



## City of Beverly Hills

### Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL. (310) 485-1141 FAX. (310) 858-5966

# Planning Commission Report

**Meeting Date:** October 27, 2011

**Subject:** Establishing an Historic Preservation Program for the City of Beverly Hills

**Recommendation:** Review and consider information provided on local Historic Preservation Programs and provide direction to Staff on developing a program for the City.

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## REPORT SUMMARY

Historic Preservation is a means of preserving, conserving and protecting buildings, structures, objects, sites, landscapes or other artifacts of historical significance. Local historic preservation programs have been established by many cities throughout Southern California. On the Westside of Los Angeles, the Cities of Culver City, Santa Monica, West Hollywood, and Los Angeles have established reputable programs. Other cities with historic preservation programs in the greater region include: Glendale, Monrovia, Pasadena, Laguna Beach, and Coronado. Case studies have been conducted for each of these programs as a means of showing various models for Historic Preservation in Southern California.

## BACKGROUND

The City Council has directed the Planning Commission and the Community Development Department to study and develop an historic preservation program for the City of Beverly Hills.

## DISCUSSION

The City reviewed the historic preservation programs for several cities in Southern California. Summaries of the review are provided in Attachment 1. The following discussion is based on these program summaries. In general, historic preservation programs in Southern California have the following characteristics:

- Defined in the City's General Plan, enabled through a Zoning Ordinance
- Either any member of the public can nominate a property for historic designation, or the property owner must to request nomination. In some cities where any member of the public can nominate, the property owner must agree to the nomination.
- Established set of criteria with a requirement that a property meet at least one criterion on the list.
- Historic resource survey. Although not included in the study, most cities have conducted and maintain an inventory. Some cities use the inventory to designate historic properties, without waiting for a nomination to come from the property owner or a member of the public.
- Of the cities surveyed, most have dedicated full time employees administering their programs.

### Attachment(s):

1. Surveyed Historic Preservation Programs in Southern California
2. Historic Preservation Element of the General Plan

Report Author and Contact Information:  
Peter Noonan, AICP CEP  
Associate Planner  
(310) 285-1127  
pnoonan@beverlyhills.org

- All programs surveyed have a dedicated appointed body reviewing cases. If the city is a Certified Local Government, the review body is a Cultural Heritage and Landmarks Commission.
- Incentives offered include relaxed development standards, fee waivers, façade easements, transfer of development rights, Mills Act tax relief, and use of the State Historic Building Code.
- Oftentimes, designated properties may request a plaque to be displayed to the public.

### **Existing Historic Resources**

The Federal Government and the State Government both maintain lists of designated historic properties.

#### National Register of Historic Places (National Register)

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the history of their community, region, state, or the nation. Seven properties in the City of Beverly Hills are listed on the National Register:

#### **Sites in Beverly Hills Listed on the National Register of Historic Places**

Anderton Court Shops	332 N. Rodeo Drive
Beverly Hills Women's Club	1700 Chevy Chase Drive
Beverly Wilshire Hotel	9528 Wilshire Boulevard
Doheny Estate/ "Greystone"	905 Loma Vista Drive
Harold Lloyd Estate/ "Greenacres"	
Virginia Robinson Estate	1008 Elden Way
U.S. Post Office – Beverly Hills Main	469 N. Crescent Drive

#### **Benefits of Listing on the National Register**

- Recognition
- Consideration in planning for Federal, federally licensed, and federally assisted projects
- Eligibility for certain tax provisions
- Qualification for Federal grants for historic preservation
- Use of the State Historical Building Code

#### California Register of Historical Resources (California Register)

Properties listed on a California Register are eligible for a plaque and markers identifying the historic resource. Plaques and markers must be purchased by the property owner and are provided only upon request.

The City's General Plan identified 48 properties as being eligible for listing the State's Registry. The General Plan's Historic Preservation Element is included as Attachment 2 of this report.

#### City of Beverly Hills Landmark Register

Although the City's Municipal Code allows for the designation of local historic resources (BHMC Title 10, Chapter 3, Article 32. Preservation of Landmarks), currently no local resources have been designated by the City.

#### **Historic Preservation in Beverly Hills to Date**

- 1975 – City adopts Beverly Hills Municipal Code Title 10, Chapter 3, Article 32. Preservation of Landmarks, which establishes a means for locally designating historic resources. City begins reviewing properties 50 years and older as potential historic resources as part of the environmental review required under the California Environmental Quality Act (CEQA).
- 1980s – The first of three surveys of historic resources is conducted and the Architectural Commission considers locally designating certain properties. Many properties in the City are photographed and building permits are compiled to provide a record of how buildings were altered in the event that a building was identified as a potential historic resource in the future.
- 1990s – The second of three surveys of historic resources is conducted.
- 2000s – The third of three surveys of historic resources is conducted.
- 2010 – The City Council amends the General Plan to include an Historic Preservation Element and an implementation program which calls for the development of an Historic Preservation Program.
- 2011 – The City Council establishes a Mills Act program and directs staff to develop an Historic Preservation Program

#### **General Plan – Historic Preservation Element and Implementation Program**

Development of an Historic Preservation Program would be consistent with the City's General Plan. In 2010 the City of Beverly Hills amended its General Plan to include an Historic Preservation Element, which is included as Attachment 2. The Historic Preservation Element includes two goals and eleven policies. The General Plan goals are as follows:

#### **Historic Preservation Element - Goals**

**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 identify and charm of the City.

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

Additionally, the City's General Plan includes Implementation Program 2.3, which calls for the development of an Historic Resources Ordinance as a framework for the preservation and documentation of significant historic and cultural resources in the community.

### **Implementation Program 2.3 Other Development Regulations and Ordinances.**

**Historic Preservation.** Consider adoption of a local Historic Resources Ordinance as a framework for the preservation and documentation of significant historic and cultural resources in the community. The ordinance would identify specific actions designed to preserve, maintain and promote the City rich inventory of cultural resources including:

- Adopting a **local register** of historic resources and establishing criteria and procedures to list properties;
- Maintain an updated **historic resources inventory**, and requiring documentation of resources that may be approved for demolition, including establishment of an archive of historic information and resources;
- Programming to **promote the designation and protection** of significant local resources including residential, and non-residential properties;
- Exploring establishment of a **requirement to replace commercial buildings** that are demolished, and to extend this provision to residential buildings at some point in the future;
- Exploring **incentives such as a Mills Act Ordinance**, conservation easements, and transfer of development rights to promote preservation of significant resources;
- Establishing **disincentives and penalties for the demolition** of significant resources without benefit of City permits; and
- **Programming and partnerships** to promote the wealth of historically significant local resources.

### **DEVELOPING A LOCAL PROGRAM – DIRECTION SOUGHT**

Historic preservation programs promote the historic architecture, culture, and aesthetic values and traditions of a city through the preservation of landmarks and districts. Historic preservation programs can add to the stability of neighborhoods and areas of the city; contribute to higher property values; fulfill the goals and policies of the City's general plan; help protect and enhance the city's cultural and aesthetic heritage; and if designed to do so, promote and encourage continued private ownership and utilization of historic resources.

Staff is seeking direction on developing a local historic preservation program. The following information is presented to facilitate discussion. This information is based on the existing historic preservation programs surveyed and is presented in the same order as the program summaries in Attachment 1. The Planning Commission, upon consideration could elect to develop a program with characteristics similar to what is presented, or could propose alternatives.

- 1. Preservation Focus** – The preservation focus describes what the city’s historic preservation program is focused on preserving. The City of Los Angeles uses the following phrase (see Attachment 1 for additional cities):

“Properties and neighborhoods with distinct architectural and cultural resources”

Los Angeles’ phrase captures the essential nature of preserving architectural and cultural resources without further defining what this includes. This could work well for the City of Beverly Hills at this time, while the City reviews potential historic resources through the Mills Act Pilot Program.

- 2. Enabling Legislation** – Enabling legislation determines how a city adopts its program. Most cities surveyed established their programs in the General Plan as an Element, and implemented the program through a Zoning Ordinance. City of Beverly Hills adopted an Historic Preservation Element in 2010 (Attachment 2). Under the current approach, the Planning Commission could develop a Zoning Ordinance to implement the General Plan’s Historic Preservation Element. This process is consistent with how most existing programs surveyed were developed.
- 3. Implementation** – Implementation addresses how a city administers the historic preservation program. Aspects of program implementation are listed below for the Planning Commission’s consideration.

- **Nomination of Potential Resources.** Cities in the region either allow any person to nominate a property for designation, or limit nomination to the property owner and the City’s designated historic resources commission. Limiting nominations to the property owner and designated commission (with consent from the property owner) would encourage cooperation on maintaining potential historic resources.
- **Inventory of Potential Historic Resources.** Most cities review properties for their potential as historic resources. Many cities conduct this review as part of a regularly updated inventory. Conducting an inventory of potential historic resources is especially important if the City would like to designate local resources without first having a community member, or the property owner nominate the property for designation (with consent of the property owner). Inventories can be costly, and the City has conducted at least three dating back to 1986. The need for additional inventories should be further evaluated.
- **Certificate of Appropriateness.** Many cities require a certificate of appropriateness prior to allowing any alteration of a designated historic resource. Requiring a certificate of appropriateness would allow the City to review and monitor any modification proposed to a designated resource and would assure that modification does not diminish the resource’s importance.
- **Recognition.** Many cities offer a plaque to designated properties. Recognition of local historic resources could have an element of prestige, and could also integrate with City programs focused on economic sustainability and tourism.
- **Demolition of Potential Historic Structures** – Currently the City does not have a means of preventing the demolition of a potentially historic structure when there is no replacement project proposed. To further review a potential site for its historic resource potential, the following or similar process could be adopted (see next page):

### **Potential Process to Reduce Demolition of Potential Historic Structures**

If a site is both 45 years old, meets at least two of the Criteria for Local Designation as an Historic Resource (see below), and retains sufficient historic integrity to convey its historical significance, then a 90-day “cooling off” period is required prior to demolition of the structure. During the 90-day period, the property owner will conduct public outreach.

4. **Criteria for Local Designation** – Currently, the City’s Municipal Code, Title 10, Chapter 3, Article 32 defines a landmark:

#### **Beverly Hills Municipal Code Title 10 Chapter 3 Article 32 (BHMC 10-3-32. Preservation of Landmarks)**

“For the purposes of this article, a "historical or cultural landmark" is any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the city, such as historic structures or sites in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, state, or local history, or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influences his age. (Ord. 75-O-1563, eff. 4-10-1975)”

Establishing criteria for designating historic resources would assist the City in reviewing nominations for local designation. As a suggestion towards this action, BHMC Article 32 could be amended to include criteria for designating local historic resources (refer to Attachment 1 to review the criteria used by other cities):

### **Potential Criteria for Local Designation as an Historic Resource**

A property must satisfy both of the following criteria to be eligible for designation as an historic resource.

1. **Must meet at least two of the following:**
  - a. Is identified with important events in the main currents of national, state or local history or directly exemplifies significant contributions to the to the broad social, political, cultural, economic history of the nation, state, city or community; or
  - b. Is directly associated with the lives of historic personages important to national, state, city or local history; or
  - c. Embodies the distinctive characteristics of a style, type, period or method of construction; or represents a notable work of a master architect, builder, or designer<sup>1</sup> whose work influenced his or her generation; or possesses high artistic or aesthetic value; or
  - d. Has yielded or has the potential to yield, information important to the pre-history or history of the nation, state, city or community; or

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<sup>1</sup> The Community Development Department would maintain a list of Master Architects, Builders, and Designers.

- e. Represents a significant and distinguishable entity whose components may lack individual distinction; or
  - 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 determined eligible by the State Historic Preservation Office for listing on the State Register of Historical Resources.
- 2. Retains Integrity from its Period of Significance.** Proposed landmarks do not need to retain all aspects of integrity, but should retain a sufficient degree of those aspects of integrity that related to why it is significant. Integrity shall be judged with reference to the particular criteria associated with the potential landmark's significance. The seven qualities of integrity are: location, material, workmanship, design, association, feeling, and setting. 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.
- 5. Incentives** – The City Council recently established a local Mills Act Pilot Program. Local designation would qualify a property for consideration for this program. Other incentives identified in the City of Beverly Hills General Plan, and currently part of other local Historic Preservation Programs include the following. Providing both financial incentives, and development incentives (transfer of rights and reduced requirements) could offer a full range of options for preserving existing structures.

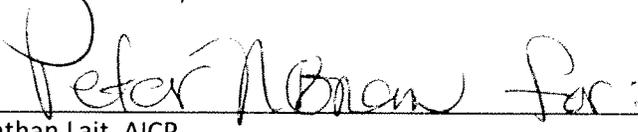
#### Potential Incentives

- Mills Act
  - Conservation Easements
  - Transfer of Development Rights
  - Fee Waivers
  - Relaxed Development and Parking Standards
  - Alternative Uses
  - Expedited Plan Check
  - State Historical Building Code
- 6. Program Administration** – Establishing an historic preservation program in the City could result in additional staffing needs. As a draft program is developed the staffing needs will be better understood and estimations will be developed.

#### **NEXT STEPS**

With direction, staff will return with a draft Historic Preservation Program for the Planning Commission's consideration.

Report Reviewed By:

A handwritten signature in black ink, appearing to read "Jonathan Lait", written over a horizontal line.

Jonathan Lait, AICP

Assistant Director of Community Development / City Planner

# Attachment 1

# Historic Preservation Programs in Southern California

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Historic Preservation Programs in several Southern Californian cities have been reviewed and key aspects have been summarized for comparative purposes. The study focused on the Los Angeles region. Two cities outside of the LA region, both with well-known historic preservation programs were also included. It should be noted that these programs have been in place for many years and when originally adopted, the programs were not as evolved. Additionally, it should be noted that all of these cities are Certified Local Governments, meaning that they have met the requirements of the State Office of Historic Preservation. The two cities outside of the Los Angeles area are not necessarily recognized as profile leaders with exemplary preservation programs; however these two cities were reviewed in terms of the Mills Act and so for consistency they have been included in this study.

## Historic Preservation Programs Reviewed

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• City of Culver City	
• City of Santa Monica	
• City of West Hollywood	
• City of Los Angeles	Los Angeles Region
• City of Pasadena	
• City of Glendale	
• City of Monrovia	
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• City of Laguna Beach	Orange County
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• City of Coronado	San Diego Region

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## Summary

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In General, cities in Southern California have developed historic preservation programs with the following characteristics:

- Defined in the City’s General Plan, enabled through a Zoning Ordinance
- Either any member of the public can nominate a property for historic designation, or the property owner must to request nomination. In some cities where any member of the public can nominate, the property owner must agree to the nomination.
- Established set of criteria with a requirement that a property meet at least one criterion on the list.
- Historic resource survey. Although not included in the study, most cities have conducted and maintain an inventory. Some cities use the inventory to designate historic properties, without waiting for a nomination to come from the property owner or a member of the public.
- Of the cities surveyed, most have dedicated full time employees administering their programs.
- All programs surveyed have a dedicated appointed body reviewing cases. If the city is a Certified Local Government, the review body is a Cultural Heritage and Landmarks Commission.
- Incentives offered include relaxed development standards, fee waivers, façade easements, transfer of development rights, Mills Act tax relief, and use of the State Historic Building Code.
- Oftentimes, designated properties may request a plaque to be displayed to the public.

*Incorporated 1917, 5.1 square miles, 39,000 Population*

## City of Culver City

### Preservation Focus

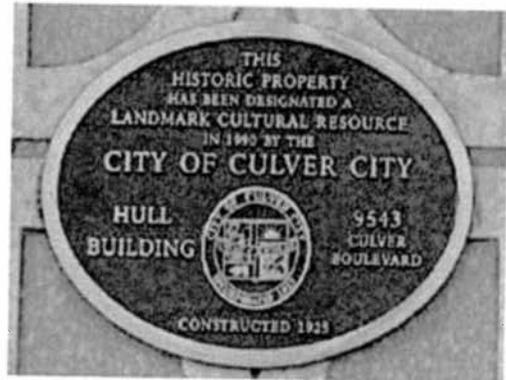
- Structures with aesthetic, architectural, historical, and/or cultural importance to the City

### Enabling Legislation

- Zoning Ordinance

### Implementation

- The Cultural Affairs Commission, property owner, or any resident of the City may nominate a property for historic designation
- Properties display a plaque provided by the City
- Alteration requires a Certificate of Appropriateness



### Criteria for Local Designation

Must meet one or more of the following criteria:

- Is at least 50 years old and the exterior of the structure is accessible or visible to the public, or
- Has special importance to the City

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### Properties Designated

50 structures currently have been designated as a "Landmark" or as "Significant"

### Program Incentives

- Owners of historic properties can receive Federal tax credits

### Administration

- Culver City Community Development Department
  - One dedicated Full Time Employee
    - Public Art & Historic Preservation Coordinator<sup>1</sup>
  - Dedicated Commission

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<sup>1</sup> The full time position and the commission also oversee the City's public art program

*Incorporated 1875, 8.3 square miles, 90,000 Population*

## City of Santa Monica

### Preservation Focus

- Structures, improvements, or natural features which represent the City's cultural, social, economic, political and architectural history

### Enabling Legislation

- General Plan Element
- Zoning Ordinance

### Implementation

- Any person may request designation
- Structures over 40 years are required to be reviewed before demolition
- Alteration requires a Certificate of Appropriateness

### Criteria for Local Designation

Must meet one or more of the following criteria:

- Exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City
- Has aesthetic or artistic interest or value, or other noteworthy interest or value
- Identified with historic personages or with important events in local, state or national history
- Embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study
- Significant or a representative example of the work or product of a notable builder, designer or architect
- Is a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City



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### Properties Designated

95 properties currently designated

### Program Incentives

- Mills Act
- Fee waivers
- Use of State Historical Building Code
- Priority plan check processing
- Consideration of structures in neighborhood planning

### Administration

- Planning and Community Development Department
  - One designated Full Time Employee
    - Planner
  - Dedicated Commission

*Incorporated 1984, 1.9 square miles, 35,000 Population*

## City of West Hollywood

### Preservation Focus

- Any area, improvement, natural feature, object, or structure representing the city's unique cultural, historical, and social foundations

### Enabling Legislation

- General Plan Element
- Zoning Ordinance

### Implementation

- Any person may request designation
- Alteration requires a Certificate of Appropriateness



### Criteria for Local Designation

Must meet one or more of the following criteria:

- Embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship
- Contributes to the significance of a historic area by being:
  - Geographically definable area possessing a concentration of historic or scenic properties
  - Thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development
- Reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning
- Embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation
- Has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city
- One of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen
- Identified with persons or events significant in local, state, or national history
- Representative of the work of a notable architect, builder, or designer

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### Properties Designated

82 designated cultural resources

### Program Incentives

- Mills Act
- Fee waivers
- Transfer of development rights
- Alternative uses

- Reduction in development standards

### Administration

- Planning Division
  - One dedicated Full Time Employee
    - Historic Preservation Liaison
  - Dedicated Commission

*Founded 1781, 468 square miles, 3.9 Million Population*

## City of Los Angeles

### Preservation Focus

- Properties and neighborhoods with distinct architectural and cultural resources

### Enabling Legislation

- General Plan Section
- Master Plan
- Zoning Ordinance

### Implementation

- The Cultural Heritage Commission, property owner, or a third-party may nominate a property for historic designation
- Historic Preservation Overlay Zones (HPOZ's)
- Alteration requires a Certificate of Appropriateness

### Criteria for Local Designation

Must meet one or more of the following criteria:

- Reflects or exemplifies broad cultural, political, economic, or social history of the nation, state, or community
- Identified with historic personages or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen inherently valuable for a study of a period, style, or method of construction
- Notable work of a master builder, designer, or architect whose individual genius influenced his or her age



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### Properties Designated

1000 Designated Historic-Cultural Monuments

### Program Incentives

- Mills Act
- Federal Historic Rehabilitation Tax Credit

### Administration

- Department of City Planning - Office of Historic Resources
  - Two dedicated Full Time Employees
    - Historic Preservation Architect
    - Preservation Planner
  - Dedicated Commission

*Incorporated 1874, 22.5 square miles, 150,000 Population*

## City of Pasadena

### **Preservation Focus**

- Individual sites, such as private houses, schools, fire stations, houses of worship, municipal buildings, bridges, and commercial buildings, as well as historic districts

### **Enabling Legislation**

- General Plan Element
- Zoning Ordinance

### **Implementation**

- Anyone may request designation
- Zoning Overlay
- Alteration requires a Certificate of Appropriateness



### **Criteria for Local Designation**

Must meet one or more of the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of the history of the city, region or State
- Associated with the lives of persons who are significant in the history of the city, region, or state
- Embodies the distinctive characteristics of a type, architectural style, period, or method of construction, and represents the work of a(n) architect, designer, engineer, or builder whose work is of significance to the city or to the region or possesses artistic values of significance to the city or to the region
- Yields, or may likely yield, information important locally in prehistory or history

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### **Properties Designated**

Over 3,500 properties designated

### **Program Incentives**

- Mills Act
- Use of State historical building code
- Waiver of covered parking requirements
- Potential variances from modern development standards for re-use or relocation

### **Administration**

- Planning Department – Design and Historic Preservation Section
  - Seven dedicated Full Time Employees
    - 5 Planners
    - 2 Administrative Assistants
  - Dedicated Commission

*Incorporated 1887, 23.6 square miles, 202,000 Population*

## City of Glendale

### Preservation Focus

- Sites, buildings, structures, areas or places, man-made or natural, which are historically or archaeologically significant

### Enabling Legislation

- General Plan Element
- Zoning Ordinance
- Zoning Ordinance - Demolition Review

### Implementation

- Designation is initiated by the property owner
- Historic Districts
- Alteration requires a Certificate of Appropriateness

### Criteria for Local Designation

Must meet one or more of the following criteria:

- Identifies interest or value as part of the heritage of the city
- Is the location of a significant historic event
- Identifies with a person or persons or groups who significantly contributed to the history and development of the city, or whose work has influenced the heritage of the city, the state or the United States
- Exemplifies one of the best remaining architectural type in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period
- Is in a unique location or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood
- Is a source, site or repository of archeological interest
- Contains a natural setting that strongly contributes to the well being of the people of the city



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### Properties Designated

- 91 properties currently listed on the register

### Program Incentives

- Property tax incentives (Mills Act)
- Parking reductions
- Alternative uses permitted
- Façade Improvement Grants

### Administration

- Planning Department - Urban Design Studio and Historic Preservation section
  - One dedicated Full Time Employee
    - Historic Preservation Planner
  - Dedicated Commission

*Incorporated in 1887, 14 square miles, 37,000 Population*

## City of Monrovia

### Preservation Focus

- Any improvement, natural feature or property that has special historical, cultural, aesthetic, or architectural character, interest, or value

### Enabling Legislation

- Zoning Ordinance

### Implementation

- Owner's consent required for designation
- Properties display a plaque provided by the city
- Alteration requires a Certificate of Appropriateness



### Criteria for Local Designation

Must meet one or more of the following criteria:

- Identified with persons or events significant in local, regional, state or national history
- Representative of the work of a notable builder, designer, or architect
- Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development
- Embodies one or more distinctive characteristics of style, type, period, design, materials, detail, or craftsmanship
- Unique location or physical characteristics or represents an established and familiar visual feature of neighborhood, community, or the city
- Incorporates elements that help preserve and protect an historic place or area of historic interest in the city
- Yields, or may likely yield information important in prehistory or history

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### Properties Designated

127 historic landmarks

### Program Incentives

- Mills Act
- Permit fee reductions
- Flexible setbacks
- Parking reductions, offsite parking

- Financial benefits

### Administration

- Planning Division
  - No dedicated staff
  - Dedicated Commission

*Incorporated 1927, 9.1 square miles, 25,000 Population*

## City of Laguna Beach

### Preservation Focus

- Buildings and their settings, structures, objects, monuments, sites, places, and areas within the city

### Enabling Legislation

- General Plan Element
- Zoning Ordinance

### Implementation

- Property owner requests designation
- Alteration requires a Certificate of Appropriateness



### Criteria for Local Designation

The following criteria is considered in designation:

- Retains original appearance and architectural integrity
- Represents character, interest or value as part of the heritage of the city
- Site of significant historic event
- Identified with a person or persons or groups who significantly contributed to the culture and development of the city
- Exemplification of a particular architectural style or way of life important to the city
- Embodiment of elements of outstanding attention to architectural design, detail, materials or craftsmanship

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### Number of Historic Properties Designated

250 properties

### Program Incentives

- Building and planning application fees may be waived
- Building code deviations may be granted
- Zoning standard deviations
- Mills Act
- Use of State Historic Building Code
  - Committee (makes recommendations, committee has not authority)

### Administration

- Planning Division of the Community Development Department
  - One Part Time Employee
    - Historic Preservation Liaison
  - Dedicated

*Incorporated 1890, 14 square miles, 24,000 Population*

## City of Coronado

### Preservation Focus

- Buildings, structures, objects, monuments, sites, places and natural features within the City

### Enabling Legislation

- General Plan Element
- Zoning Ordinance

### Implementation

- Property owner requests designation
- Alteration requires a Certificate of Appropriateness



### Criteria for Local Designation

The building should be at least 75 years old or have achieved historic significance within the past 75 years and meet two of the following additional criteria:

- Exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history
- Identified with a person(s) or an event(s) significant in local, State or national history
- One of the few remaining examples in the City possessing distinctive characteristics of an architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered
- Representative of the notable work of a builder, designer, architect, artisan or landscape professional
- Meets the State program of landmarks and points of historical interest

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### Number of Historic Properties Designated

136 Properties

### Program Incentives

- Mills Act
- Flexibility in land use regulations
- Relaxed parking requirements
- Decreased setback requirements
- Exceptions to building height regulations
- Density bonuses
- Use of historic building codes
- Reduced building permit fees for additions and modifications

### Administration

- Department of Community Development
  - No dedicated Full Time Employees
  - Dedicated Commission

# Attachment 2

# HISTORIC PRESERVATION

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

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## Overview

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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.**

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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.**

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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

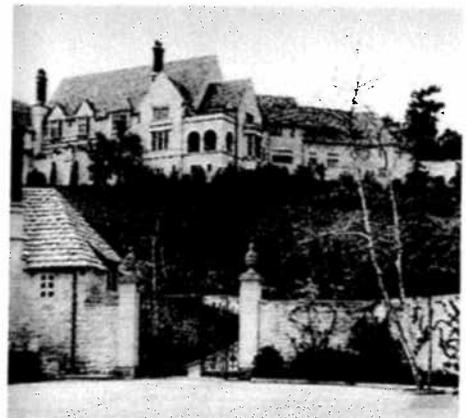
That have yielded or may be likely to yield, information important in prehistory or history

### **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 HPI - 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 Arden 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**

<b>Rating</b>	<b>Type of Site</b>	<b>Address/Common or Historical Name</b>
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

**Table HP1 - State Historic Resources Inventory**

<b>Rating</b>	<b>Type of Site</b>	<b>Address/Common or Historical Name</b>
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

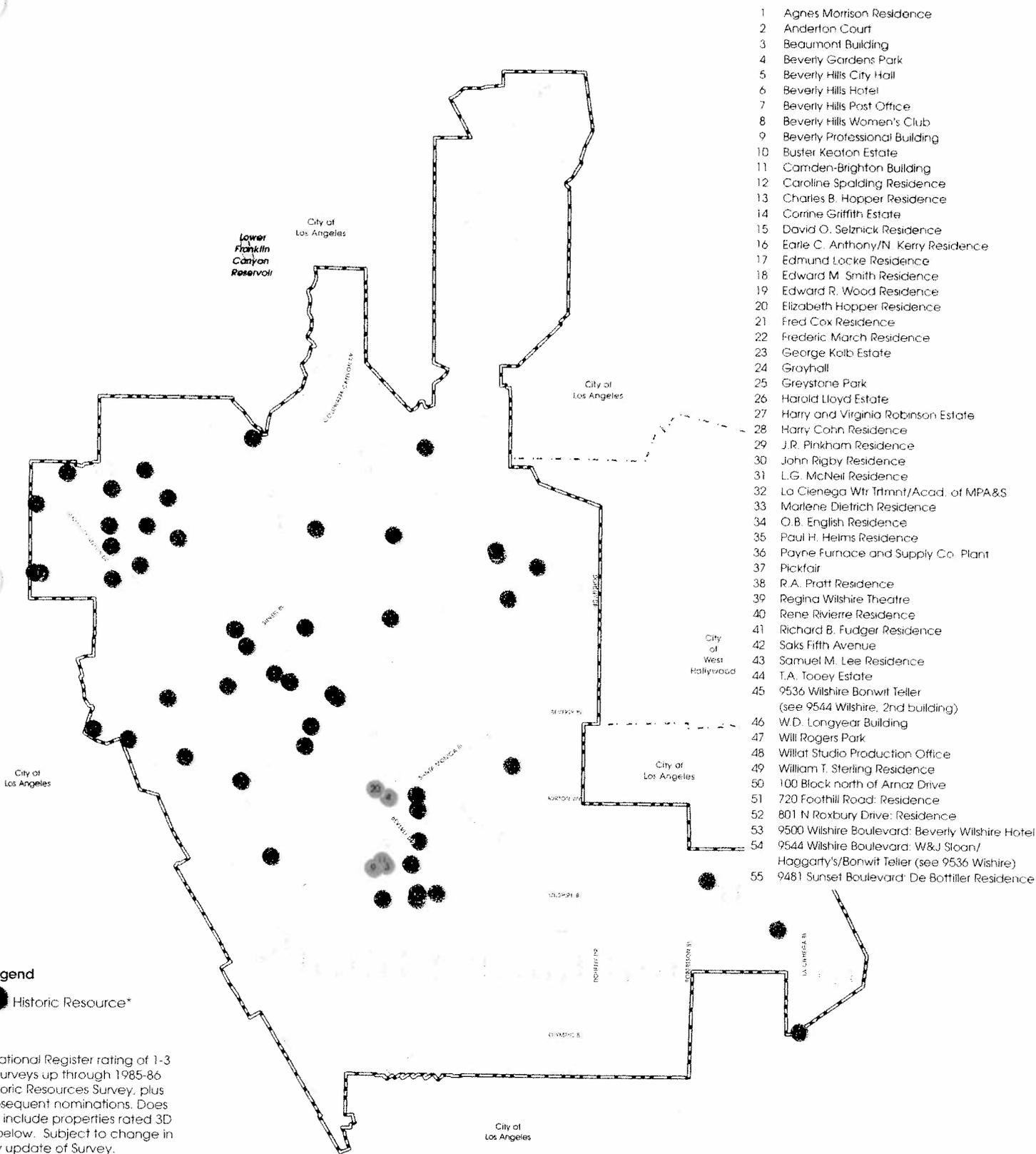
SOURCE: Summary of State Historic Resources Inventory for Beverly Hills, by National Register Rating, 1993

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 Corinne 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 Wrt Trlmt/ 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 Block 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 Boffiller 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 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

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**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

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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)

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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)

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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.

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## Goals and Policies

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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)

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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)

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

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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

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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)

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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)

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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)

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**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.

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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

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

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No.	Description	Lead/Support	Fund
	Review and update regulations and ordinances other than zoning to conform to the general plan.	/ Public Works	

**Historic Preservation**

Consider adoption of a local Historic Resources Ordinance as a framework for the preservation and documentation of significant historic and cultural resources in the community. The ordinance would identify specific actions designed to preserve, maintain, and promote the City's rich inventory of cultural resources, including:

- Adopting a local register of historic resources and establishing criteria and procedures to list properties;
- Maintaining an updated historic resources inventory, and requiring documentation of resources that may be approved for demolition, including establishment of an archive of historic information and resources;
- Programming to promote the designation and protection of significant local resources including residential, and non-residential properties;
- Exploring establishment of a requirement to replace commercial buildings that are demolished, and to extend this provision to residential buildings at some point in the future;
- Exploring incentives such as a Mills Act Ordinance, conservation easements, and transfer of development rights to promote preservation of significant resources;
- Establishing disincentives and penalties for the demolition of significant resources without benefit of City permits; and
- Programming and partnerships to promote the wealth of historically significant local resources.

**Flood Control**