



DATE: October 5, 2021
TO: Historic Preservation Commission
FROM: Allyson Kinnard, Associate Planner
SUBJECT: Historic Preservation Ordinance Amendment

For discussion, comments received since the September 7, 2021 meeting are attached.

Comments/Suggested Edits for Revisions as Proposed by Historic Preservation Commission at 9/7/21 Meeting

By: James D. Newland, Ex-Officio Commissioner

CITY OF LA MESA, CA, CODE OF ORDINANCES
Title 25 HISTORIC PRESERVATION

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25.01.050 Definitions

H. ~~Determination of~~ Historic Landmark Nomination Report refers to an application report submitted with documented evidence and assessment analysis to order to establish a property's eligibility for designation and listing on the City's register of designated landmarks and historic districts. [note: cut rest of definition]

L. Historic Eligibility Evaluation Report means a report prepared for the City by a third-party, qualified historic resources consultant providing a thorough and complete history of a property and a full analysis of the historic significance within developed contexts and its historic integrity to determine the property's eligibility as a historic property per the City's adopted historic designation criteria.

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N. Historic resource alteration permit means a permit approving a proposed alteration to a listed or potentially eligible historic resource or Historic District property.

Q. Inventory means the La Mesa Historic Resources Inventory, the original survey report prepared by SANDAG under direction of Dr. Raymond Brandes, and adopted on May 10, 1983, and any subsequent properties added, as an appendix to the Historic Preservation Element of the General Plan.

R. ...has been designated and listed pursuant to this Ordinance.

S. Noncontributing property means a property within a Historic District that does not possess the qualifications or characteristics of an eligible contributing resource, but...

U. ...to record the designation and listing of a historic landmark or Historic District property.

DD. Secretary of the Interior's Standards for Rehabilitation means the current publication of the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings (revised 2011) by the U.S. Department of the Interior, National Park Service.

G1. Review **Historic Landmark Nomination Reports** for applications in association with the nomination of a property as a historic landmark; or of **Historic Eligibility Evaluation Reports** in association with any project that includes **the alteration** or demolition of original **and character-defining** features of any structure that is 50 or more years old.

G2. ...to believe may be eligible **or potentially eligible**, for designation...

G3. Recommend to the City Council amendments, **including additions or deletions**, to the La Mesa Historic Resources Inventory.

25.03.020 Historic Landmark Designation and Determination of Historical Eligibility Evaluation Procedures

A **Historic Landmark Nomination Report** application shall be filed with the Planning Department in association with the nomination of a property **for the City's register of historic landmarks**.

A **Historical Eligibility Evaluation Report** shall be prepared in association with any project that includes **the alteration** or demolition of original **and character-defining** features of any structure that is 50 or more years old.

A. **Application of Procedures**

1. A **Historic Landmark Nomination Report** application involving private property must include the consent of the property owner.
2. A **Historical Landmark Nomination Report** application shall be submitted...
3. A **Historical Landmark Nomination** application or **Historical Eligibility Evaluation Report** fee shall be paid...
4. Upon determination that a **Historical Eligibility Evaluation Report** is needed to assess environmental impacts to potential historic resources associated with a project, the Planning Department shall **engage an unbiased, qualified third-party historic resources consultant for preparation of a Historical Eligibility Evaluation Report to be considered? for completeness** by the Historic Preservation Commission at a noticed public hearing.
5. Upon receipt of the **Historical Eligibility Evaluation Report from the historic resources consultant** shall set the application for public...
6. Planning Department staff may also complete a **Historical Eligibility Evaluation assessment of an over 50 year old property in which initial significance and historic integrity are assessed through due diligent research. If a preponderance of evidence shows that the property no longer retains integrity or historical or architectural significance, that the assessment could serve in lieu of requiring a complete Historical Eligibility Evaluation Report.**

[Note on #6 Trying to figure out how to address the “no chancers” –over 50 but remodeled or significantly altered, no outstanding architectural or historical significance that wouldn’t need a full report due diligence—this may be better found in Staff Policy or Procedures than the ordinance?]

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25.03.030 Historic District Designation Procedures

- A. Any person or entity may request the designation of a geographic area of the City as a listed historic district by submitting a Historic District Nomination Report to the Commission. The Commission, Planning Director or City Council may also initiate such proceedings on their own motion.
- B. Any such request shall be filed with the Planning Department upon the prescribed Historic District Nomination form and shall include the following data:
 - 4. Statement with documentation of identified contributing structures and improvements within the district boundaries.
- G. ...decision. Such recommendation shall include the Historic District Nomination Report containing the following...
- J. If a property owner within a listed Historic District wishes to nominate their individual property to the City’s Historic Landmark register, they shall follow the procedures found in section 25.03.020.

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25.03.040 Certificate of appropriateness

- A. For the purposes of this chapter, no person shall alter, relocate or demolish a listed historic landmark or contributing property in a historic district, through any alteration to...
[Note: just trying to clarify, this doesn’t reference need for Inventory Properties or potentially eligible (over 50 years old)—just those listed and/or in a district boundary?]

END OF COMMENTS

September 20, 2021

Mayor Arapostathis and City Council
City of La Mesa
La Mesa City Hall
8130 Allison Avenue
La Mesa, CA 92101

Re: Historic Preservation Ordinance Update

Mayor Arapostathis and Councilmembers,

The Historic Preservation Commission (HPC) finalized and presented our recommendations for the historic preservation ordinance update at our meeting this month. At the meeting we were informed by staff that action is required by the La Mesa City Council to direct staff to assist in moving our recommendations forward. Without such action we were informed that staff would be prevented from devoting any time to this effort.

We are asking that the City Council formally direct staff to do the following:

- Review the ordinance update recommendations prepared by the HPC.
- Consult appropriate parties at the City to finalize, adopt, and implement an ordinance update that addresses HPC's three primary recommendations:
 1. Establishing a year trigger (of 50 years) for historical review of building permit applications.
 2. Requiring HPC review of all historical reports submitted to the City as part of this review process.
 3. Requiring that historical reports be prepared by a qualified un-biased 3rd part consultant.

We urge the City Council to take this action immediately to address the City's deficient review process for potential historical resources. Without such action we fear that the City is at risk for non-compliance with the California Environmental Quality Act (CEQA). Updating this important planning component to follow best practices is in the interests of all stakeholders for a streamlined, transparent, and lawful review process.

We thank you for your consideration and urge you to take action to address this important issue.

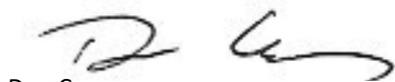
Thank You,



Carmen Pauli
Chair of the Historic Preservation Commission
Historic Preservation Ordinance Update Committee Member



Jan Wilcox
Vice-Chair of the Historic Preservation Commission
Historic Preservation Ordinance Update Committee Member



Don Cary
Historic Preservation Commissioner
Historic Preservation Ordinance Update Committee Member



Save Our Heritage Organisation
Protecting San Diego's architectural and cultural heritage since 1969

Thursday, September 16, 2021

La Mesa City Council
La Mesa City Hall
8130 Allison Avenue
La Mesa, CA 91942

Re: La Mesa Historic Preservation Ordinance amendment

Councilmembers,

Save Our Heritage Organisation (SOHO) commends the City, Historic Preservation Commission, and staff on the effort to move forward in establishing a historical review process. SOHO is in strong support of the draft ordinance developed by the Historic Preservation Ordinance Update Committee and urges Council to direct staff to begin the ordinance amendment process. SOHO finds the proposed historic review process for 50+ year properties to be a best practice that complies with the California Environmental Quality Act (CEQA).

SOHO has expressed concern in the past for La Mesa's review process of potentially historic resources, such as the Drew Roundhouse at Penske Ford Automotive and the Lloyd Ruocco commercial façade remodel at 8371 La Mesa Boulevard, which did not receive proper environmental review. Since decisions for potential historical properties is a discretionary and not a ministerial decision, La Mesa must comply with CEQA when making these decisions. Updating this important ordinance to follow best practices is in the interests of all stakeholders, because it will provide a streamlined and transparent review as well as comply with CEQA. SOHO supports the Committee recommendations including the 50-year threshold for a historic review process, larger HPC involvement, and to specify a city contract for the 3rd party consultant in preparing historic reports, as opposed to an applicant. This is a best practice, ensuring unbiased reports and a transparent process. In addition, updating the City's historical survey should remain a high priority so resources are recognized and documented.

SOHO is excited to support the City, HPC, and staff during the process to amend the Historic Preservation Ordinance and asks Council to direct staff to act.

Thank you for the opportunity to comment,

Bruce Coons
Executive Director
Save Our Heritage Organisation

Amie Hayes
Senior Historic Resources Specialist