

# CONSIDERATION OF AN URGENCY INTERIM ZONING ORDINANCE TO CLARIFY HISTORIC PRESERVATION

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JANUARY 18, 2022



# BACKGROUND

- December 7, 2021: City Council concurred that the existing historical preservation ordinance differs from the intended policy direction from the 2016 adoption
- The intended policy direction was for the ordinance requirements to be voluntary
- City Council directed staff to take action to amend the ordinance
- Staff has determined that minor changes can be made to clarify the ordinance in the short-term



# SECTION 10.86.030

## Definition of Certificate of Appropriateness (C of A)

“The permit granted on the finding by the Planning Commission or Director that an application to demolish, alter, or relocate a historic landmark or contributing resource as defined by this chapter is in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and other applicable criteria.”



# SECTION 10.86.150

## Requirements for C of As

Delete the specific prohibition of any demolition of a historic resource included in the Inventory of Historic Resources unless the City first issues a Certificate of Appropriateness.



# SECTION 10.86.170

## Findings for C of As

“The project will not cause a substantial adverse change in the significance of an historic landmark or contributing resource in accordance with the California Environmental Quality Act.”



# SECTION 10.86.190

## Sixty-Day Waiting Period for Demolition

“Applications for a Certificate of Appropriateness for demolition of a historic landmark or contributing resource shall be subject to a sixty (60) day waiting period.”



# DISCUSSION

- Staff anticipates that two to three properties per month are potentially eligible as a historic resource
- Over half of the City's housing stock is over 45 years of age (built prior to 1976)
- Staff has presented these interim measures to be adopted as an urgency ordinance



# POLICY ALTERNATIVES

- Alternative #1: Take No Action
- Alternative #2: Adopt an Interim Zoning Ordinance as an Urgency Ordinance
  - Four councilmember votes in favor are required for an urgency ordinance
  - The term of the interim ordinance would be 45 days, expiring on March 4, 2022
  - Interim ordinance may be extended twice: 1) for a maximum of 10 months and 15 days; and 2) not to exceed one year.  
(In total, it cannot exceed two years)

