determined by the Director. Payment of applicable fees is required upon submitting an application.

10-3-3221: CERTIFICATE OF ECONOMIC HARDSHIP.

- A.** The Commission may issue a Certificate of Economic Hardship to allow alteration, demolition, or relocation of a Landmark or Property within a Historic District when it has been demonstrated that denial of a Certificate of Appropriateness would create an undue hardship upon the Owner.
- B. Applications.** An application for a Certificate of Economic Hardship shall be made on the prescribed form and shall be accompanied by the following information as requested by the Director:
 1. The estimated market value of the Property in its current condition.
 2. The estimated market value of the Property after completion of the proposed alteration or demolition.

3. Estimates of the costs of the proposed alteration or demolition.
 4. In the case of demolition, the estimated market value of the Property after Rehabilitation of the existing Property for continued use and an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional with experience in Rehabilitation as to the economic feasibility of Rehabilitation or reuse of the existing Structures on the Property.
 5. A Rehabilitation report from a licensed engineer or architect with expertise in Rehabilitation as to the structural soundness of any Structures on the Property and their suitability for Rehabilitation.
 6. For income-producing Properties, information on annual gross income, operating and maintenance expenses, tax deductions for depreciation, and annual cash flow after debt service, current property value appraisals, assessed property valuations, and real estate taxes.
 7. The remaining balance on any mortgage or other financing secured by the Property and annual debt service, if any, for the previous two (2) years.
 8. All appraisals obtained within the previous two (2) years by the Owner or applicant in connection with the purchase, financing, or ownership of the Property.
 9. The amount paid for the Property if purchased within the previous thirty six (36) months, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the Owner or applicant and the person from whom the Property was purchased, and any terms of financing between the seller and buyer.
 10. Any listing of the Property for sale or rent, and prices asked, and offers received, if any within the previous two (2) years.
 11. Any other information the Director may reasonably require in order to determine whether or not the Property does or may yield a reasonable return to the Owner.
- C.** The Commission shall hold a public hearing on all applications for a Certificate of Economic Hardship; after which it may approve, conditionally approve, or deny the application. Such hearing may be held concurrently with any related application for a Certificate of Appropriateness.
- D.** The Commission shall not approve any Certificate of Economic Hardship unless it makes all of the following findings:
1. Denial of the application would decrease the value of the subject Property so as to leave no substantial value.

2. Sale or rental of the Property is not financially feasible, when looking at the cost of holding such Property for uses permitted in the applicable zone.
 3. Adaptive reuse of the Property for lawful purposes is prohibited or impractical.
 4. Denial of the application would damage the owner of the Property unreasonably in comparison to the benefit conferred on the community.
- E. Upon approval, copies of the Certificate of Economic Hardship shall be forwarded to the applicant, the Building Official, the Director, and any other department or agency upon request.
- F. No Certificate of Economic Hardship shall become effective until the time to appeal its approval has expired.

10-3-3222: APPEALS; FINALITY OF DECISIONS FOR CERTIFICATES OF APPROPRIATENESS AND CERTIFICATES OF ECONOMIC HARDSHIP:

Authority to Appeal Decisions. Only the owner of the Property subject to a Certificate of Appropriateness or Certificate of Economic Hardship, or an Owner of Property within a Historic District in which the Property subject to a Certificate of Appropriateness or Certificate of Hardship is located, shall be entitled to file an appeal of a decision on the Certificate. The City Council shall have the authority to call such decisions for review pursuant to the provisions of Article 2 of Chapter 4 of Title 1 of the Municipal Code.

- A. Finality of Director or Commission Decision.** Any decision of the Director or Commission on a Certificate of Appropriateness or Certificate of Economic Hardship under this Article shall become final if no appeal is submitted within the applicable appeal period and the decision is not called for review by the City Council pursuant to the provisions of Article 2 of Article 2 of Chapter 4 of Title 1 of the Municipal Code.
- B. Appeal of Director Actions.** Appeals of a final decision by the Director pursuant to this Article may be appealed to the Commission within fifteen (15) days from the date of the decision pursuant to the procedures set forth in Article 2 of Chapter 4 of Title 1 of the Municipal Code.
- C. Appeal of Commission Actions.** Appeals of a final decision by the Commission may be appealed to the City Council within fifteen (15) days from the date of the decision pursuant to the procedures set forth in Article 2 of Chapter 4 of Title 1 of the Municipal Code, or may be called for City Council review pursuant to the provisions of Article 2 of Article 2 of Chapter 4 of Title 1 of the Municipal Code. The City Council shall act within 90 days after expiration of the appeal period, or within any additional period agreed to by the Property Owner or Owners. Failure to act within the permitted time period shall be deemed a denial of the application.

10-3-3223: HISTORIC RESOURCE DISCLOSURE

- A.** For purposes of this Section, the following terms shall have the meanings set forth below
1. "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent with the object of entering into a real property transaction. "Buyer" includes vendee or lessee.
 2. "Offer to purchase" means a written contract executed by a buyer acting through a selling agent which becomes the contract for the sale of the real property upon acceptance by the seller.
 3. "Owner" means any person, co-partnership, association, corporation, or fiduciary having legal or equitable title or any interest in real property.
 4. "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase.
 5. "Sale" means a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of California Civil Code Section 2985, and transactions for the creation of a leasehold exceeding one year's duration.
 6. "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller.
- B.** If real property has been designated by the City of Beverly Hills as a Landmark, a Property within a Historic District, or has been identified in the Local Inventory or any update thereto, the Owner or the selling agent of the Property shall, in any real property transaction, provide the buyer of the Property with notice informing the buyer of the Property's historic status. The Owner or the selling agent shall provide the notice to the buyer before expiration of any inspection contingency period, and in any event before transfer of title.
- C.** Any person who violates the provisions of this section shall be subject to the penalties and remedies specified in Chapter 3 of Title 1 of the Municipal Code. In addition, a buyer who does not receive the notice required by paragraph B of this section may bring a civil action for damages.

- D. The disclosure requirements of this Section shall not apply to real estate transactions subject to Civil Code Section 1102.2 or any successor or amended section.

10-3-3224: LIMITED APPLICABILITY TO RENOVATIONS OF PROPERTIES REQUIRED TO COMPLY WITH SECRETARY OF INTERIOR STANDARDS

Notwithstanding anything else set forth in this Article, any Property that is designated a Landmark on the Local Register and the renovation of which is required by legislative enactment by the City of Beverly Hills adopted prior to the adoption of this Article 32 to comply with the Secretary of Interior's Standards for Rehabilitation pursuant to 36 C.F.R. 68.3 (b) and related Guidelines for Rehabilitating Historic Buildings shall be exempt from the provisions in Sections 10-3-3215 F, 10-3-3217, 10-3-3218, 10-3-3219, 10-3-3220, 10-3-3221 and 10-3-3222; provided, however, that any such property shall be subject to all provisions of this Article for Demolition, and for off-site Relocation of significant structures or significant landscaping.

Regardless of the contents of a Historic Resource Resolution, as set forth in Section 10-3-3215 J of this Article, the provisions of the legislative enactment imposed on any Property that is subject to this section shall control with respect to characteristics to be preserved and standards for future proposed changes.

10-3-3225: ENFORCEMENT AND PENALTIES:

- A. Any person who violates a requirement of this of Article or fails to obey an order issued by the Commission and/or Director, or fails to comply with a condition of approval of any Certificate or permit issued under this chapter, shall be subject to enforcement actions as set forth in Title 1, Chapter 3 of this Code.
- B. In addition to all other remedies available to the City, any alteration or demolition of a Historic Resource in violation of this Article is expressly declared to be a nuisance and may be abated as deemed appropriate by the City.
- C. In addition to all other remedies, the City shall have the authority to impose a temporary moratorium on the development of a Property for a period not to exceed sixty (60) months from the date the City becomes aware of any alteration or demolition in violation of this Article, unless the owner obtains permits to restore or reconstruct the Property to its original condition prior to the violation and the work is consistent with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings". The purpose of the moratorium is to provide the City an opportunity to study and determine appropriate mitigation measures for the alteration and/or removal of the Historic Resource, and to ensure measures are incorporated into any future development plans and approvals for the subject Property. Mitigation measures which may be determined by the commission and/or Director shall be imposed as a condition of any subsequent permit for development of the subject Property.

- D. The City Attorney may maintain an action for injunctive relief to restrain a violation or cause, where possible, the complete or partial restoration, reconstruction, or replacement of any Historic Resource demolished, partially demolished, altered, or partially altered in violation of this chapter.
- E. Any person who constructs, alters, removes, or demolishes a designated Landmark or Property in a designated Historic District without the approval and issuance of a Certificate or permit issued pursuant to this Article may be required to restore the Property to its appearance prior to the violation to the extent such restoration is physically possible, under the guidance of the Director. This civil remedy shall be in addition to, and not in lieu of, any criminal penalties available.
- F. In addition to any other remedies provided herein, any violation of this Article may be enforced by civil action brought by the City. Remedies under this Article are in addition to and do not supersede or limit any and all other remedies or penalties, whether civil or criminal. The remedies provided herein are cumulative and not exclusive. In any such action, the City may seek as appropriate, one or both of the following remedies:
 - a) A temporary or permanent injunction, or both;
 - b) Assessment of the violator for the costs of any investigation, inspection, or monitoring survey that led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this subsection.

10-3-3226: PRE-EXISTING ENTITLEMENTS AND BUILDING PERMITS:

This Article does not apply to construction, alteration, moving, or demolition of a Property, Building, Structure, or Object pursuant to valid entitlements granted by the City prior to the effective date of the ordinance enacting this Article, or started under a valid building permit issued prior to the effective date of the ordinance enacting this Article, as such entitlements or permits may be extended pursuant to provisions of this Municipal Code and State Laws. Once the work authorized by any such entitlement or building permit has been completed the provisions of this Article apply.

10-3-3227: FEES:

The City Council may, by resolution, establish the fee(s) for submission of a nomination, and all other applications and submissions made pursuant to this chapter.

10-3-3228: CITY-OWNED PROPERTIES; SCHOOL DISTRICT PROPERTIES

- A. The provisions of this Article do not apply to City-owned Properties; however the City Council may, in its discretion, add a City-owned Property to the Local Register provided the Property meets the criteria set forth in either Section 10-3-3212 or 10-3-3213 following any process it deems appropriate.

- B. The provisions of this Article shall not apply to Properties owned by a public school district, unless a school district files an application requesting Landmark or Historic District designation of its property and the City designates the facility or facilities as a Landmark or Historic District.

10-3-3229: DANGEROUS AND IMMEDIATELY DANGEROUS PROPERTIES:

Nothing in this Article shall prevent the construction, alteration, repair, restoration, stabilization, rehabilitation, or demolition of a Property, regardless of designation, if the Building Official determines the Property creates an unsafe or dangerous condition that presents an imminent threat to the public of bodily harm or of damage to adjacent property. The Building Official shall notify the Director in writing of a finding that the proposed action is necessary in order to mitigate the unsafe or dangerous condition. In such event, no Certificate of Appropriateness or permit referral shall be required. However, the Building Official shall make all reasonable efforts to consult the Director, or his or her designated representative to determine if there are feasible alternatives to the proposed action that will adequately protect the public health and safety.”

Section 9. The City Council hereby amends Sections 102.6, 102.9, and 302.7 of the Uniform Administrative Code set forth in Section 9-1-104 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code to read as follows, with all other Sections of the Uniform Administrative Code listed in Section 9-1-104 remaining without amendment:

“102.6 Moved Buildings. It shall be unlawful for any person to move a building or structure into, onto or out of the city without first obtaining a permit from the director of building and safety. The permit fee shall be established by city council resolution. In addition to the applicable requirements specified in paragraph 2 section 102.9, the permittee shall comply with the following:

- 1) The necessary permits for moving the building or structure across public property shall be obtained in accordance with title 4, chapter 3, article 7 of the Beverly Hills municipal code.
- 2) Before a permit is issued, the applicant may be required to post a bond in accordance with section 102.10.
- 3) Compliance with the requirements of this article shall not relieve anyone from any other applicable requirements of this code, including, but not limited to, the provisions of title 4, chapter 3, article 7 of the Beverly Hills municipal code regulating the moving of buildings on or across public streets.
- 4) The property owner or the owner's representative shall post at the property entrance a notice of intent to move a building, structure or object that is readily visible and either less than 45 years old or 45 years or older and the designer is not included on the City's List of Master Architects, at least ten (10) days prior to issuance of permit whenever the Director of Community

Development determines that the grading, demolition, or construction work will have a significant impact on the surrounding properties.

5) If a building, structure, or object is more than 45 years old and the designer is included on the City's List of Master Architects, the property owner or the owner's representative shall post at the entrance to the property a notice of intent to move at least thirty (30) days prior to issuance of a permit. This requirement can be waived by the Director of Community Development if the property has been specifically surveyed for its potential and has been determined to not be eligible for listing on a Register of Historic Resources.

The Community Development Department shall furnish the sign for notice of intent to move a building, structure or object. Failure to comply with the requirements of this article shall be cause for the city to engage the necessary services or facilities to accomplish the intent of this article, and the city shall charge the owner of the lot or parcel of land for all costs so incurred by the city."

"102.9 Demolition of Buildings, Structures or Objects.

1. It shall be unlawful for any person to demolish any building or structure within the city without first obtaining a permit from the director of building and safety. The amount of the fee for the permit shall be established by city council resolution.

2. The permittee shall comply with the following requirements before a permit may be issued under this section:

(i) The director of building and safety may require that a construction fence be installed. The fence construction material may be required to be adequate to screen the site from view from the public right-of-way.

(ii) Water service shall be maintained on the site for the duration of the demolition and the following construction work.

(iii) When required by other provisions of this code, indemnification bonds and insurance shall be posted.

(iv) All utility companies shall be notified in writing by the owner of the property of the intention to demolish the building or structure.

(v) A permit shall be obtained to remove and fill any basement, pool, sump, or other depression in the surface of the lot or parcel of land.

(vi) A permit shall be obtained to cap the sewer and any drains connecting to the building or structure. The sewer and drains shall be capped at the property line unless otherwise approved by the director of building and safety. The sewer caps shall be inspected and approved by the department.

(vii) The building shall be inspected for the presence of asbestos. If the building is found to contain asbestos, the building owner or his representative shall submit a letter to the director of

building and safety so stating. If the building is found to contain asbestos, then an asbestos abatement permit shall be obtained from the department upon submittal by the applicant of all necessary documentation as required by rule 1403 of the South Coast air quality management district. Demolition permits shall then be issued upon submittal of an asbestos abatement completion certificate by qualified contractors.

(viii) The building shall be inspected for rats and rodents infestation and a report from qualified individuals shall be submitted attesting that the building is free of any rats or rodents prior to issuance of the demolition permit. If the building is found to be infested, then proper eradication measures by qualified individuals shall be implemented and a report attesting to the eradication of the pest problems shall be submitted prior to issuance of the demolition permit.

(ix) If the building, structure or object proposed for demolition is 45 years or older and the designer is included on the City's List of Master Architects, the property owner or the owner's representative shall post at the construction site a notice of intent to demolish at least thirty (30) days prior to issuance of permit. This requirement can be waived by the Director of Community Development if the property has been specifically surveyed for its potential and has been determined to not be eligible for listing on a Register of Historic Resources, or has been subject to a thirty (30) day hold period pursuant to Beverly Hills Municipal Code Section 10-3-3218 for the same project.

(x) If a building, structure or object proposed for demolition is either less than 45 years old, or 45 years or older and the designer is not included on the City's List of Master Architects, the property owner or the owner's representative shall post at the construction site a notice of intent to demolish at least ten (10) days prior to issuance of a permit whenever the Director of Community Development determines that the demolition work will have a significant impact on the surrounding properties.

The Community Development Department shall furnish the sign for notice of intent to demolish. Failure to comply with the requirements of this article shall be cause for the city to engage the necessary services or facilities to accomplish the intent of this article, and the city shall charge the owner of the lot or parcel of land for all costs so incurred by the city.

3. Before a demolition permit shall receive final inspection approval and before the pertinent bonds are released, the following requirements shall be met:

(i) All concrete, weeds, debris, stones, or other loose material shall be removed from the lot or parcel of land.

(ii) All basements, pools, tanks, sumps, or other subterranean structures shall be removed and back-filled and the lot properly graded.

(iii) The fence, when required by paragraph 2(i) of section 102.9 is installed and inspected."

"302.7 Notice of Grading or Construction. The property owner or the owner's representative shall post at the construction site a notice of intent to do grading or construction that is readily visible at least ten (10) days prior to issuance of permit whenever the Director of

Community Development determines that the grading or construction work will have a significant impact on the surrounding properties.

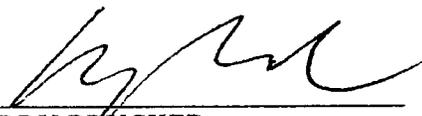
The Community Development Department shall furnish the sign for notice of intent to do grading or construction.”

Section 10. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 11. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance, and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 12. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: January 24, 2012
Effective: February 24, 2012



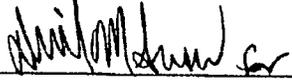
BARRY BRUCKER
Mayor of the City of Beverly Hills,
California

ATTEST:



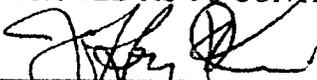
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:



JEFFREY KOLIN
City Manager



SUSAN HEALY KEENE AICP
Director of Community Development

Attachment 12

Historic Preservation Element of the General Plan of the City of Beverly Hills

HISTORIC PRESERVATION

Adopted on January 12, 2010 by resolution 10-R-12725.

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Overview

Beverly Hills' historic resources are the physical elements that define the City's heritage and honor its past. These resources include architecturally significant buildings, street lights, fountains, and streets lined with the City's signature palm trees. Other features that define the City, such as Beverly Gardens Park, the iconic "Beverly Hills" logo signs, and public art, may also qualify as historic resources given their significance to the cultural, social, educational, architectural, economic, and political history of the community. These historic and



First school in Beverly Hills

cultural resources contribute to the community's unique identity and charm. The City strives to assure that the resources that best represent the City's storied past are well preserved and maintained so that they continue to provide the community with a sense of permanence and foster civic pride and stewardship among its residents

and businesses.

This section provides a summary of the historic preservation elements applicability, the purpose for the element, requirements from the State, the local context and historic land use patterns in the city.

Regulation of Local Resources

The treatment of historic resources is governed by federal, state, and local laws and guidelines. There are specific criteria for determining whether historic sites are significant and protected by law. The laws and regulations seek to mitigate impacts on significant historic resources. Beverly Hills has a variety of historic residential and commercial architectural styles constructed over many decades. In addition to the historic buildings, and thematic groups of structures, other physical elements also evoke the City's history and can be considered as historic resources. Examples of these resources include street lights, fountains, and streets lined with mature trees. Other features—such as parks, monuments, signs, or public art—may also qualify as historic if they are deemed significant to the cultural, social, educational, architectural, economic, or political history of the community. These features may be eligible for listing in the California Register separately as structures, objects, or sites, or as contributing features to a historic district. Currently, there is no process to identify and protect non-architectural resources such as monuments or memorials.



Greystone Mansion

Depending on the historical significance of a resource, historic resources may be listed on the local, state, or national register of historic places. Following are the regulations used by the City to manage these resources.

National Regulations

National regulations applicable to Beverly Hills include the National Historic Preservation Act and the Secretary of the Interior's Standard for the Treatment of Historic Properties, for properties listed on the National Register. These regulations affect properties where federal

funds are being used, and where federal tax credits for rehabilitation of historic properties are requested.

State Regulations—The California Environmental Quality Act

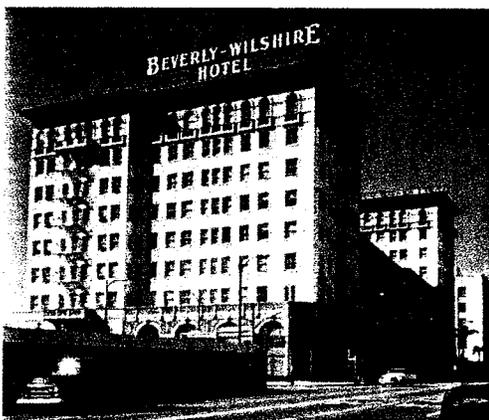
CEQA requires lead agencies to consider the potential effects of a project on historical resources. CEQA requires an environmental impact report (EIR) to be prepared for proposed projects which may cause a significant adverse effect on the environment, including historic resources. According to CEQA, historic resources include the following:

1. A resource listed, or determined to be eligible, by the CRHR
2. A resource included in a local register of historical resources
3. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence



Harold Lloyd Estate

Under CEQA, any adverse change to a historic resource caused by a new project will be considered as a significant effect on the environment including demolition, destruction, relocation, or alteration of the resource or its immediate surroundings. The extent to which significant effects are avoided or mitigated through the Environmental Impact Report process is required to be a determining factor when making a decision to approve a new project. If a local agency determines a property to be of local significance, the requirement of CEQA to conduct an environmental impact report may be applied.



Beverly Wilshire Hotel

Local Regulations

Local regulations regarding historic resources are limited to the Beverly Hills Architectural Commission acting as the City's Landmarks Advisory Commission whose duties include (a) inspection of any site, building, or structure believed to be a historical or cultural landmark; (b) compile and maintain a list of all such

sites in the City; and (c) publish and transmit the list of landmarks to the general public. The Commission also must review and approve proposed new development on any landmark site prior to issuance of a permit to demolish the existing structure on that site.

Local Context.

Beverly Hills was created in 1906 when Wilbur F. Cook Jr. developed a plan for a balanced, self-contained community. The City was designed with smaller lots at its southern edge and large estates in the foothills to the north where residential streets were gently curvilinear and lined with trees. To this day, the general pattern of land use and famous street trees reflect the original plans for the City. The City was largely developed during the 1920s, when its location and design attracted affluent residents and visitors drawn to the burgeoning film and entertainment industry and the upscale shopping in what is now the Business Triangle.



Anderton Court Shops

Today, Beverly Hills remains an enclave of renowned residential estates, commercial buildings, civic buildings, and public spaces that represent the City's rich history and culture. As a result of ongoing development and redevelopment activities in the region, there is ongoing pressure to demolish some of the City's historic resources. Within this context, the policy framework is designed to preserve the City's heritage by identifying and safeguarding the most significant of the City's innumerable historical resources. Further, the policies are designed to promote the City's historic and

cultural resources as a means to foster civic pride and community engagement in the celebration of the City's unique cultural heritage. The preservation and adaptive reuse of historic structures also promotes sustainability by reducing the need for new construction materials.

Historic Resources in the City.

Beverly Hills has a variety of historic residential and commercial architectural styles constructed over many decades. In addition to the historic buildings, and thematic groups of structures, other physical elements also evoke the City's history and can be considered as historic resources. Examples of these resources include street lights, fountains, and streets lined with mature trees. Other features—such as parks, monuments, signs, or public art—may also qualify as historic if they are deemed significant to the cultural,

social, educational, architectural, economic, or political history of the community.

National Register of Historic Places

The criteria for placement on the National Register require assessing the quality of significance in American history, architecture, archeology, engineering, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and any one or more of the following:

That are associated with events that have made a significant contribution to the broad patterns of our history

That are associated with the lives of persons significant in our past

That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

That have yielded or may be likely to yield, information important in prehistory or history

Properties Listed on the National Register

Six properties in Beverly Hills are listed on the National Register including one residence, two public parks, two commercial properties, and one government property, as briefly described below. Also described below is Beverly Gardens Park, which is eligible, but not listed on the National Register.

Harold Lloyd's Estate, Greenacres. A residence located off Benedict Canyon Drive, this property was listed on the National Register in 1984. Built in 1929 for the internationally known silent screen comedian, Harold Lloyd, Greenacres was one of the greatest estates of Hollywood's Golden Era. With its formal gardens, it is one of the finest Mediterranean/Italian Renaissance style residential complexes remaining in the state.

Greystone Mansion and Park, Doheny Estate. Greystone's 18.5-acre park setting serves as the location for myriad cultural activities, and provides a gathering place for recreation, entertainment, and quiet relaxation for visitors. In 1971, the entire site was dedicated as a City of Beverly Hills public park, and in 1976, it was placed on the National Register.



Greystone Mansion

Virginia Robinson Gardens. Virginia Robinson Gardens, operated by the County Arboretum of Los Angeles, has an eloquent blend of architecture and landscape, and is a beautiful representation of an early twentieth century estate. The gardens were officially listed on the National Register in 1978.

Regent Beverly Wilshire Hotel. Located near Rodeo Drive, the hotel features an ornate European façade with distinctly rounded awnings and rows of sculpted trees. The property was listed on the National Register in 1987.

Anderton Court Shops. Located on N. Rodeo Drive, this building by Frank Lloyd Wright was built in 1953 and features a series of small boutiques designed around a central light well, connected by an angular ramp. This property was listed on the National Register in 2003.

Beverly Hills Post Office. Built in 1933, the Beverly Hills Post Office was constructed as a Work Projects Administration project on the site of the former Pacific Electric Railway Station. Adjacent to City Hall, the Italian Renaissance Revival style historic landmark is the cornerstone of Beverly Hills's business triangle. The City purchased this property from the United States Postal Service after the post office was vacated. The building is now leased by the Beverly Hills Cultural Center Foundation, which will operate a new Cultural Center in the building. The Post Office was listed in 1986.



Beverly Hills Post Office

Beverly Gardens Park. Although not listed on the National Register, the linear Beverly Gardens Park was determined by the State Office of Historic Preservation to be eligible for listing on the National Register.



Beverly Gardens

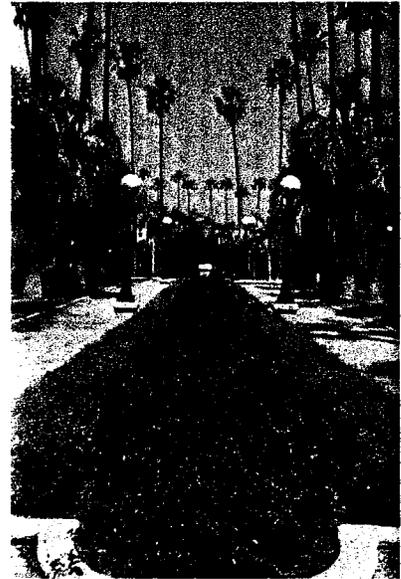
State-Recognized Resources

The California Historical Resources Information System (CHRIS) includes the statewide Historical Resources Inventory (HRI). As indicated in Figure HC 1 (Location of Historic Resources), fifty-six properties are listed on the Beverly Hills HRI, including the six properties on the National Register. This inventory contains fifty-three sites rated 3 or higher, which according to the State Office of Historic Preservation rating scale, appears eligible for listing on the National Register. Based on this rating,

these sites were further evaluated and determined to be eligible for the CRHR.

The survey rates properties in six hierarchical classes of significance based upon the State Office of Historic Preservation's (SOHP) rating scale, which is shown below:

1. Listed on the National Register
2. Determined eligible for listing on the National Register
3. Appears eligible for listing in the judgment of the person(s) completing or reviewing the inventory form
4. May become eligible for listing when (a) more research is performed; (b) the property is restored to an earlier appearance; (c) more significant examples of the property's architectural style are demolished; or (d) the property becomes old enough to meet the Register's 50-year requirement
5. Individually listed or eligible for listing under a local preservation or landmark ordinance
6. Ineligible for above



Will Rogers Park

Since the compilation of the inventory, three additional sites were listed on the CRHR that were rated 3 or higher. Specifically, 9500 Wilshire Blvd., the Anderton Court Shops, and the City's first Historic District on North Arnaz Drive were added, bringing the number of sites designated 3 or higher within the City to fifty-six. These fifty-six properties are listed below in Table HC 1. The Historic Resources Inventory (HRI), upon which this table is based, is continually updated and the properties listed are current as of the City's most recent historic resources survey.

California Register of Historical Resources: Districts, Points of Interest, and Landmarks

The following resources are designated on the CRHR within the categories indicated below:

Historic District

- **Arnaz Drive District.** Located along the 100 block of North Arnaz Drive, this district is one block long with approximately 25 properties. The state listing describes North Arnaz Drive as a rare example of historic regional architecture and "an early twentieth century Southern California prototype which is rapidly

disappearing within the City under the pressure of high-density development." The district includes a variety of duplexes and two-story apartment buildings built in the 1920s and '30s in revival, Spanish, French, and Tudor styles.

Historical Points of Interest

- **Virginia Robinson Gardens.** This site is also listed on the National Register as described above.

Historical Landmarks

- **Portola Trail Campsite** (in La Cienega Park). The expedition of Don Gaspar de Portolá from Mexico passed through and camped near the Portola Trail Campsite en route to Monterey to begin the Spanish colonization of California.
- **Harold Lloyd Estate** ("Greenacres"). This is also listed on the National Register and described above.

Locally Surveyed Resources

In addition to the above described resources, the Historic Resource Inventory compiled by the City in 1985/86 includes 371 properties, 53 of which were designated 3 or higher. Those properties are included in Table HC 1 above. The Historic Resource Inventory has not been adopted by the City as a local register, but it serves as a guide to potentially significant historic properties that may have historic or cultural significance to the City.

Table HP1 - State Historic Resources Inventory

Rating	Type of Site	Address/Common or Historical Name
1	Residential	1740 Greenacres Place/Greenacres/Harold Lloyd Estate
1	Public Park	905 Loma Vista/Greystone/Doheny Estate
1	Commercial	1008 Elden Way/Robinson Gardens/Harry and Virginia Robinson Estate
1	Commercial	9500 Wilshire Blvd/Beverly Wilshire Hotel
1	Commercial	332 N. Rodeo Dr./Anderton Court Shops
1D	Public Park	470 N. Canon/Beverly Hills Post Office
1D	Historic District	100 block of North Arnaz Drive
2	Public Park	North Santa Monica Blvd./Beverly Gardens
3	Residential	918 Alpine Drive/O.B. English Residence
3	Residential	634 Alta Drive/Samuel M. Lee Residence
3	Residential	619 Arden Drive/L.G. McNeil Residence

Table HP1 - State Historic Resources Inventory

Rating	Type of Site	Address/Common or Historical Name
3	Residential	705 Arden Drive/Rene Rivierre Residence
3	Residential	707 Arden Drive/Agnes Morrison Residence
3	Residential	910 N. Bedford Drive/Earl C. Anthony/N. Kerry Residence
3	Residential	1030 Benedict Canyon Drive/Corrine Griffith Estate
3	Residential	613 N. Beverly Drive/William T. Sterling Residence
3	Residential	618 N. Beverly Drive/Edward M. Smith Residence
3	Residential	711 N. Canon Drive/Edward R. Wood Residence
3	Residential	718 N. Beverly Drive/Charles B. Hopper Residence
3	Residential	1100 Carolyn Way/Grayhall
3	Residential	1700 Chevy Chase Drive/Beverly Hills Women's Club
3	Residential	135 Copely Plan/Paul H. Helms Residence
3	Residential	832 Greenway Drive/John Rigby Residence
3	Residential	1000 N. Crescent Drive/Harry Cohn Residence
3	Residential	1006 N. Crescent Drive/Caroline Spalding Residence
3	Residential	720 Foothill Road
3	Residential	1700 Lexington Road/T.A. Tooley Estate
3	Residential	1018 Pamela Drive/Buster Keaton Estate
3	Residential	1305 Park Way/Elizabeth Hopper Residence
3	Residential	803 N. Rexford Drive/Fred Cox Residence
3	Residential	1026 Ridgedale Drive/Frederic March Residence
3	Residential	1028 Ridgedale Drive/R.A. Pratt Residence
3	Residential	801 N. Rodeo Drive/Edmond Locke Residence
3	Residential	801 N. Roxbury Drive
3	Residential	822 N. Roxbury Drive/Marlene Dietrich Residence
3	Residential	1103 San Ysidro Drive/Richard B. Fudger Residence
3	Residential	1050 Summit Drive/David O. Selznick Residence
3	Residential	1143 Summit Drive/Pickfair
3	Residential	9841 Sunset Boulevard
3	Residential	9930 Tower Lane/J.R. Pinkham Residence
3	Residential	1146 Tower Road/George Kolb Estate

City of Beverly Hills General Plan
Historic Preservation

Table HP1 - State Historic Resources Inventory		
Rating	Type of Site	Address/Common or Historical Name
3	Residential	516 Walden Drive/Willat Studio Production Office
3	Public Park	9600 Sunset/Will Rogers Park
3	Government	331 S. La Cienega/Water Treatment Plant
3	Government	450 North Crescent/Beverly Hills City Hall
3	Commercial	336 Foothill Rd. (City-owned)/Payne Furnace & Supply Co. Plant
3	Commercial	417 N. Maple Drive/Pierce Brothers Mortuary
3	Commercial	9641 Sunset Blvd./Beverly Hills Hotel
3	Commercial	370 N. Beverly Drive/W.D. Longyear
3	Commercial	9525 Brighton Way/Camden-Brighten Bldg.
3	Commercial	9601 Brighton Way/Beverly Professional Bldg.
3	Commercial	368 N. Camden Drive/Beaumont Building
3	Commercial	8554 Wilshire Blvd./Fine Arts Theater/Regina Wilshire Theatre
3	Commercial	9536 Wilshire Blvd./Bonwit Teller/W&J Sloan, JJ Haggerty
3	Commercial	9544 Wilshire Blvd./Bonwit Teller (2nd bldg)
3	Commercial	9600 Wilshire Blvd./Saks Fifth Avenue

SOURCE: Summary of State Historic Resources Inventory for Beverly Hills, by National Register Rating, 1993

The Office of Historic Preservation has a more recent list of historic properties for Beverly Hills, based on the new rating system, however, the City is currently in the process of updating its own survey, which will be the most accurate and current listing available. The most recent HRI will be included in this updated survey.

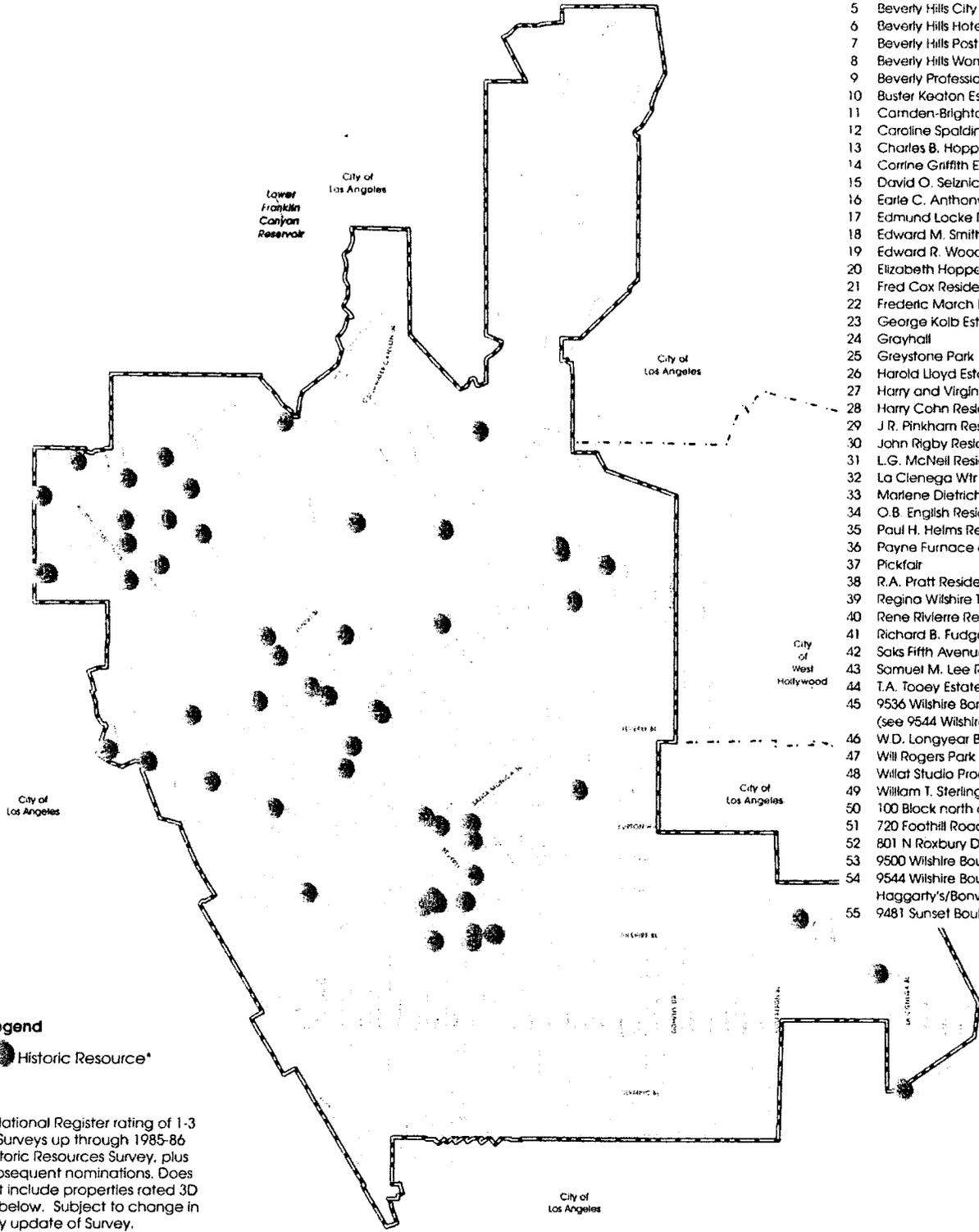
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National and State Historic Resources

Beverly Hills General Plan



- 1 Agnes Morrison Residence
- 2 Anderton Court
- 3 Beaumont Building
- 4 Beverly Gardens Park
- 5 Beverly Hills City Hall
- 6 Beverly Hills Hotel
- 7 Beverly Hills Post Office
- 8 Beverly Hills Women's Club
- 9 Beverly Professional Building
- 10 Buster Keaton Estate
- 11 Camden-Brighton Building
- 12 Caroline Spalding Residence
- 13 Charles B. Hopper Residence
- 14 Corrine Griffith Estate
- 15 David O. Selznick Residence
- 16 Earle C. Anthony/N. Kerry Residence
- 17 Edmund Locke Residence
- 18 Edward M. Smith Residence
- 19 Edward R. Wood Residence
- 20 Elizabeth Hopper Residence
- 21 Fred Cox Residence
- 22 Frederic March Residence
- 23 George Kolb Estate
- 24 Grayhall
- 25 Greystone Park
- 26 Harold Lloyd Estate
- 27 Harry and Virginia Robinson Estate
- 28 Harry Cohn Residence
- 29 J. R. Pinkham Residence
- 30 John Rigby Residence
- 31 L.G. McNeil Residence
- 32 La Cienega Wtr Trmt/Acad. of MPA&S
- 33 Marlene Dietrich Residence
- 34 O.B. English Residence
- 35 Paul H. Helms Residence
- 36 Payne Furnace and Supply Co. Plant
- 37 Pickfair
- 38 R.A. Pratt Residence
- 39 Regina Wilshire Theatre
- 40 Rene Riviere Residence
- 41 Richard B. Fudger Residence
- 42 Saks Fifth Avenue
- 43 Samuel M. Lee Residence
- 44 T.A. Tooley Estate
- 45 9536 Wilshire Bonwit Teller
(see 9544 Wilshire, 2nd building)
- 46 W.D. Longyear Building
- 47 Will Rogers Park
- 48 Willat Studio Production Office
- 49 William T. Sterling Residence
- 50 100 Black north of Arnaz Drive
- 51 720 Foothill Road: Residence
- 52 801 N Roxbury Drive: Residence
- 53 9500 Wilshire Boulevard: Beverly Wilshire Hotel
- 54 9544 Wilshire Boulevard: W&J Sloan/
Haggarty's/Bonwit Teller (see 9536 Wilshire)
- 55 9481 Sunset Boulevard: De Bottiler Residence



Legend
 Historic Resource*

* National Register rating of 1-3 in Surveys up through 1985-86 Historic Resources Survey, plus subsequent nominations. Does not include properties rated 3D or below. Subject to change in any update of Survey.

Map HP1

Source: City of Beverly Hills, June 2005



0 1,000 2,000 Feet

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Goals and Policies

HP 1 Value and Preserve Significant Cultural Resources. A community with well-preserved and maintained historic and cultural resources that provide a sense of permanence, foster civic pride and stewardship, and contribute to the unique identity and charm of the City

HP 1.1 Local Register of Historic Resources. Consider establishing a local register of historic resources based on the City's historic resources inventory and any additional resources that qualify for designation under federal, State, and local criteria. Develop criteria for locally significant resources which could include structures that have local importance due to their unique architecture or associations but which may not meet National Register criteria. (Imp. 2.3)

HP 1.2 Maintain an Updated Historic Resources Inventory. Periodically update the City's Historic Resources Survey based on current standards of the California Office of Historic Preservation, including assessment of sites, districts, structures, monuments, memorials and parks. (Imp. 2.3)

HP 1.3 Promote National, State, and Local Designation of Historic Resources. Develop programs to promote the nomination of properties listed on the City's historic resources inventory for listing on the local register of historic resources, California Register of Historic Resources, or National Register of Historic Places. Consider designating that portion of Santa Monica Boulevard (the old Route 66) that is within the City as historic.

Goals and Policies

HP 1.4 **Develop Incentives to Protect Significant Historic Resources.** Develop and fund financial and regulatory incentives to encourage the protection of historic buildings, districts, and public landmarks/monuments from demolition or significant alteration, which may include Mills Act contracts, waiver of fees, flexible development standards, conservation easements, transfer of development rights, and other incentive-based mechanisms to make preservation feasible for owners and developers. (Imp. 2.3)

HP 1.4a **Mills Act.** After conducting an analysis of the likely fiscal impact, consider implementing a local Mills Act ordinance as an incentive for owners to preserve and maintain historic properties for their own benefit and the benefit of the community. (Imp. 2.3)

HP 1.5 **Tiered Regulations for Residential and Non-Residential Historic Resources.** Consider a tiered approach for regulating non-residential, multi-family residential and single-family residential historic resources. A tiered approach to regulation may include standardized thresholds that trigger mandatory protections against demolition and/or financial and regulatory incentives to encourage preservation which may be different for each building type. (Imp. 2.3)

HP 1.6 **Penalties for Illegal Demolition of Historic Structures.** Consider imposing penalties for the unlawful demolition of historic structures. (Imp. 2.3)

HP 1.7 **Explore Options to Establish a Formally-Funded Historic Archive.** Explore the feasibility (funding mechanisms, capacity, staffing, and other opportunities) of expanding the City's informal historic repository to include a comprehensive database (ownership history and photographs) of historic resources. Consider requiring documentation of all structures, whether designated as historic or not, prior to demolition in order to document the City over time. (Imp. 2.3)

Goals and Policies

HP 1.7a **Continue to Archive Local Periodicals.** Continue to index and preserve local periodicals, newspapers, and other publications and media to improve research and documentation capacity of historic resources. (Imp. 2.3)

HP 1.8 **Prehistoric or Historic Subsurface Archeological Features.** Temporarily suspend all earth disturbing activity within 100-feet of a potential resource, if any such resources are discovered during construction-related earth-moving activities, to assess the significance of the find, and require appropriate mitigation before work resumes. (Imp. 2.2)

HP 1.9 **Paleontological Resources Unearthed During Construction Activities.** In the event that excavation reveals any paleontological resources, suspend earth disturbing work until the resource is evaluated. Allow work to resume only after the find has been appropriately mitigated. (Imp. 2.2)

HP 2 Promotion of the City's Historic Resources. Acknowledge and actively promote the City's wealth of historic resources through a variety of activities geared to residents, visitors, and the public at large.

HP 2.1 **Partnerships for Public Education on Local Historic Resources.** Acknowledge the City's wealth of historic resources by developing educational programs in partnership with local private and nonprofit historic preservation groups to sponsor walking tours, self-guided tours, promotional brochures, historic fairs and festivals, plaques, awards and similar recognition programs sponsored by the City, private organizations, or partnerships. (Imp. 2.2, 7.3)

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Amendments

Date	Resolution	Description
January 12, 2010	10-R-12725	Adoption of element along with a broad range of general plan amendments.

CLG Certification Application Attachments

- Provide a narrative summary describing historic contexts developed and past and current historic resource survey activities, including type of survey (reconnaissance or intensive) and percentage of coverage of local jurisdiction. Additionally, provide information regarding future survey plans and how they will conform to the state and federal standards for surveys.
- Provide a narrative summary of current historic preservation program activities performed by the local government. For example, local designation programs, educational/outreach programs, design review, etc.
- Provide a narrative summary explaining any new or additional historic preservation program activities that will be carried out as a result of becoming a CLG.
- Provide a narrative summary which explains the current functions, responsibilities, and authority of the local review commission/board.
- Provide a narrative summary describing economic incentive or other benefits offered by the local government to owners of historic properties.
- Provide a narrative summary describing how review of projects affecting historical resources in the local government jurisdiction is carried out under the California Environmental Quality Act and Section 106 of the National Historic Preservation Act.

Attachment 13

Narrative summary describing historic contexts developed and past and current historic resource survey activities, including type of survey (reconnaissance or intensive) and percentage of coverage of local jurisdiction. Additionally, provide information regarding future survey plans and how they will conform to the state and federal standards for surveys.

Historic Contexts Developed

A number of historic contexts have been developed for the city and property specific. Historic contexts that have been developed include the following:

Context Name	Description	Date
City--wide	Developed by preservation consultants Johnson Heumann Research Associates, a thorough historic context was prepared as part of the 1985-1986 survey that discussed the community's residential and commercial development up through the 1960s. It also identifies important personages, properties, architects, and architectural styles that are located within the City.	1986
Area-specific (multi-family residential)	As part of the historic resources survey of multi-family residential properties, a historic context was prepared by PCR Services Corporation. This context covered the period from early development of the city up through Post World War II residential development, and also identified relevant architectural styles, architects and builders associated with the survey area.	2004
Property-specific (commercial)	As part of the historic resources survey of commercial properties built between 1935 and 1965, a historic context was prepared by ICF Jones & Stokes (formerly Myra Frank & Associates). An expanded, but brief historic context was developed that covered the commercial development of the city in the Post World War II years. This context discussed the architectural history of this period and identified key architectural styles and relevant architects who designed modernistic medium to large-scale office buildings along the commercial corridors of Beverly Hills.	2007
Property-specific	Additional contexts have been prepared by the City's historic preservation consultant in recent years that are site specific. These contexts were prepared as part of property-specific historic assessments or as part of the department's plan review process for previously identified potential resources.	2011-present
City-wide	An updated city-wide historic context statement will be prepared during the 2012 year as part of the upcoming city-wide survey update.	Present

Past and Current Historic Resource Survey Activities

The following historic resources surveys have been conducted:

Area/Location	Context-Based	Survey Level	Coverage	Date
City-wide update survey will be conducted during 2013	Yes	Reconnaissance/Intensive	100%	2013
Beverly Hills Historic Resources Survey (City-wide)	Yes	Reconnaissance/Intensive	100%	1985-1986
Part I: Historic Resources Survey Update Part II: Area 4, Multi-Family Residential Survey	Yes	Reconnaissance/Intensive	50%	2004
Commercial Properties, Part I: Historic Resources Survey Update Part II: Area 5, Commercial Property Survey	Yes	Reconnaissance	25%	2007
9231 W Olympic Boulevard	Yes	Intensive	N/A	2011
Alpine Drive Historic District Survey Update	Yes	Intensive	N/A	2011
1700 Lexington Drive	Yes	Intensive	N/A	2012
153 S Bedford Drive	Yes	Intensive	N/A	2011
729 N Camden Drive	Yes	Intensive	N/A	2011
603 N Doheny Drive	Yes	Intensive	N/A	2012
350 S McCarty Drive	Yes	Intensive	N/A	2011
9990 Santa Monica Bl	Yes	Intensive	N/A	2012
9401 Sunset Bl	Yes	Intensive	N/A	2012
9641 Sunset Bl	Yes	Intensive	N/A	2012
516 N Walden Drive	Yes	Intensive	N/A	2012
8440 Wilshire Bl	Yes	Intensive	N/A	2012
9465 Wilshire Bl	Yes	Intensive	N/A	2011
8554 Wilshire Bl	Yes	Intensive	N/A	2012
Anderton Court	Yes	Intensive	N/A	2012
Beverly Wilshire Hotel	Yes	Intensive	N/A	2012
Beverly Hills Women's Club	Yes	Intensive	N/A	2012

Greenacres	Yes	Intensive	N/A	2012
Karasik House	Yes	Intensive	N/A	2012
Greystone Manor	Yes	Intensive	N/A	2012
Robinson Estate and Garden	Yes	Intensive	N/A	2012
US Main Post Office	Yes	Intensive	N/A	2012

Future Survey Plans

The City of Beverly Hills Community Development Department, Planning Division and the City's Cultural Heritage Commission will be overseeing a multi-year, multi-phase survey process. The City recently solicited a Request for Proposals (RFP) for the completion of a city-wide historic resources survey and update of structures built in the City through 1968. Upon conducting interviews in January 2013, a highly qualified historic preservation consultant, who satisfies the Secretary of the Interior's (SOI) Professional Qualification Standards, will be selected to complete a citywide historic resources survey and update of structures built in the City through 1968.

The consultant shall ensure that principal project personnel meet appropriate professional qualifications standards set forth at 36 CFR Part 61, Appendix A for historian and/or architectural historian.

The work requested includes a reconnaissance level survey of the entire city; an intensive-level survey of selected properties; and an updating, expansion, and consolidation of the existing context statements. All work shall be performed and all deliverables shall be produced in accordance with the Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation and Registration when such standards are applicable; National Register Bulletin No. 24: *Guidelines for Local Surveys: A Basis for Preservation Planning and Instructions for Recording Historical Resources*; National Register Bulletin No. 15: *How to Apply the National Register Criteria for Evaluation*; National Register Bulletin No. 16B: *How to Complete the National Register Multiple Property Documentation Form*; and the California Office of Historic Preservation's "Instruction for Recording Historical Resources."

In addition, on-going site-specific, property-specific survey assessments and landmark evaluation surveys will continue to be prepared by the City's historic preservation consultant as requested by city staff, the Cultural Heritage Commission, or City Council.

Area/Location	Context-Based	Survey Level	Coverage	Date
City-wide update survey will be conducted during 2013	Yes	Reconnaissance/Intensive	100%	2013
Site-specific Surveys	Yes	Intensive	N/A	2013

Attachment 14

Narrative summary of current historic preservation program activities performed by the local government. For example, local designation programs, educational/outreach programs, design review, etc.

Local Designation Programs

Prior to the development and implementation of the City's historic preservation program and formation of the Cultural Heritage Commission there were no locally designated landmarks in the community. With the adoption of the City's historic preservation ordinance and establishment of the Cultural Heritage Commission in 2012, the City has recently recognized nine properties as local landmarks. These properties, all currently listed on the National Register of Historic Places, will be officially deemed local landmarks by the City Council at their regularly scheduled hearing on January 24, 2013. At their January 9, 2013 meeting, the Cultural Heritage Commission approved and recommended the formal landmarking of three additional properties, which will go before the City Council in the upcoming month.

The City's preservation ordinance sets forth protocols for the identification, evaluation, and designation of local landmarks by the Cultural Heritage Commission, and in some instances the City Council. The code that mandates this program is under the City's Municipal Code, Title 10, Chapter 3, Article 32.

Educational/Outreach Programs

The following public outreach, programs, efforts, training and/or publications have been undertaken by the City:

Item or Event	Description	Date
State Historical Resources Commission	Provided a tour of the City's key resources and hosted the State Historical Resources Commission prior to their 3 rd quarter meeting held in Beverly Hills.	September 2012
Beverly Hills Courier Interview/Article	Preservation Ordinance	2012
Beverly Hills Hotel Centennial Celebration	Assisted in the celebration of the hotel's 100 th anniversary.	2012
City Web-site	A web-page was added to the Community Development, Planning Division web-page that promotes the City's newly established preservation program, resources, and programs.	2012
Applications/Forms	New applications for the various preservation programs offered by the City have been developed, which not only includes forms but also explains each of the programs.	2012
Annual Design Awards	To recognize good design and to provide positive feedback, awards are given by the City that honor projects that promote quality and the diverse architectural heritage of the community.	Yearly
Local Network TV	The promotion of the City's preservation program was advertised on the local network television channel.	2011-2012
Beverly Hills Courier Interview/Article	Mills Act Program	2011-2012

The following are public outreach, programs, efforts, training and/or publications that will be undertaken by the City within the coming year:

Item/Event	Date
Partner with other organizations in the city utilizing the various media for education and awareness of historic preservation, history, architecture, etc.	On-going
Develop technical assistance material for landmark property owners and others	2013
Cultural Heritage Commission members and staff will participate in the upcoming California Preservation Foundation Annual conference	May 2013
Provide educational workshops and training to planning staff, commission, and others on preservation issues	On-going
Provide an interface with City officials	On-going
Develop handouts, fact sheets, and brochures on relevant preservation topics	Summer
Present and/or promote National Historic Preservation Week	May 2013
Continue to engage in positive dialogue with the Los Angeles Conservatory	On-going
Further development and expansion of the Community Development Dept., Planning Division historic preservation web-site.	On-going
Develop promotional materials, such as magnets, pins, and other handouts to promote historic preservation within the community	2013

Design Review

The review of projects for design review compatibility associated with designated landmarks and potentially significant resources falls to the responsibility of the Architectural Commission, Design Review, the Cultural Heritage Commission, the City's Urban Designer, or planning staff.

Currently, design review is required for projects that affect the exteriors of locally designated landmark properties, properties that have been identified as potentially historic on the City's inventory of historic resources, or are associated with an architect listed on the City's List of Master Architects. The responsibility for design review may be considered and/or completed by the Cultural Heritage Commission, the Architectural Commission, Design Review, the Urban Designer, or planning staff depending on the scope and scale of the proposed work. Generally, staff-reviewed projects are minor in nature and include in-kind work scopes. Projects involving the Urban Designer include in-kind small to medium scale additions or modifications with limited or no public visibility, paving, landscaping, and signage. Typically, larger-scale projects, controversial projects, or special circumstances are subject to review by the Cultural Heritage Commission, Design Review, and/or the Architectural Commission. Depending on the circumstances, staff may refer any of their projects to the Urban Designer who may in turn refer them to the Cultural Heritage Commission, Architectural Commission, and/or Design Review. Cultural Heritage staff consists of preservation planners or trained zoning staff who work under the guidance of the Urban Designer and the City's historic preservation consultant. The core group of planning staff that assists with preservation projects meets with the Urban Designer regularly to go over projects and answer questions regarding any issues or concerns. All relevant applications are assessed for compliance with the City's adopted historic preservation ordinance, the City's recognized design standards and guidelines, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's*

Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), by Weeks and Grimmer. In addition, projects are reviewed for compliance with adopted codes and policies, including CEQA. Most projects that may adversely affect historic resources are also reviewed by the City's historic preservation consultant for assurance purposes. Staff may recommend denial or approval projects. Some projects may require modifications or conditions of approval to comply with certain codes and guidelines. Once building permits are issued, projects are then monitored by staff until completion to insure they are completed as approved.

Attachment 15

Narrative summary explaining any new or additional historic preservation program activities that will be carried out as a result of becoming a CLG.

Historic Preservation Program Activities

Besides the on-going preservation programs that the Cultural Heritage Commission has already planned for 2013, such as the upcoming city-wide historic resources survey update, the landmarking of site-specific properties, and the on-going training of the Commission and staff, the City's Commission and staff look forward to becoming a CLG, as it will provide the City with valuable technical assistance, networking opportunities with other CLG government agencies, and access to lucrative grant funds.

We feel that becoming a CLG will further establish our program and goals of integrating local government with historic preservation. With staff support from the City's Urban Designer and preservation consultant, the Cultural Heritage Commission has considered a plethora of future preservation planning activities, including the preparation of design guidelines, development of adaptive reuse feasibility studies and ordinance, integration into social networking avenues, formation of community partnerships, creation of heritage tourism programs, the hosting of preservation workshops and seminars for training purposes, the design of an interactive GIS mapping program for the City's cultural and historic resources, and the continued surveying of the community. These programs all take planning, time, money, and staff resources. With the technical support provided by OHP and the network of CLGs as well as the grant opportunities provided to CLGs, many of these program activities can come to fruition in the future.

Besides fostering stronger ties with OHP/SHPO, we are excited to become a CLG because certification will give the City additional authority and responsibility regarding nominations of local properties to the National Register of Historic Places. Thus, the City becomes part of the greater statewide and national preservation program. We also feel that by becoming a CLG, a certain level of professionalism and expertise in the local planning program will be recognized.

Attachment 16

Narrative summary which explains the current functions, responsibilities, and authority of the local review commission/board

Authority of the Local Commission Board

The Cultural Heritage Commission is one of eleven (11) Commissions appointed by the Beverly Hills City Council to carry out a variety of tasks, including the delegated functions of the Certified Local Government Program, once that status is granted to the City. The staff of the Community Development Department provides the primary support to the Cultural Heritage Commission, although depending on the issues, other departments provide support as well.

Pursuant to the Historic Preservation Ordinance (Title 10, Chapter 3, Article 32) the Cultural Heritage Commission is established as are the appointment, authorization, duties, and powers of the Commission. The Cultural Heritage Commission has and exercises the powers and duties set forth in the preservation ordinance.

As applicable to the historic preservation ordinance, the Cultural Heritage Commission is authorized to review all development entitlement applications for a project in its entirety unless any part of the development entitlement requires approval of the Planning Commission, in which case the Planning Commission is then authorized to review all development entitlement applications for the project in its entirety, including application of the preservation ordinance (10-3-3208(H)).

Consistent with the historic preservation ordinance, the Commission is composed of five (5) members, all of whom are residents of the City. Each commissioner must demonstrate an interest in, competence in, or knowledge of historic preservation. The term of office for each commissioner begins the first day of March and is an initial term of two (2) years, except that three of the initially appointed commissioners are appointed for an initial term of four (4) years. Each commissioner thereafter has the opportunity for reappointment to an additional 4-year term. Commissioners generally serve until their replacements are appointed.

Current Functions & Responsibilities

The Cultural Heritage Commission meets quarterly and makes recommendations to the City Council on the designation of local landmark properties, the issuance of certificates of appropriateness, applications to the Mills Act program, as well as other preservation issues.

Pursuant to the City's Historic Preservation Ordinance, 10-3-3208: Powers and Duties of the Commission), the Cultural Heritage Commission has the following duties:

- Exercise the authority set forth in Article 32 and otherwise provided in this code.
- Inspect, investigate, and recommend for designation by the City Council Landmarks and Historic Districts, and make any preliminary or supplemental determinations or conclusions in order to implement Article 32.
- Review a City-wide Survey of Historic Resources, which is periodically updated, and other Surveys on a case-by-case basis, and recommend adoption of the Survey conclusions by the City Council.
- Compile or cause to be compiled and maintained a Local Register listing and describing all designated Landmarks, Historic Districts, and Contributing Properties within the City.
- Compile or cause to be compiled and maintained a List of Local Master Architects as defined by Article 32.

- Conduct studies and evaluations of applications or proposals seeking the designation of potential Landmarks and Historic Districts, make determinations and recommendation as appropriate for consideration of such applications, and make any preliminary or supplemental determinations or conclusions, in order to implement Article 32.
- Develop designs for suitable signs, plaques, or other markers that may be placed, at private expense, on or near a designated Landmark, Historic District, or Contributing Property indicating that the resource has been designated as such.
- Review and approve applications for Certificate of Appropriateness and Certificates of Hardship, as applicable.
- Recommend, promulgate, and amend, from time to time, such rules and regulations as it may deem necessary to implement the purposes of Article 32.
- Assume the responsibilities and duties that may be assigned to the Commission by the City under the Certified Local Government provisions of the National Historic Preservation Act of 1966, as amended, including but not limited to, compliance with the National Environmental Protection Act and the California Environmental Quality Act with regard to historic resources.
- Review and make recommendations to the City Council on Mills Act contracts.
- Upon request, advise the City Council, City departments, and City commissions on the significance of historic resources as defined by CEQA and recommend to the City Council, City departments, and City commissions appropriate action in compliance with the City's adopted CEQA procedures.
- Provide recommendations to the City Council regarding the utilization and promotion of incentives and grants from federal and state agencies, private groups, and individuals regarding budgetary appropriations to advance the preservation of Historic Resources in the City.
- Participate in, promote, and conduct public information, educations, and interpretive programs pertaining to Historic Resources, and provide public participation in all aspects of the City's historic preservation program.
- Coordinate with other Local, County, State, and Federal governments in the pursuit of the City's historic preservation goals.
- Upon request, review and make recommendations to the Planning Commission on zoning and general plan amendments related to preserving Historic Resources.
- Develop a program to celebrate Historic Resources, and recognize outstanding maintenance, rehabilitation, and preservation of Landmarks, Historic Districts, and Contributing Properties.
- Require that each commissioner attend at least one informational or education meeting, seminar, workshop, or conference per year in accordance with the requirements of the Certified Local Government program.
- Perform any other functions that may be designated by resolution or motion of the City Council (Ord. C-6961 Section 1 (part), 1992).

Attachment 17

Narrative summary describing economic incentive or other benefits offered by the local government to owners of historic properties.

Local Incentive Programs

With the founding of the City's historic preservation program, a number of incentives have also been established. The following are the current incentives provided; however, additional incentives are being considered by the Cultural Heritage Commission for future implementation.

Mills Act

On October 18, 2011, the Beverly Hills City Council adopted Resolution No. 11-R-12838, authorizing the implementation of a two-year pilot program for the Mills Act and establishing a contract and fiscal cap for this program. This two-year pilot program is a self-directed, economic incentive program for owners of locally designated historic properties. As of January 2013, there have been no Mills Act contracts awarded. It is hopeful that 2013 will see at least two fully binding Mills Act contracts.

California Historical Building Code (CHBC)

Whenever possible, the California Historical Building Code is utilized by the planning and building staff of the Community Development Department for preservation, rehabilitation, and adaptive reuse projects associated with historic properties. With the assistance from the plan checkers and planning staff, the code has been beneficial to both residential and commercial property owners. The CHBC gives property owners flexibility to find economical methods to allow for the restoration or rehabilitation of historic properties while still retaining the structure's historic integrity.

Zoning Requirements

Variances to some of the City's zoning codes have been granted to historic properties in order to maintain important historic fabric and character-defining features of such resources. Conditionally permitted uses, setback requirements, and parking waivers are the most typical zoning incentives offered. This incentive is provided on a case-by-case basis.

Building Code Requirements

As appropriate, the City has allowed for the use of the CHBC, which provides alternative building regulations and standards for the rehabilitation, preservation, restoration, or change of occupancy of historic properties. The CHBC aims to preserve the original or restored character-defining features, encourages cost-effective conservation and provides safety for building occupants.

Technical Assistance

The City offers to those with historic properties technical assistance that supports the preservation and rehabilitation of such resources in a manner consistent with the SOI Standards. Applicants can meet with the City's Urban Designer and/or preservation consultant regarding design and material issues.

Consideration of Additional Incentives

With discussions between staff, the City's preservation consultant and the Cultural Heritage Commission, the City aims to consider additional incentives, and possibly develop one or more

of them in the upcoming year. Such incentives may include the waiving of all or partial planning/building fees, the creation of flexible development standards, the establishment of conservation easements, the recognition of transfer of development rights, business improvement districts, public/private partnerships, expedited permits, and other economic and non-economic incentive-based mechanisms. With additional incentives, the direct and indirect economic benefits of historic preservation will be a financial attraction for owners and developers and a successful cost-effective revitalization tool.

Attachment 18

Narrative summary describing how review of projects affecting historical resources in the local government jurisdiction is carried out under the California Environmental Quality Act and Section 106 of the National Historic Preservation Act.

California Environmental Quality Act (CEQA) Reviews

The planning staff, with oversight by the Urban Designer and preservation consultant, reviews all discretionary projects for compliance with CEQA, particularly with regard to historic resources. Projects that go before the Architectural Commission, Design Review and/or Cultural Heritage Commission are also reviewed for compliance with CEQA. For smaller projects and those consistent with the SOI Standards, staff provides the compliance review. In some instances the Cultural Heritage Commission may review and comment on larger scale projects that may adversely affect designated landmark properties. In these circumstances, the CHC makes a formal recommendation on the project and the adequacy of the environmental document, specifically to the identification of historic resources and the proposed mitigation measures, to the Planning Commission.

For formal EIR documents, Mitigated Negative Declarations, and Initial Studies the planning staff reviews these documents for adequacy under CEQA. The Urban Designer and staff review all environmental documents for projects prepared for the City that may have an effect on a designated landmark property or on a potentially significant historic resource during the public review period. In some instances, the planning staff may prepare the historic resources section of environmental documents prepared by the City of Beverly Hills.

In addition, pursuant to the historic preservation ordinance (10-3-3218), properties forty-five years or older and designed by a person listed on the City's List of Master Architects are subject to a thirty day holding period prior to the issuance of any permits for any work involving a change in design, material, or appearance. During this time, the property is evaluated for historical significance and eligibility for listing on the local register of landmarks. If the property is determined potentially significant, then the proposed work should be conducted in a manner consistent with the SOI Standards or, if not, considered for additional environmental review.

Section 106 Reviews

The planning staff with oversight by the Urban Designer and preservation consultant reviews and comments on any Section 106 historic resources assessments provided to the City as a consulting third party interest member. In some circumstances these reports may be presented and reviewed by the Cultural Heritage Commission depending on the property involved, scope and scale of the proposed project, and federal lead agency involved. Currently, the City does not have any agreement documents (programmatic agreement, memorandum of understanding, etc.) in place with the California State Historic Preservation Officer and the Advisory Council on Historic Preservation regarding properties affected by the City's use of allocated federal funds since the City does not receive any funding from HUD or other federal agencies on a regular basis.

Attachment 19

Surveys

Attachment 19 of the Certified Local Government Application has not been included in this packet for the sake of preserving resources. This attachment includes hundreds of pages of survey material, including the 1986 survey, the 2004 survey and the 2012 Request for Proposals.

Attachment 3
January 24, 2012

RESOLUTION NO. 17

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF BEVERLY HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING THE APPLICATION AND CERTIFICATION AGREEMENT FOR THE CERTIFIED LOCAL GOVERNMENT PRESERVATION PROGRAM.

The Cultural Heritage Commission of the City of Beverly Hills hereby resolve, find, determine and declare as follows:

Section 1. The United States Congress under the National Historic Preservation Act of 1966, amended (16 U.S.C. 470), has authorized the establishment of a Certified Local Government program.

Section 2. The State of California, represented by the State Historic Preservation Officer, is responsible for the administration of the program within the state and the establishment of necessary rules and procedures governing the application by local agencies under the program.

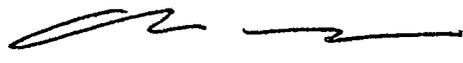
Section 3. Said adopted procedures established by the State of California require the applicant to certify by resolution of the local government's elected officials the approval of an application prior to submission of said application to the state;

Section 4. The Cultural Heritage Commission hereby recommends to the City Council the filing of an application for certification under the Certified Local Government Program and the appointment of an Urban Designer as agent of the City to coordinate, process, and execute all contracts, agreements, amendments, and ancillary documents within the scope of the attached application for certification.

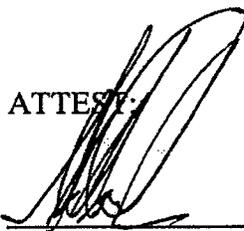
Section 5.

The Secretary shall certify to the adoption of this Resolution and shall cause this Resolution and certification to be entered in the Book of Resolutions of the Cultural Heritage Commission of the City.

Adopted: January 9, 2013



Noah Furie
Chairperson of the Cultural Heritage
Commission of the City of
Beverly Hills, California

ATTEST:


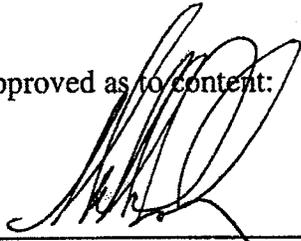
Secretary

Approved as to form:



for Dave Snow
Assistant City Attorney

Approved as to content:



William R. Crouch AIA, AICP
Urban Designer



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Planning Division
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Cultural Heritage Commission Report

Meeting Date: January 09, 2013

Subject: Resolution approving the Application and Certification Agreement for the Certified Local Government Preservation Program.

Recommendation: It is recommended that the Cultural Heritage Commission approve the Application and Certification Agreement for the Certified Local Government Preservation Program and forward its recommendations to the City Council for approval.

REPORT SUMMARY

Participation in the State Office of Historic Preservation Certified Local Government Preservation Program will provide necessary support for the City's Historic Preservation Program and will make annual Preservation Grants available to the City of Beverly Hills as a program participant.

BACKGROUND

The 1980 amendments to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), provided for the establishment of a Certified Local Government (CLG) program. The CLG program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located within their jurisdiction. A local government may become a CLG by developing and implementing a local historic preservation program based on federal and state standards. The CLG program is administered in California by the State Office of Historic Preservation (OHP).

On January 24, 2012, the Beverly Hills City Council adopted the City's Historic Preservation Ordinance that was developed by the Planning Commission over the course of three meetings. This ordinance was adopted by the City of Beverly Hills in an effort to establish a historic preservation program and project review related to the demolition, relocation, or major alterations of historic buildings.

Becoming a Certified Local Government will provide the City of Beverly Hills with expert support for good, long-term planning practices by fostering the integration of preservation planning into other planning processes and ensuring that historic resources are identified and considered in making planning decisions. Staff and Commissions will have access to the tools and technical training necessary to institutionalize an efficient preservation program in our City.

PROGRAM BENEFITS

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in

Attachment:

1. Resolution

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each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

Becoming a CLG will provide access to National and State programs that have consistently proven to be successful. The National Register of Historic Places and its criteria are widely recognized and have been tested legally (reviewed, refined by adoption into regulations, tested and upheld in courts). Although the California Register of Historical Resources is much newer (1992), its criteria and procedures parallel the National Register's.

In project review and issuance of Certificates of Appropriateness, the adoption and use of the Secretary of the Interior's Standards provides criteria for project evaluation that, have stood the tests of time, reasonableness, and the courts. It insulates local preservation programs from charges of being arbitrary and capricious. Becoming a CLG provides local programs the added value of prestige and cachet.

A requisite for becoming a CLG is access to a 'listserv' hosted by the State Office of Historic Preservation. Membership to listserv is limited to SHPO staff, CLG coordinators, members of CLG boards/commissions, and others in the CLG. It is a communication tool that offers the Office of Historic Preservation and CLGs the opportunity to submit suggestions or questions to other members of the listserv community statewide. SHPO staff also use listserv to forward information about training opportunities, publications, grants, and a variety of technical assistance to CLGs.

FINANCIAL BENEFITS

Nationally, each state is required to pass through 10% of its annual Historic Preservation Fund grant from the National Park Service to CLGs to fund preservation activities.

In California, CLGs compete for this funding which can be used for historic preservation planning activities, but not for bricks and mortar projects. Allowable projects include:

- Preservation Plans or Preservation Elements of General Plans
- Historic Preservation Ordinance Revisions
- Architectural, Historical and Archeological Surveys and Resurveys
- District Nominations to the National Register of Historic Places
- Archeological Preservation Plans
- Training Programs
- Historic Structure Reports
- Information Technology Projects
- Web Page Development

When work associated with a successful grant application is carried out under the CLG grant program, there is the assurance that the completed work product will conform to necessary state and federal standards.

Although there are no direct economic benefits to being a CLG other than the opportunity to compete for CLG grants, local CLG's commitment to historic preservation does result in multiple economic benefits. Where preservation is supported by local government policies and incentives, designation can increase property values and pride of place. Revitalization of historic downtowns and adaptive reuse of historic districts and buildings conserves resources, uses existing infrastructure, generates local jobs and

purchasing, supports small business development and heritage tourism and enhances quality of life and community character.

GENERAL PLAN CONSISTENCY

Participation in the State Certified Local Government Program is consistent with the objectives, principles, and standards of the General Plan. The City's General Plan includes the following goals that relate to historic preservation: "HP 1 Value and Preserve Significant Cultural Resources", "HP 2 Promotion of the City's Historic Resources"; in addition, the General Plan includes "Implementation Program 2.3. Other Development Regulations and Ordinances," which lists adoption of a historic preservation ordinance as one of the implementation actions of the General Plan.

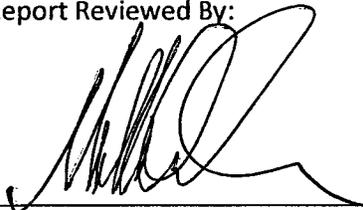
SUMMARY

It is recommended that the Cultural Heritage Commission adopt a Resolution recommending City Council approve the Application and Certification Agreement for the Certified Local Government Preservation Program.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to adopt a Resolution approving Application and Certification Agreement for the Certified Local Government Preservation Program.

Report Reviewed By:



William R. Crouch AIA, AICP
Urban Designer