

AGENDA

Contra Costa County
HISTORICAL LANDMARKS ADVISORY COMMITTEE
- SPECIAL MEETING -

Wednesday, March 27, 2019
3:00 P.M.

LOCATION: 30 Muir Road, Zoning Administrator Room
Martinez, California

1. Call to Order
2. Public Comment
3. Approval of Summary Minutes for January 17, 2019 HLAC Special Meeting
4. Discussion Items:
 - A. Draft policies/goals to recommend to the Consultant for the County General Plan Update
 - Each Members suggested drafted policies/goals to propose to the consultant
 - Carol Jensen
 - Melissa Jacobson
 - Raymond O'Brien
 - Melinda McCrary
 - B. Principal Planner Will Nelson (Advanced Planning) 3:30PM
 - Scope and Introduction to the General Plan Update Process
 - Input on Members' chosen draft policies/goals
 - The possibility for Placeworks to attend an HLAC meeting
 - Timeline/upcoming scheduling dates and/or events in relation to the General Plan Update
 - General Plan Update website: <https://envisioncontracosta2040.org/>
 - What is the Framework for Public Outreach
 - Becoming a Part of the General Plan Update Mailing List
5. Status/Progress of the Implementation Measures in the Historic and Cultural Resources Section of the Open Space Element of the Current General Plan
6. Next Steps in HLAC's Involvement with the General Plan Update Process
7. Committee Member's Comments

8. Next Agenda Discussion: Thursday, May 9, 2019 at 2:30 PM.

attachments: summary minutes for January 17, 2019 HLAC Special Meeting

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Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the Historical Landmarks Advisory Committee less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road in Martinez, during normal business hours.

Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
(925) 674.7888



Contra Costa County Historical Landmarks Advisory Committee (HLAC)
Summary Minutes for January 17, 2019

Members Present: Carol Jensen (Chair), Melissa Jacobson (Vice Chair), Raymond O'Brien, Melinda McCrary, and Aruna Bhat
Members Absent: None
Staff: Dominique Vogelpohl

1. **Call to Order:** The meeting was called to order at 1:05 PM.

2. **Public Comment:** Cheryl Grover and Annette Nunez representing the Contra Costa County Architectural Preservation Committee - Save the Martinez Jail, sitting in; and Tony and Dolores Geisler chairpersons of the Diablo Historic Preservation Committee representing the Diablo Historic District and bringing awareness to certain buildings within Diablo they wish to see preserved.

3. **Discussion Items:**
 - A. **Example historical policies and language from comparable cities and counties / draft policies to recommend to the Consultant for the County General Plan Update**
 - o Placeworks chosen consultant for General Plan update
 - o General Plan update will be completely done by December of 2020
 - o Melissa Jacobson moved for HLAC to be actively involved with Mr. Will Nelson and/or Placeworks during the General Plan update, Raymond O'Brien seconded. The motion was approved: 5 Ayes (Jensen, Jacobson, O'Brien, McCrary, Bhat), 0 Nays
 - o Question – Does the contract stipulate the number of Elements that can be added during this General Plan update?
 - o Difference between a General Plan and a Zoning Ordinance - A General Plan is a broad planning guideline to a municipality's future development goals and provides policy statements to achieve those development goals. Zoning ordinances implement General Plan policies through detailed development regulations, such as specific types of uses and building requirements. The Zoning implements the General Plan with greater specificity as to what can be built where, development standards, etc.
 - o Provide a wider net on what can potentially qualify as a historical resource e.g. cultural resources, archeological resources, etc.
 - o Question - Is there the possibility for the HLAC to become a Commission?
 - o Creating a new General Plan Historical and Cultural Resources Element is not likely during this General Plan Update; it is more feasible to transfer the Historical and Cultural Resources section to a more appropriate existing Element such as the Land Use or Conservation Element
 - **Carol Jensen – Solano County; City of Vallejo**
 - o History component and placement within the new General Plan
 - o Ensuring proposed policies/goals for the General Plan update comply with Federal and State historic landmarks initiatives e.g. the Mills Act

- Participation in General Plan content by HLAC members
- Frontloading the process
- Including citizen participation
- Determining whether proposed policies/goals should be more broad or specific in language and in content
- **Melissa Jacobson – Santa Barbara County; Monterey County; City of Carmel**
 - The researched areas did not have a separate Element within their General Plans, but some did have a separate Historical Preservation Zoning Ordinance
 - Preservation of historical resources promotes an ethic of cultural stewardship
 - It is suggested to have the definition of what may qualify as a historical resource be consistent with the California Register of Historical Resources
 - It suggested to include a new Policy in the new General Plan that the local agency can impose development restrictions to ensure preservation of designated historical resources
- **Raymond O’Brien – Alameda County; City of Oakland; City of San Francisco**
 - City of Oakland’s Historic Preservation Element established in 1994 and amended in 1998
 - Contra Costa County’s Historic Resources Inventory (HRI) is a list of historical resources that the County recognizes and regulates, if they fall within the unincorporated area of the County
 - The California Office of Historic Preservation determines that any building or structure that is 45 years or older may be of historical value
 - City of Oakland included in their inventory list not only established historical resources, but those that have the potential to become historical resources. the City of Oakland includes a list of potential buildings/structures that may not be official historical resources, but that have historical value and the City should be aware of
 - Benefits of becoming a Certified Local Government (CLG) – Funding to go toward developing a preservation element or plan, an ordinance, or a survey
 - An excerpt from *A Path to Parity Adopting a Historical Preservation Element to the General Plan* by Petree A. Knighton
 - It is suggested to become a CLG
 - It is suggested that with this General Plan update, a survey for potential historical resources be conducted of all of unincorporated Contra Costa County
 - It is suggested to create a separate Historic Preservation Element for the new General Plan
 - It is suggested to include a new Goal in the new General Plan to establish a new Historic Preservation Zoning Ordinance
 - It is suggested to include a new policy in the new General Plan for mandatory façade protection of privately owned building/structures

- It is suggested to include a new policy in the new General Plan for mandatory exterior and interior protection of publicly owned buildings/structures within unincorporated County
- **Melinda McCrary – San Diego County; Sonoma County**
 - San Diego County did not have a separate Element within their General Plan
 - More content in relation to archeological resources
 - It is suggested to include a new Goal in the new General Plan to encourage *Adaptive Reuse* to ensure preservation

4. Committee Member's Comments

- None

5. Next Agenda Discussion: Thursday, February 14, 2019 at 2:30 PM.

The meeting adjourned at 4:00 PM.

Solano County General Plan

<https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=6494>

Santa Barbara County General Plan

<https://www.santabarbaraca.gov/civicax/filebank/blobdload.aspx?BlobID=16903>

Monterey County General Plan

<http://www.co.monterey.ca.us/home/showdocument?id=45804>

City of Carmel General Plan

https://ci.carmel.ca.us/sites/main/files/file-attachments/land_use.pdf

City of Oakland General Plan

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak035238.pdf>

Why Become a Certified Local Government (CLG)

http://ohp.parks.ca.gov/?page_id=23581

A Path to Parity Adopting a Historical Preservation Element to the General Plan by Petree A. Knighton

<http://ohp.parks.ca.gov/pages/1072/files/path-parity.pdf>

California Register of Historical Resources – Criteria for Designation

http://ohp.parks.ca.gov/?page_id=21238

San Diego County General Plan

<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>

HLAC Jan 17 2019 Special Meeting

5 main ideas for historic preservation gleaned from Santa Barbara, Carmel & Monterey

Jacobson

1. Create a Comprehensive County Historic Preservation Program that:
 - a. designates landmarks & imposes restrictions to ensure preservation; subject to BOS
 - b. regulates land uses, prohibit construction, deconstruction, alteration; subject to BOS
 - c. makes recommendations to BOS to purchase or acquire developmental rights
 - d. includes policies that stress incentives to preserve sites (public recognition, fee reductions for building permits, Mills Act that reduces property taxes & other tax incentives)
 - e. recognizes the role that historic resources play in defining community character
 - f. recognizes how preservation of cultural resources provides direct economic benefits
 - g. to be effective, historic preservation efforts should be integrated with the county's other permit processes such as design review and land use approvals. Bring historic preservation into parity with other county concerns, land-use factors, & priorities being considered in the decision-making process.
 - h. enhances & publicizes educational value (periods, people, places, events) of our county
 - i. promotes an ethic of cultural stewardship that encourages the entire county to become actively involved in retaining and protecting our special historic resources that make us unique and add value to our local economy.

I bring my language to you from San Diego County. It can be found here:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>

Here are a few choice pieces of verbiage that we could adapt for Contra Costa County.

■ Cultural Resources—Federal and State legislation such as the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and California Environmental Quality Act (CEQA) establish requirements to ensure cultural resources are protected and preserved. This section supplements this legislation with goals and policies that set the framework for local ordinances and regulations that protect these important cultural resources

CONTEXT Our cultural past has helped shape our present community and will continue to create our future. Archaeological and historic resources, known collectively as cultural resources, are the tangible or intangible remains left by ancestral people who made and used them. Cultural resources, found throughout the County of San Diego, are irreplaceable reminders of the County's prehistoric and historic past that continues to have value for communities today. These resources can provide clues to prehistoric and historic human behaviors, and provide scientific, religious, and other valuable educational information about our cultural past. In addition, these resources such as sacred places and traditional cultural properties continue to influence and have value for the County's living tribal people. The cultural environment encompasses both the built (post1769) and the archaeological environments, which include both prehistoric and historic archaeological sites. Cultural resources are found throughout the County and include not only physical evidence of the past such as Native American rock shelters, and pictographs but the intangible evidence such as traditional cultural lands and sacred sites. Examples of historic cultural resources (the built environment) include homes, barns, bridges, fountains, and silos.

GOALS AND POLICIES GOAL

*Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archaeological resources for their cultural importance to local communities, as well as their research and educational potential.

Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources

Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resource.

Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner

Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

* Protection and Conservation of the Historical Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources

Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.

Education and Interpretation. Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego.



Office of Historic
Preservation

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Why Become a Certified Local Government (CLG)?

What's in it for the local jurisdiction? Why would you want to associate your local preservation program with state and federal programs? Would you be giving up autonomy?

Credibility

When your local preservation program is consistent with federal and state standards and regulations you have the backing of programs that have stood the test of time. The National Historic Preservation Act has been around since 1966. The National Register of Historic Places and its criteria are widely recognized and they have been tested legally (reviewed, refined by adoption into regulations, tested and upheld in courts). Although the California Register of Historical Resources is much newer (1992), its criteria and procedures parallel the National Register.

When your local survey and designation program is consistent with the National Register and California Register you know you are on safe ground. Similarly, in project review or adoption of Certificates of Appropriateness, the adoption and use of the Secretary of the Interior's Standards provides criteria for project evaluation that, again, have stood the tests of time, reasonableness, and the courts. It insulates the local preservation program from charges of being arbitrary and capricious. Becoming a CLG provides the local program the added value of prestige and cachet.

Technical Assistance

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

Streamlining

The use of the National Register/California Register criteria and the Secretary of the Interior

Standards integrates local, state, and federal levels of review. It brings clarity to the question of what resources are significant when it comes to CEQA and Section 106 of the National Historic Preservation Act. Adopting the Secretary of the Interior's Standards will allow the use of categorical exemptions under CEQA, and likely result of findings of no adverse effect under Section 106. The use of these criteria and standards make environmental review faster, more efficient, and reduces costs and delays.

Involvement

The CLG program brings local preservation boards and commissions into broader land use planning and project approval processes. CLGs are obligated to involve their boards/commissions in the CEQA and Section 106 review process, as well.

Funding

Each state is required to pass through 10% of its annual Historic Preservation Fund grant from the National Park Service to CLGs to fund their preservation activities. In California, the CLG grant program is competitive for a wider variety of preservation planning activities. This funding is not a large amount, but it can support important activities including completion of a preservation element or plan, a survey, preparation of a National Register district application, or the update of an ordinance. When work is carried out under the CLG grant program, there is the assurance that the work conforms to time-tested state and federal standards.

Autonomy

When your local governments decides to become a CLG, it agrees to carry out the intent of the NHPA and the Secretary of the Interior's Standards. OHP's role is advisory. Recognizing that individual local governments and individuals employed by those local governments often do not have all the background, training, and skills to achieve a good balance between development and preservation, OHP reviews the structure and processes of the local preservation program, and may comment on or make suggestions about strategies a local government can use to accomplish its goals and objectives. Beyond that, neither the NPS nor OHP have any regulatory authority over local governments.

Neither the NPS nor OHP dictate the content of historic preservation plans or ordinances; neither the NPS nor OHP review nor is their approval needed prior to the selection and appointment of individual local preservation commissioners by local government officials. In no way is the autonomy of a local government decreased by becoming a CLG. However, a CLG may be decertified if it establishes policies or adopts practices that violate the intent of the National Historic Preservation Act.

Economic Benefits

Although there are no direct economic benefits to being a CLG other than the opportunity to compete for CLG grants, your CLG's commitment to historic preservation does result in multiple

economic benefits. Where preservation is supported by local government policies and incentives, designation can increase property values and pride of place. Revitalization of historic downtowns and adaptive reuse of historic districts and buildings conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism and enhances quality of life and community character.


RELATED PAGES

[Certified Local Government Program \(CLG\) \(/?page_id=21239\)](#)


[CLG Grant Program \(/?page_id=24493\)](#)

[CLG Program Q & A \(/?page_id=24494\)](#)

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