

# Historic Preservation Workshop

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CITY OF LAGUNA BEACH

SEPTEMBER 28, 2016



# Format of Tonight's Meeting

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- Presentation from City Staff 6:00 - 6:10 p.m.
  - Greg Pfost, Director of Community Development
  - Martina Caron, Senior Planner/Heritage Committee Liaison
  - Kathy Jenson – City Attorney (Rutan and Tucker, LLP)
  - Questions from the Committee to staff 6:10 to 6:30 p.m.
- Public Comment 6:30 to 7:30 p.m.
  - Name and address for minutes
  - (limited in time 2 or 3 mins/TBD)
- Committee Discussion 7:30
  - Public Hearing is Closed

# Goals of Tonight's Workshop

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- To finalize the revised Memo to the City Council.
- To finalize the “Draft” Historic Preservation Ordinance.
- Note: The “Draft” ordinance and memo were both revised based on the final motion and direction given by the Committee at the August 28<sup>th</sup> workshop.

# Tentative Additional Review Dates:

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## **Ordinance Review:**

October 27 - Design Review Board Review

November 9 - Planning Commission Review

December 13 - (dependent on PC review time) – City Council Review

## **Draft Historic Inventory Review/Property Rating Review:**

October/November Review of draft ratings (Specific Date TBD)

All homeowners of structures listed on the draft ordinance will be noticed prior to the meeting

# Tonight's Workshop Materials

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- Updated “Draft” Historic Preservation Ordinance (9/23/16)
- Draft Memo to the City Council (9/23/16)
- Published:  
<http://lagunabeachcity.net/cityhall/cd/preserve/historicresources.htm>

# Draft Ordinance Changes

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The draft was altered since the past workshop to include these changes based on the Committee's recommendations:

- Modified language to note density bonuses for R-1 properties;
- Combined/condensed the incentive sections into one section (25.45.016);
- Updated the "Draft" Ordinance to include an "Open Space" incentive;
- Incorporated a Demolition and updated the "Substantial Alteration" definition.

# Draft Ordinance Changes – “C”- Rated Structures

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- Changed all references of “Neighborhood Property” to “Contributive Property”;
- Provided the revised definition of “Contributive Property” (based on Committee motion);
- Added the 6<sup>th</sup> design criteria for the consideration when reviewing alterations to C-rated Structures;
- Provided a further explanation for the proposed reclassification of the Contributive (“C”-rated) Properties;

# Draft Heritage Committee Memo Recap

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Recommendations (from the June 16, 2016 workshop):

- Historic Review Triggers Clarification;
- Expand incentives to all structures in each category, (Register, Inventory, and Neighborhood Property);
- Incorporate the South Laguna Civic (SLCA) Letter comments and definitions;



# Other Recommendations:

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## **Historic Preservation Package:**

- Staff planner to be hired with a background in historic preservation
- Increased Heritage Committee Training
- Historic Residential Design Guidelines/Style Guide Document
- Preferred vendor list
- Historic window at the public counter
- Free City Parking Passes for properties on the Historic Register
- Street-sweeping tickets waived (first 4)

# Draft Ordinance: “C”- Rated Structures

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- Local flexibility;
- Properties are still locally historic and reviewed under the Historic Preservation Ordinance;
- Historic Analysis (SOIS) will not required
- C-rates structures no longer eligible for Register, but still eligible for all incentives;
- Heritage Committee and Design Review approval required for any/all substantial alterations; (local planning process)
- Not in conflict with the General Plan

The Committee was unanimously supportive of this proposal at the August 25, 2016 workshop.

# Committee's Recommendation

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1. Make a motion approve the draft memo to City Council.
2. Make a motion to recommend that the City Council approve the “Draft” Ordinance.