Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 11, 2012

TO: Supervisor Zev Yaroslavsky, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Michael Antonovich

FROM: Richard J. Bruckner
Director

RESPONSE TO BOARD MOTION ON HISTORIC PRESERVATION OPPORTUNITIES IN UNINCORPORATED AREAS OF LOS ANGELES COUNTY (FEBRUARY 14, 2012 AGENDA, ITEM NO. 8)

On February 14, 2012, your Board adopted a motion directing the Chief Executive Officer and the Director of Regional Planning to research various policy options to identify, inventory, and protect the County's historic and cultural resources. Additionally, your Board requested a report on the feasibility of a Mills Act contract program to provide economic incentives to preserve, restore, and maintain historic properties.

In consultation with the Los Angeles County Assessor's Office and the Los Angeles County Historical Landmarks and Records Commission, the Department of Regional Planning has prepared the attached report on historic preservation. This report discusses the four items identified in the motion: (1) historic preservation programs in other cities, (2) historical resource survey methods, (3) historic preservation ordinances, and (4) the feasibility of establishing a Mills Act Program for the County. Also identified are the potential operational, staffing, and fiscal impacts of these items. This report will be scheduled as a discussion item at the July 13, 2012 quarterly meeting of the Historical Landmarks and Records Commission.

If you have any questions concerning this matter, please contact me at (213) 974-6401 or Mr. Phillip Estes at pestes@planning.lacounty.gov or at (213) 974-6425.

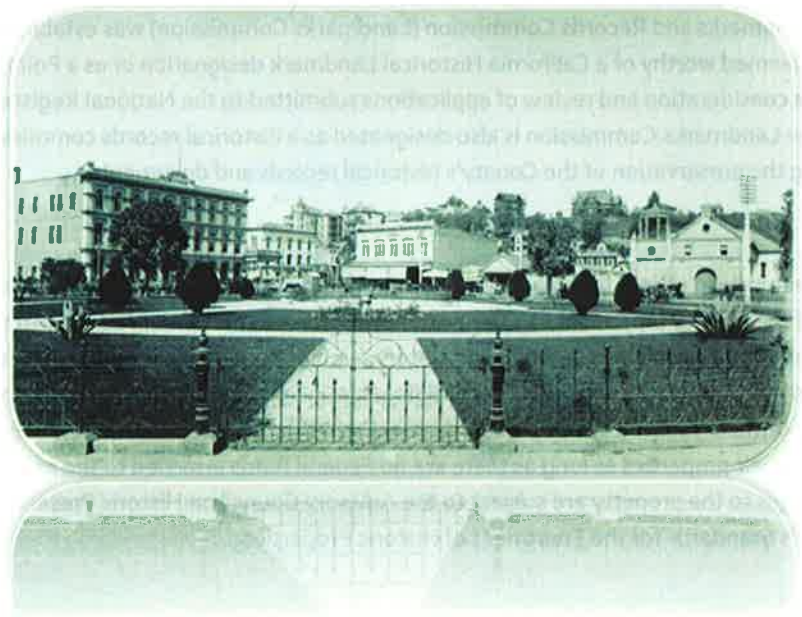
RJB:JS:PE:gmc

Attachment

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office (William T Fujioka, Rita Robinson)
County Counsel
Historical Landmarks and Records Commission

K_AP_061112_MBS_HISTORIC PRESERVATION

County of Los Angeles - Department of Regional Planning



Historic Preservation

An Evaluation of Policy Options and Incentives for a Historic Preservation Program

County of Los Angeles

Department of Regional Planning

Advance Planning Division

BACKGROUND

On February 14, 2012, your Board adopted a motion directing the Chief Executive Officer and the Director of Regional Planning to research various policy options to identify, inventory, and to protect historic and cultural resources in the unincorporated area of the County. Additionally, your Board requested a report on the feasibility of a Mills Act contract program and other economic incentives for owners to preserve, restore, and maintain historic and cultural resources.

CURRENT COUNTY REGULATIONS

The County Historical Landmarks and Records Commission (Landmarks Commission) was established to consider and recommend resources deemed worthy of a California Historical Landmark designation or as a Point of Historical Interest. Other duties include the consideration and review of applications submitted to the National Register of Historic Places (National Register). The Landmarks Commission is also designated as a historical records commission for the purpose of fostering and promoting the preservation of the County's historical records and documents.

To date, there are thirteen known official landmarks listed on the State and National Register of Historic Places in the unincorporated areas of the County (Appendix A). The National Register is the official Federal listing of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. The designation is mostly an honorary status with some federal financial incentives. Listing in the National Register does not restrict private property owners from the use of their property. From the Federal perspective, property owners can do whatever they wish with their properties as long as there are no Federal funds attached to the project. If Federal funds are attached, then any changes to the property are subject to the Advisory Council on Historic Preservation review and The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Similarly, the State of California Register of Historic Resources (State Register) is mostly honorary and provides limited protection. Listing in the National or State Register does not restrict private property owners from the use of their properties. However if a proposed project is subject to the California Environmental Quality Act (CEQA), an environmental review may determine measures to mitigate potentially significant effects resulting from the project. Finally, if State funds are attached to a State Register project, a property may be subject to State review and The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Currently, the County does not have a local historic preservation ordinance, which would protect historic and cultural resources from inappropriate alterations, neglect, or demolition. The Landmarks Commission does not have the duty or power to designate local landmarks or to undertake a comprehensive historic preservation program. None of the above-mentioned designations imposes specific requirements or protections, unless the project is subject to CEQA review or it involves Federal or State funds.

LOCAL HISTORIC PRESERVATION PROGRAM

The strongest protection afforded is typically found in a preservation ordinance enacted by the local government. While the elements that constitute a comprehensive preservation program vary by jurisdiction, there are a few features common to most qualified programs, including:

- Historic and cultural context statement and survey indentifying historic resources
- Local historic preservation ordinance.
- Appropriate level of review, which may include a "certificate of appropriateness," a stay or prohibition of inappropriate alterations or demolition.
- Mills Act Program and other economic incentives and regulatory tools.
- Education, technical assistance, and public outreach.

Program staffing and fiscal expenditures vary accordingly, depending upon the jurisdiction's interest and commitment to historic preservation. For example, the City of Los Angeles has an ambitious program with a budgeted preservation staff of five persons and an annual budget of over $1 million. Smaller jurisdictions may have one staff member that devotes a percentage of time to the preservation program, which is usually a function of the planning department. Other jurisdictions retain consultants with historic preservation, architectural, or other technical expertise to aid decision-makers.

HISTORIC AND CULTURAL CONTEXT STATEMENT AND SURVEY

A historic and cultural context statement (HCS) is critical tool for understanding, identifying, and protecting resources that give a community its unique character and sense of place. An HCS is specific to a particular jurisdiction, community, or neighborhood. The HCS is generally organized by theme, geographic area, or chronology. The statement identifies what aspects of geography, history and culture shaped the community's built environment; what property types were associated with those developments; and why those properties are important. The HCS also discusses the necessary criteria for properties to qualify as a historical resource. Lastly, the HCS is used to guide and conduct a community's historical resource survey and inventory.

Historical surveys are used not only to inventory resources, but to provide guidance on potential land use changes or developments. The California Environmental Quality Act (CEQA) requires local governments to analyze the impacts of proposed projects on historic resources. A survey provides an objective, comprehensive basis for the County's environmental analysis of historic and cultural resources. A survey also informs and educates property owners. This may lead to a landmark designation and protection, as well as participation in incentive programs such as the Mills Act. Ultimately, survey results identify resources eligible for designation, as well as those that do not meet criteria for designation. Although surveys identify resources, no actual designation results directly from survey activity.

Given that unincorporated Los Angeles County comprises over 2,600 square miles, it is critical to prioritize resources and to identify communities where surveys should be conducted. For example, the City of Los Angeles' surveys coincide with community plan updates. A similar approach is feasible for the County. Both individual resources and districts are evaluated for significance in accordance with criteria established for listing in the National and State Register of Historic Places, as well as local designation criteria. A survey will identify and categorize properties that exhibit important themes in the growth and development of the County. These themes may include: architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and other historical themes. Potentially, a survey will identify buildings, structures, infrastructure, objects, cultural landscapes, natural features, and historic districts.

HISTORIC PRESERVATION ORDINANCE

The local ordinance is the most important tool in developing and implementing a successful preservation program. From a practical standpoint, a comprehensive preservation program, which includes a preservation ordinance, gives the local jurisdiction greater access to federal and state funding and greater understanding of historic resources. A preservation ordinance can also provide more transparency and greater certainty to property owners and the development community concerning the improvement and maintenance of historic properties. For most jurisdictions, a preservation ordinance is a critical component of a comprehensive preservation program and a community plan. It can help to preserve a community's historic and cultural values and foster economic development.

A preservation ordinance can serve to protect individual landmarks only, entire historic districts, or both landmarks and districts. To ensure that new buildings blend in with their older neighbors, preservation ordinances typically regulate the design of new construction in historic districts, as well as changes to existing structures. Generally, most historic preservation ordinances will:

- Establish procedures and criteria for designating landmarks;
- Establish the appropriate level of protection for identified historic and cultural resources and the type of development review; and
- Provide enforcement and remedies for non-compliance.

Issues that ordinances typically address are stricter regulations over the modification or maintenance of a designated property or a property located within a historic district. These rules may make repairs or maintenance more costly and burdensome. To off-set potentially higher costs, most jurisdictions provide regulatory relief of zoning and building code standards, as well as economic incentives to encourage rehabilitation.

MILLS ACT PROPERTY TAX ABATEMENT PROGRAM

The Mills Act (1972) is considered the single most important economic incentive program in California for the restoration and preservation of historic buildings by private property owners. A ten-year contract is executed between a jurisdiction and a property owner. The property owner agrees to maintain, invest in, and protect the property in accordance with specific preservation standards and conditions of the contract. In turn, the Mills Act program allows qualifying owners to receive a reduction in property taxes and use the savings to help rehabilitate, restore, and maintain their buildings. Each local government establishes their own criteria and determines how many contracts they will allow in their jurisdiction, however, State law provides the regulatory framework:

- Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions of the contract.
- Periodic inspections ensure proper maintenance of the property and contract compliance.
- The contract is for a ten-year minimum and automatically renews on the anniversary date, which adds another year to the term.
- A written notice of cancellation is required to allow the contract to expire before the end of ten years.
- A jurisdiction may impose penalties for breach of contract, failure to protect the property, or cancellation on the part of the property owner.
- If sold, the contract is transferred to new owners. An active contract is binding to all successive owners unless a notice of cancellation is submitted.
- A qualified property is listed on any federal, state, county, or local register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks.
- A property can be an owner-occupied residence, a multi-family dwelling, or an income-producing commercial property.

Mills Act participants may realize substantial property tax savings of between 25% and 75% each year for newly improved or purchased qualified properties. Mills Act valuations are determined by using the lowest value of either the Income Approach to Value (Restricted Value), the factored base year value (Proposition 13 Value), or the standard Market Approach to Value (Market Value). The formula for deriving the Income Approach to Value is outlined in the State Government Code. The value must be reassessed annually and the savings may vary from year to year. Generally, a property purchased after 2000 is most likely to receive the highest reduction. Property purchased prior to 2000 will likely receive a minimal reduction. Property purchased prior to 1978 (Proposition 13) is unlikely to receive any tax reduction. A Mills Act contract does not guarantee a reduction amount for any property. After a contract is recorded, a participant is expected to realize tax savings the following fiscal year. The Mills Act does not preclude a property owner from making additions or improvements to a historic property, as long as such changes are consistent with the contract. Additions are assessed at the current market value and will not afford tax savings to the owner.

A qualified property may realize an annual tax savings of between 25 to 75 percent over the term of a ten-year Mills Act Contract.

If a Mills Act property is not maintained under the contract terms or if rehabilitation work is not performed, the owner could be found in breach of contract. If unresolved, the Mills Act contract is cancelled and the Assessor will assess a 12½ percent penalty based on the current fair market value of the property. An owner who wishes to cancel a contract, with immediate expiration, must pay the 12½ percent penalty. The property is then reassessed at either market value or Proposition 13 value.

Although minimal in the overall County's budget, it is important to understand the fiscal impact of a Mills Act Program and manage it on an annual basis. If implemented, the County (and other agencies and districts that receive property tax revenue) would incur an annual reduction of property tax revenue to the General Fund. Lower property valuations translate into lower property tax revenue. However, the reduction in tax revenue is offset by the public benefit of preserving important historical resources. Based on the need to manage the fiscal impacts, some jurisdictions set an annual cap or limit the number of annual contracts, or both. Other jurisdictions have no cap or limit the number of contracts.

Administration costs vary depending upon the number of annual contracts, staffing levels, and amount of program oversight. Oversight and inspections vary across jurisdictions, ranging from annual to every five years, as well as on a complaint basis. At a minimum, State law requires one inspection conducted every five years. Some programs allow the property owner to self-report annually, with inspections conducted on an as-needed basis or periodically as stipulated in the contract. A number of jurisdictions impose fees to recover administration costs, while some do not. Application fees vary from $300 to $1,500, with some cost recovery for the execution of a contract. Presumably, jurisdictions that absorb administrative costs do so to further incentivize historic preservation.

A Mills Act program is particularly effective when tied to a local preservation ordinance because it incentivizes owners to seek a landmark designation for their own properties. While the threshold applied to State and National Register properties is usually much higher than at the local level, the designation offers little protection. As previously discussed, a local landmark designation provides the strongest protection. One drawback of Mills Act program without a local ordinance is that only those properties listed on the State or National Registers are eligible to participate. Many potential local landmark properties would likely not qualify and the property owners would not realize any property tax savings. Therefore, few jurisdictions offer the program without a local ordinance.

OTHER INCENTIVES AND TOOLS

ZONING RELIEF

The City of Los Angeles and other jurisdictions offer zoning code incentives related to historic preservation. The ordinances ensure that older and historic buildings are not subject to the same zoning and code requirements that apply to new construction. Generally, the ordinance waives density restrictions and other regulatory barriers for qualified historic buildings. For example, additional parking spaces are not required, but existing parking capacity must be maintained. In

Los Angeles in just over 10 years, the Adaptive Reuse Ordinance has created over 10,000 residential units across the city and helped to transform the downtown historic core into a vibrant mixed-use community. For the City, the adaptive reuse ordinance is an important planning and economic development tool that helps to create new housing units, restore older neighborhoods, and preserve important historic resources.

MARKS HISTORICAL REHABILITATION BOND ACT

The Marks Bond Act (1976) authorizes cities, counties, and redevelopment agencies to issue tax-exempt revenue bonds to finance the rehabilitation of significant historic buildings. The Act specifies the conditions and criteria under which the bonds can be issued. The Marks Bond Act appears to have rarely been used due to the restriction that developers may not make capital expenditures of more than $10 million. Cities or counties are rarely willing to expend the time and money involved in issuing bonds for this small amount. If, however several major historic projects are undertaken in a jurisdiction at the same time and the collective costs and expenses total an amount high enough to justify staff time and fees to issue a bond, then the Marks Bond Act may prove to be a useful and desirable tool.

FEDERAL HISTORIC PRESERVATION TAX CREDITS

The Federal Historic Preservation Tax Incentive Program provides for a 20% federal tax credit on certified rehabilitation work. The incentive rewards private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. The program has also helped to create moderate and low-income housing in historic buildings. The 20% credit is available only to properties rehabilitated for income-producing purposes, including commercial, industrial, agricultural, or rental apartments. The credit cannot be used to rehabilitate a private residence. National Register buildings or buildings determined qualified by the State Historic Preservation Officer for individual listing are eligible. Buildings located in a certified local historic district may also qualify for the federal tax credit.

CERTIFIED LOCAL GOVERNMENT (CLG)

A minimum of ten percent of California's yearly allocation of funds received through the federal Historic Preservation Fund Grants Program must be sub-granted to certified local governments (CLG). CLG governments are eligible for matching grants and technical assistance from the State Office of Historic Preservation. The criteria to become a CLG includes the establishment of a historic preservation commission, adoption of a historic preservation ordinance, a system for the survey and inventory of historic properties, and provision for public participation in the local preservation program. Recently, the cities of Burbank, Pasadena, and Los Angeles have all received CLG grants for their ongoing preservation activities.

OTHER FINANCIAL INCENTIVES AND TOOLS

A recent survey of Los Angeles County jurisdictions found a variety of incentives, including: permit fee waivers, non-conforming use waivers, transfer of development rights, façade easements, and restoration loans and grants for historic and cultural resources. A city in Colorado offers a rebate of all local sales tax paid on materials used to renovate a local

landmark property. Additionally, the State Historical Building Code (SHBC) provides alternative building regulations for qualified historical buildings or structures. The County's Building and Safety Division of Public Works is familiar with and currently utilizes the SHBC.

ECONOMIC BENEFITS OF PRESERVATION

The benefits of historic preservation are not only aesthetic and cultural, but also economic. Experts suggest that landmark designations can positively affect home values because it leads to neighborhood pride and improved upkeep of homes and yards. The various state and federal tax credit combinations can also provide powerful results. While there are some regulatory implications, a comprehensive preservation program can enhance a local community while promoting economic development and create jobs. According to a 2011 National Trust for Historic Preservation bulletin:

- A California study found that rehabilitation resulted in ten percent greater wholesale purchases and 43 percent greater retail purchases than comparable new construction, which also results in increased sales tax revenue.
- A Texas study concluded that designated landmarks increased property values from between 5 and 20 percent.
- In Nebraska, 22 jobs are created for every $1 million spent on historic preservation, which supported 3,869 Nebraska jobs in 2009.

CONCLUSION

Historic preservation adds value to the lives of residents and visitors. The County's historic properties are an invaluable cultural, aesthetic, and educational resource. Each day, these resources provide opportunities to appreciate the legacy of our past. A preservation program is not intended to halt progress or stop the clock on development and growth. As discussed in the report, historic preservation can act as a significant economic development tool. Preservation incentives can leverage private investment, create jobs, and revitalize neighborhoods. Countless communities have demonstrated that historic preservation not only promotes an increased appreciation of the past, but that it is an important component of successful community planning and economic development.

If the County implements a Mills Act Program, the following is recommended:

PROPOSED MILLS ACT PROGRAM	
Maximum Number of Annual Contracts	6 per year
Maximum Revenue Loss to County	$300,000 x 10 years = $3,000,000 (As a share of the property tax revenue collected by the County, over a ten-year period.[1])
Program Details	• Limited to residential properties (1 and 2 units) valued under $1 million. • Non-residential properties would be eligible after year three.
Staffing & Oversight	• Given that the potential number of annual contracts is six, current staff would manage the program. • Application processing would be coordinated by Regional Planning and contracts reviewed by County Counsel. • Estimated application fee: $500, plus contact execution fee. • Consultants may be retained for technical assistance and property inspections. Inspection fee recovery stipulated in a contract. Estimated inspection fee is $500. • The County should reserve the right to periodically review the program, if deemed necessary to recover future costs. As more and more contracts are executed, the County may require dedicated staff in the future, an increase in the loss cap, or additional fees.
Timeframe	120 days to prepare a draft Mills Act Program ordinance.

[1] The latest California Property Tax Overview published by the Board of Equalization identifies the following breakdown for tax revenues collected in the state: counties 17%, cities 11%, school districts and community colleges 53%, and special districts 19%.

If the County implements a Historic Preservation Ordinance, the following is recommended:

PROPOSED HISTORIC PRESERVATION ORDINANCE	
Historical Landmarks and Records Commission	• Expand duties to include serving as the primary forum for historic preservation policy; review landmark applications and made recommendation to the Board; develop a survey; maintain inventory and register; generally advise the Board of Supervisors on all matters concerning historic preservation. • Department of Regional Planning to provide staff support.
Board of Supervisors	Authority to designate landmarks and to create historic districts reserved for the Board.
Survey and Inventory	Policy and procedures to maintain an inventory of potentially significant historic places or structures. The purpose is to identify properties or structures which may warrant further research for the purposes of establishing historical significance. This would likely occur in conjunction with a local community plan update or could be targeted to areas of known historical significance.
Landmark Designation Procedure	• Any person or group may nominate a landmark. • Commission conducts a public hearing and advises the Board. • Board takes final action on landmark or district designation. • If owner does not consent, Board may designate "eligible" for designation. • Creation of historic district would require authorization of 75% of property owners and Board approval.
Criteria for Landmark Designation	Establish criteria for designation of sites associated with: • Cultural, political, economic, or social history of the nation, state, or community. • Identified with historic persons or with important events of national, state, or local history. • Distinguishing characteristics of an architectural-type. • Notable work of a master builder, designer, or architect.
Procedures for Development Review	• Exterior alterations of landmarks or properties within a district subject to the Secretary of the Interior's Standards for Rehabilitation. Standards applied in a reasonable manner, taking into consideration economic and technical feasibility. • Generally, exterior alterations or demolition to require a "certificate of appropriateness." • Minor projects reviewed by staff. • Major projects reviewed by Commission or Board. • Ordinary maintenance exempted unless design, material, color, or appearance changes.
Zoning Relief and Economic Incentives	• Mechanism for an economic hardship waiver to provide flexibility in dealing with economic hardship cases or reasonable economic use of a property or site. • Provide relief of zoning standards to facilitate the restoration and adaptive reuse of historic structures.
Appeals	• Appeals of staff-level decisions heard by the Commission. • Appeals of Commission decisions heard by the Board.
Enforcement	• Provide remedies for non-compliance, as with the existing zoning ordinance. • Exemptions for health, safety, and public welfare to correct or abate the unsafe or dangerous condition of a structure.
Staffing	• Due to the necessary technical expertise in preservation and architectural history, a historic preservation specialist would be necessary. Initially, this could be achieved with a consultant on retainer, until the workload or program justifies a full-time position. • Provide outreach, education, and technical assistance.
Timeframe	Given the potential interest and stakeholder involvement, approximately 10 to 12 months to prepare a draft ordinance.

ATTACHMENT A

Summary of Mills Act Programs

Jurisdiction	No. of Contracts	Revenue Loss Cap	Application Fee	Notes
Beverly Hills	3 per year, total of 6	$50,000 total	$1,500	• Two-year pilot program. • Limited to SFR and theaters.
Burbank	3 per year	$30,000 per year	None	---
Los Angeles	512 current contracts	$1,000,000 per year	$250 for single-family $1142 for others	• Limited to SFR valued under $1M, others properties under $3M. • No valuation limit in Downtown Historic Core and Hollywood. • $1 per 1,000 of value for SFR and $1866 others uses to execute contract.
Pasadena	20 per year for SFRs, 6 per year for other uses	$75,000 per year	$1030 for SFRs, $2060 for other uses	• Limited to SFR under $1.5M, with exemptions, others under $3M. • $1 per 1,000 of value for SFR and $1866 for others to execute.
West Hollywood	Total 83	None	$740	---
Riverside	• 7 per year, (5 residential, 2 commercial). • If more than 7 received, a lottery selection is used.	None	$114	$418 to execute contract.
San Diego	901+	$200,000 per year	$1,185	$590 to execute contract, $949 enforcement fee.
Santa Monica	50 total contracts	None	No fees	---
Santa Barbara	8 per year	$300,000 total	$40	$400 to execute contract.

SFR: Single-family residence

ATTACHMENT B

Designated Landmarks Located in Unincorporated Los Angeles County

Resource Name	Location	Community	National Register	California Register	Point of Historical Interest
Altadena Town & Country Club	2290 Country Club Drive	Altadena			X
Antelope Valley Indian Housing Museum	15701 E. Avenue M	Lancaster	X	X	
Bassett Elementary School	546 N. Vineland Avenue	Bassett			X
Beale's Cut Stagecoach Pass	Intersection of Sierra Hwy and Clampitt Rd	Santa Clarita		X	
Christmas Tree Lane	Santa Rosa Ave., between Woodbury Ave. and Altadena Dr.	Altadena	X	X	
Dominguez Adobe Ranch House	18127 S. Alameda Street	Compton	X	X	
Keyes Bungalow	1337 S. Boston Street	Altadena	X	X	
Mount Lowe Railway	Angeles National Forest, north of Altadena	Altadena	X	X	
Pacific Electric Railway Company Substation No. 8	2245 N. Lake Avenue	Altadena	X	X	
Pitzer House	4353 N. Towne	Claremont	X	X	
Ridge Route, Old	Bounded by Sandberg and Canton Canyon	Castaic	X	X	
Santa Susana Stage Road	Northwest corner of San Fernando Valley	Semi Hills			X
Scripps Hall	209 E. Mariposa	Altadena	X	X	
Soledad-Acton Schoolhouse	32248 N. Crown Valley Rd.	Acton			X
Sylvia Park Country Club Clubhouse	20421 Callon Drive	Topanga			X
Vazquez Rocks	Agua Dulce Road	Agua Dulce	X	X	
Woodbury – Story House	2606 N. Madison Avenue	Altadena	X	X	
Wrigley, William, Jr., Summer Cottage	76 Wrigley Road	Avalon	X	X	

ATTACHMENT C
Summary of Historic Preservation Ordinances

Historic Preservation Commission	Duties of Commission (major)	Designation authority	Criteria for designation	Procedure for designation	Procedure for repair, modification, demolition	Incentives	Staff?	Mills Act?	Historic resource survey?	Notes
PASADENA										
Nine-member Commission nominated by council members and mayor. Ratified by city council. Knowledge/ professional experience with Pasadena's historical, architectural and cultural heritage;, knowledge, or training in historic preservation, architecture, history, landscape architecture, architectural history, planning, related areas.	Review landmark applications and recommend to the City Council. Issue COA. Identify and document historic resources through surveys and other research projects.	City Council takes final action on landmark designation. Preservation Commission takes final action on major COA, zoning relief, appeals of the Director, and applications of economic hardship.	• Associated with events that have made a significant contribution to the broad patterns of the history of the region, State, or nation. • Persons who are significant in the history of the region, State, or nation. • Exceptional embodiment of distinctive characteristics of a historic resource. • Important in prehistory or history of the region, State, or nation.	Any person or group may nominate. Owner consent not required for designation. Commission advises City Council and Planning Commission. Planning Commission advisory regarding landmark district. City Council takes final action.	COA required for the alteration, demolition. Compatible with Secretary of the Interior's Standards and Guidelines. Historic district evaluated by Design Guidelines for Historic Districts. Demolitions and major projects outside of the Central District reviewed by Preservation Commission. Minor projects rev'd by staff. Other projects require design review.	• Mills Act • Waive covered parking requirements • Façade easements • Potential variances for adaptive reuse or relocation • State Historical Building Code	Yes	Yes		Commission can approve or deny applications for demolition or alteration of landmarks, contributing buildings in districts, certain noncontributing buildings in districts, and works of Greene and Greene. Commission can deny demolition for structures identified in recent surveys; review of all demolition permits for structures over 50 years old; scorched-earth ordinance. Landmarks: 110 Districts: 27

COA: Certificate of Appropriateness

ATTACHMENT C
Summary of Historic Preservation Ordinances

Historic Preservation Commission	Duties of Commission (major)	Designation authority	Criteria for designation	Procedure for designation	Procedure for repair, modification, demolition	Incentives	Staff?	Mills Act?	Historic resource survey?	Notes
LONG BEACH										
Six members appointed by the mayor. Commission shall be appointed from professionals in the disciplines of architecture, history, architectural history, archeology, planning, or other historic preservation related disciplines. Members may also include lay members who have who have demonstrated competence knowledge in historic preservation.	Review landmark applications and advise Planning Commission. Issue COA. Compile, maintain and update an informational local register of landmarks and historic districts and to publicize and periodically update the City's cultural resource survey.	City Council takes final action. Preservation Commission takes final action on issuing major COA and other preservation -related matters, hears appeals of staff action. Appeals of Commission are heard by the Planning Commission.	• Buildings with historic and/or architectural value and have retained their original exterior form and materials. • Buildings that are high quality examples of past architectural styles. • Historic Districts are areas containing groups of older houses that are intact and unaltered. • Streetscape features, such as trees or light standards, may contribute to the historic value of the district.	Any individual or group may nominate. Owner consent not required for designation. Commission advises the Planning Commission. City Council takes final action.	A COA is required for all exterior changes, even those that do not need building permits, such as repainting. Ordinary maintenance and repair are excluded. Minor changes may be approved by staff. Major projects inconsistent with design guidelines are scheduled for a Commission hearing. Applicants may appeal decisions to Planning Commission.	• Mills Act • State Historical Building Code flexibility provisions	Yes	Yes	Yes	COA needed before alteration or demolition of any landmark or building within a district. Landmarks: 130 Districts: 17

COA: Certificate of Appropriateness

ATTACHMENT C
Summary of Historic Preservation Ordinances

Historic Preservation Commission	Duties of Commission (major)	Designation authority	Criteria for designation	Procedure for designation	Procedure for repair, modification, demolition	Incentives	Staff?	Mills Act?	Historic resource survey?	Notes
LOS ANGELES										
Five-member, mayoral-appointed Cultural Heritage Commission. Each historic district (HPOZ) may have its own Preservation Board or defer to the Commission.	Review landmark applications and advise City Council. Serves as the city's primary forum for the discussion of historic preservation policy. Appointment of two of the five members of each Preservation Board.	City Council takes final action on landmark or district designation.	A any site (including significant trees or other plant life), building, or structure: • Cultural, political, economic, or social history of the nation, state, or community. • Identified with historic persons or with important events of national, state, or local history. • Distinguishing characteristics of an architectural-type • Notable work of a master builder, designer, or architect.	Any person or group may nominate. Owner consent not required for designation. Public hearing conducted by Commission. Then, PLUM holds initial council hearing, and then the recommend ation goes to the full City Council.	A COA is required for all exterior changes, color and material changes. Ordinary maintenance and repair are excluded. Compatible with Secretary of the Interior's Standards or as modified for a specific district. In historic districts, the Preservation Board reviews or planning staff. Minor projects by staff. Major projects by Commission.	• Mills Act • Adaptive Reuse Ordinance, streamlined permitting process, flexible zoning • Housing Dept. loans and grants • City and State Historical Building Code	Yes	Yes	Yes	Also requires CEQA review for National Register of Historic Places or California Register of Historic Resources; scorched-earth ordinance. Commission has the authority to delay alteration or demolition for up to 360 days, until it can conduct an assessment. Landmarks: 990 Districts: 29

COA: Certificate of Appropriateness

ATTACHMENT C
Summary of Historic Preservation Ordinances

Historic Preservation Commission	Duties of Commission (major)	Designation authority	Criteria for designation	Procedure for designation	Procedure for repair, modification, demolition	Incentives	Staff?	Mills Act?	Historic resource survey?	Notes
WEST HOLLYWOOD										
Five members appointed directly by a Council, two members appointed by the Council at-large. Members shall have a demonstrated interest or competence in, or knowledge of, historic preservation and the cultural resources of the City.	Review landmark applications and recommend to the City Council. Periodically update the City's Historic Resources Survey and recommend to the Planning Commission and City Council the designation of cultural resources. Prepared standards and design guidelines. Issue COA.	City Council takes final action on landmark designation. Preservation Commission takes final action on issuing major COA and other preservation-related matters.	• Exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses integrity of design, location, materials, setting, workmanship feeling, and association. • Distinguishing characteristics. • Identified with persons or events. • Notable work.	Any person or group may nominate. Owner consent not required for designation. Commission advises Planning Commission and City Council. City Council takes final action.	COA is required for the alteration, demolition, or removal of any individual cultural resource or any contributing cultural resource within a historic district. Compatible with Secretary of the Interior's Standards. Minor by staff. Major by Commission.	• Mills Act • Permit fee waivers • Transfer of development rights • Change of use or adaptive reuse • Development standards modifications • Use modifications • State Historical Building Code	Yes	Yes	Yes	COA needed for alteration or demolition of cultural resource or contributing resource in district; non-contributing resource must be reviewed by commission in case of demolition; owner can propose to de-list after five years, but must prove nomination was in error; duty to keep in good repair. Landmarks: 110 Districts: 27

COA: Certificate of Appropriateness

ATTACHMENT C
Summary of Historic Preservation Ordinances

Historic Preservation Commission	Duties of Commission (major)	Designation authority	Criteria for designation	Procedure for designation	Procedure for repair, modification, demolition	Incentives	Staff?	Mills Act?	Historic resource survey?	Notes
SAN DIEGO COUNTY										
Seven members. Five nominated by the Board of Supervisors and two members nominated by the Director of Planning. Members shall be nominated from the following disciplines: Architecture, Architectural history, Prehistoric and historic Archaeology, Cultural anthropology, planning, or related disciplines. At least one member of local Native American descent.	Make recommendations to the Department of Planning and Advise the Board on issues and preservation plans and policies. Develop and maintain a resource survey and inventory of historic and prehistoric resources for inclusion shall be contained therein. Develop a Historic Resource Preservation Plan for the County Mills Act Program	Historic Site Board takes final action.	• Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage; • Associated with the lives of persons important to the history of San Diego County • Embodies the distinctive characteristics of a type, period • Has yielded or may be likely to yield, information important in prehistory or history		Any individual or group may nominate. Owner consent is required for designation. If owner does not consent, Historic Site Board may designate the resource as "formally determined eligible for listing." Public hearing is conducted by Historic Board.	• Mills Act • State Historical Building Code	Yes	Yes	Yes	Members of the Historic Site Board shall attend at least one informational or educational meeting, seminar or conference per year that pertains to the work or functions of the Historic Site Board. Landmarks: 110 Districts: 27

COA: Certificate of Appropriateness