



Current Policy



- ☞ Previous City Survey (1980-1981)
- ☞ Historic Resources Element in City's General Plan (1981)
- ☞ Historic Preservation Ordinance (1989)
- ☞ Historic Preservation Program:
 - (Policies/Procedures/Register/Ordinance/Mills Act and Other Incentives)
- ☞ California Environmental Quality Act (CEQA)



Past Inventory Work



- ☞ 1980-1981: Historic Survey conducted
- ☞ 852 pre-1942 properties identified potentially historic
- ☞ Properties documented in neighborhoods on "street" forms
- ☞ Properties rated into three categories: "E" Exceptional; "K" Key; "C" Contributive
- ☞ 1981 historic survey recognized by City Council in 1982 (Historic Resources Inventory)



Historic Rating Classification



- ☞ "E" rated: Exceptional buildings with outstanding historic integrity, excellent architectural significance, and possibly eligible for National Register listing.
- ☞ "K" rated: Key buildings with very good historic integrity and were fine period examples.
- ☞ "C" rated: Contributive buildings that contribute to the overall character and history of a neighborhood, but may not be unique in and of themselves.

Historic Register



- ☞ Approximately 250 properties have been placed on the City's Historic Register since 1982.
- ☞ Development Incentives for properties on the Register include:
 - Parking reductions
 - Setback flexibility
 - Fee/permit cost reductions
 - State Historical Building Code

Survey Update Objectives




- ☞ Develop Historic Context Statement for Laguna Beach
- ☞ RE-IDENTIFY & EVALUATE all properties on Historic Resources Inventory
- ☞ Assess historic INTEGRITY of all Inventory listed properties
- ☞ Identify any properties also eligible for National Register and California Register listing
- ☞ Identify those properties NOT eligible for listing on the City's Historic Resource Inventory
- ☞ Study use of the E-K-C rating classification system used for previous survey, make recommendations and update City preservation ordinance, as applicable.
- ☞ Align City ratings with the State OHP Codes and CEQA


Project Scope




- ☞ Hold kick-off meeting ✓
- ☞ Conduct historical background research ✓
- ☞ Update historic context statement (in process)
- ☞ Conduct field survey and photography ✓
- ☞ Re-evaluate properties for significance ✓
- ☞ Develop survey database with spreadsheet ✓
- ☞ Prepare updated inventory forms (in process)
- ☞ Schedule update meetings, including Council (and in process)
- ☞ Prepare survey report w/findings - recommendations



Field Work




- ☞ Field survey from the "public right-of-way"
- ☞ Confirmation of properties
- ☞ Photographs
- ☞ Assess and Evaluate
- ☞ Review Findings w/Staff



Evaluation Criteria


- ☞ National Register of Historic Places (National Register)
- ☞ California Register of Historical Resources (California Register)
- ☞ City of Laguna Beach associations with:
 - Important historical events
 - Significant persons important in our past
 - Represent important or rare historic property type
 - Reflect distinctive characteristics of an architectural style
 - Work of a master architect or builder
 - Possesses high artistic value




Survey Findings

☞ Current survey information available on the City's website:


- http://lagunabeachcity.net/cityhall/cd/zoning/heritage_committee/default.asp






Survey Findings

PROPERTY	1980 SURVEY	SURVEY UPDATE
"C" Contributive	216	138
"K" Key	244	213
"E" Exceptional	70	68
Not Rated	6	1
Not Historic	N/A	87
Demolished	N/A	9
Placed on Register since surveyed	N/A	19



Reasons for Changes

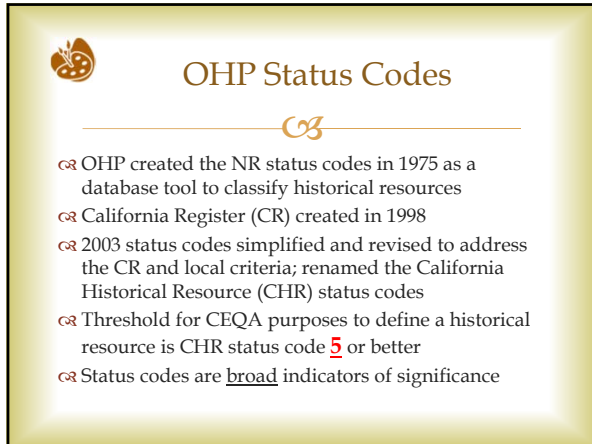
- ☞ Changes in property integrity since 1980, including demo
- ☞ New policies and guidance at federal level regarding use of historic contexts, application of criteria of significance, aspects of integrity, and identification of character-defining features (1988-1991)
- ☞ Creation and implementation of the California Register of Historical Resources (1992-1998)
- ☞ State's National Register status codes changed to California Historical Resource Status Codes (2003)
- ☞ Refinement of State's Historic Resources Inventory Forms (1995) and definition of historic districts
- ☞ CEQA Regulations and Implications



Assess Integrity

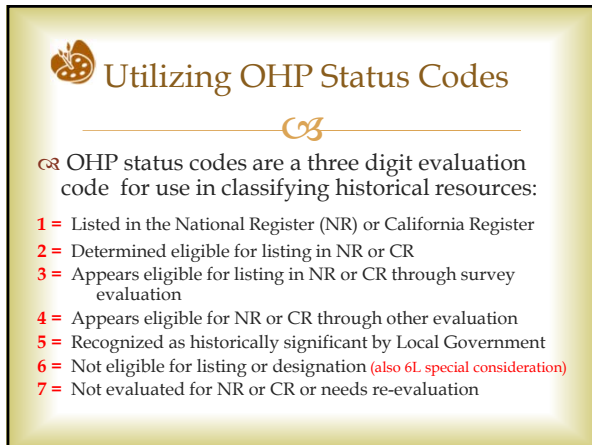
- ☞ Integrity is the ability of a property to convey its historical significance.
- ☞ To retain integrity a property will possess several of the aspects.
- ☞ Define the essential physical features to explain why and when the property is historic.

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association



OHP Status Codes

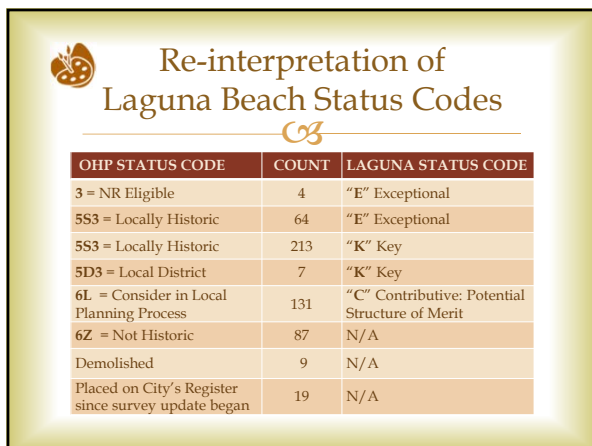
- ☞ OHP created the NR status codes in 1975 as a database tool to classify historical resources
- ☞ California Register (CR) created in 1998
- ☞ 2003 status codes simplified and revised to address the CR and local criteria; renamed the California Historical Resource (CHR) status codes
- ☞ Threshold for CEQA purposes to define a historical resource is CHR status code **5** or better
- ☞ Status codes are broad indicators of significance



Utilizing OHP Status Codes

☞ OHP status codes are a three digit evaluation code for use in classifying historical resources:

- 1** = Listed in the National Register (NR) or California Register
- 2** = Determined eligible for listing in NR or CR
- 3** = Appears eligible for listing in NR or CR through survey evaluation
- 4** = Appears eligible for NR or CR through other evaluation
- 5** = Recognized as historically significant by Local Government
- 6** = Not eligible for listing or designation (also 6L special consideration)
- 7** = Not evaluated for NR or CR or needs re-evaluation



Re-interpretation of Laguna Beach Status Codes

OHP STATUS CODE	COUNT	LAGUNA STATUS CODE
3 = NR Eligible	4	"E" Exceptional
5S3 = Locally Historic	64	"E" Exceptional
5S3 = Locally Historic	213	"K" Key
5D3 = Local District	7	"K" Key
6L = Consider in Local Planning Process	131	"C" Contributive: Potential Structure of Merit
6Z = Not Historic	87	N/A
Demolished	9	N/A
Placed on City's Register since survey update began	19	N/A



CEQA and the Rating Codes



- ☞ Under CEQA, historical resources are considered part of the environment.
- ☞ Projects that may cause a substantial adverse effect on the significance of a historical resource is considered a project that may have a significant effect on the environment.
- ☞ The definition of "historical resources" is contained in Section 15064.5 of the *CEQA Guidelines*.
- ☞ "E" and "K" rated properties are subject to CEQA
- ☞ "C" rated properties considered at local planning level (process to be determined through ordinance update)



Structures of Merit



- ☞ "E" Exceptional and "K" Key rated properties
- ☞ New status for "C" Contributive (6L) properties
- ❖ ❖ ❖
- ☞ Introduction of Structure of Merit recognition
- ☞ Status code rated **6L**: considered in local planning
- ☞ Purpose, Criteria, Application
- ☞ Structure of Merit benefits and incentives
- ☞ CEQA compliance



Historic Preservation Ordinance Update



- ☞ Existing historic preservation ordinance will be updated to reflect changes to current policies and regulations.
- ☞ Format consistent with recommendations from OHP
- ☞ Will provide a more efficient oversight process
- ☞ Will incorporate consideration of CEQA and other federal and state policies, regulations, and guidelines.



Consideration of Properties 45 Years or Older



- ☞ Properties not listed on the City's Historic Resources Inventory, the Historic Register, or previously identified or evaluated for historical significance.
- ☞ Assessment of historical significance required prior to permit application for demolition, major alteration, or relocation of these properties.
- ☞ Preliminary Determination
- ☞ CEQA implications



Next Steps




- ☞ Continue working with City staff to clarify any outstanding issues, address current preservation policies and programs, consider streamlining CEQA project reviews, schedule final meeting
- ☞ Prepare final report, inventory forms, and database
- ☞ Notice property owners of final results
- ☞ Present findings to Heritage Committee/City Council
- ☞ Incorporate/update data into City's GIS database
- ☞ Post information to City's website



Next Steps (dates)



- ☞ Public may submit photographs or property additional information to City Staff by Friday **January 16, 2015** for re-consideration and evaluation.
 - historicinventory@lagunabeachcity.net
- ☞ **January/February 2015:**
 - Revised Historic Preservation Ordinance to be reviewed by Heritage Committee/DRB/Planning Commission
- ☞ **April/May 2015:**
 - Revised ordinance and proposed survey update rating codes to be reviewed by City Council

 **City Review Process**
Current and Future

☞ "E" Exceptional and "K" Key rated properties


☞ New status for "C" Contributive properties (6L):

- Introduction of Structure of Merit recognition

☞ Current Permit Process

☞ Interim Permit Process

☞ Future Permit Process

 **Questions & Answers**

