

AGENDA

Contra Costa County
HISTORICAL LANDMARKS ADVISORY COMMITTEE
Thursday, May 9, 2019
2:30 P.M.

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

1. Call to Order
2. Public Comment
3. Approval of Summary Minutes for March 27, 2019 HLAC Special Meeting
4. Status/Progress of the Implementation Measures in the Historic and Cultural Resources Section of the Open Space Element of the Current General Plan
5. 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 Placemarks
 - Carol Jensen
 - Melissa Jacobson
 - Raymond O'Brien
 - Melinda McCrary
6. Next Steps in HLAC's Involvement with the General Plan Update Process
7. Committee Member's Comments
8. Next Agenda Discussion: Thursday, August 8, 2019 at 2:30 PM.

attachment: summary minutes for March 27, 2019

The Historical Landmarks Advisory Committee (HLAC) will provide reasonable accommodations for persons with disabilities planning to participate in HLAC meetings who contact Dominique Vogelpohl at least 48 hours before the meeting, at (925) 674.7888.

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

Members Present: Carol Jensen (Chair), Melissa Jacobson (Vice Chair), Raymond O'Brien, Melinda and McCrary
Members Absent: Aruna Bhat
Staff: Will Nelson, Ruben Hernandez, and Dominique Vogelpohl

1. **Call to Order:** The meeting was called to order at 3:03 PM.
2. **Public Comment:** Cheryll Grover – member of the public in attendance
3. **Approval of Summary Minutes for January 17, 2019 HLAC Special Meeting:** Raymond O'Brien moved to accept the minutes with the amendment to include all nine points under Melissa Jacobson's summary report, Melinda McCrary seconded. The minutes were approved: all Ayes (Jensen, Jacobson, O'Brien, McCrary), 0 Nays

4. **Discussion Items:**

A. Draft policies/goals to recommend to the Consultant for the County General Plan Update

- **Carol Jensen**
- **Melissa Jacobson**
- **Raymond O'Brien**
- **Melinda McCrary**

Ruben Hernandez provided introduction of the County General Plan Update process:

- The County General Plan is updated every 20 years
- The County has acquired the consultant Placeworks
- The update is at the very initial stages of the process

- 3:15PM Intermission until Will Nelson is in attendance –

A. Principal Planner Will Nelson (Advanced Planning) 3:30PM

- **Scope and Introduction to the General Plan Update Process**
 - County's current General Plan adopted in January of 1991
 - The General Plan was re consolidated in 1996 and 2005
 - The current General Plan is lacking certain topics such as climate change, sustainability, community health, environmental justice, cultural/historical resources, etc.

- The new General Plan will be a completely revamped document that will be more inclusive to all of these topics
- County's Seven Elements: Land Use, Transportation, Housing, Conservation, Open Space, Noise, Safety, Growth Management, and Public Facilities and Services. The General Plan will not add any new elements, but will be expanding on and addressing new topics within the existing elements.
- Every Element is coequal
- The Zoning Ordinance and Climate Action Plan will also be updated
- **Input on Members' chosen draft policies/goals**
 - With the Zoning Ordinance update historical resources may be impacted, specifically the County's Historic Districts
 - A Vulnerability List is a list of things that are more vulnerable or susceptible to certain things, and this information will help guide development to be least impactful to those more vulnerable. Historical resources should be considered to be included in the Vulnerability List
 - The HLAC Members are expected to write their own policies/goals to contribute to the General Plan update
 - Possibly prepare an informational item of the suggested policies/goals to the Board of Supervisors prior to submitting to Placeworks
 - Suggested to vet the suggested policies/goals directly with Will Nelson
 - HLAC Members will be working with local Historical Societies in drafting their suggested policies/goals
 - It is suggested to survey the County and create a list of potential historical resources
 - Content for implementation measures should include who will be responsible, what are they responsible for, and when will it be completed?
- **The possibility for Placeworks to attend an HLAC meeting**
 - Placeworks prepared Vallejo's latest General Plan for reference purposes
 - Staff will ask Placeworks to attend when HLAC is ready for their input
- **Timeline/upcoming scheduling dates and/or events in relation to the General Plan Update**
 - Anticipated to be completed by the end of 2020
 - Draft of updated General Plan anticipated by February of next year
- **General Plan Update website: <https://envisioncontracosta2040.org/>**
- **What is the Framework for Public Outreach**
 - Minimum of 80 meetings in several communities throughout the County distributed over the next year

- Notification of meeting dates provided to community organizations and the Board of Supervisors' District offices
- Individuals will receive notification of upcoming meetings after signing up on Envision Contra Costa 2040

- **Becoming a Part of the General Plan Update Mailing List**

- Sign up on Envision Contra Costa 2040

5. Status/Progress of the Implementation Measures in the Historic and Cultural Resources Section of the Open Space Element of the Current General Plan: Raymond O'Brien moved to continue this item by the next meeting, Melinda McCrary seconded. The item was continued: all Ayes (Jensen, Jacobson, O'Brien, McCrary), 0 Nays

6. Next Steps in HLAC's Involvement with the General Plan Update Process

- May regular meeting will be the next meeting to discuss General Plan update
- No other agenda items will be added

7. Committee Member's Comments

- None

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

The meeting adjourned at 5:01 PM.

Attachments: amended January 17, 2019 Special Meeting minutes

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:** Cheryll 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
 - **It is suggested to create a comprehensive County historic preservation program that:**
 - a. Designates landmarks and imposes restrictions to ensure preservation; subject to the Board of Supervisors (BOS);**
 - b. Regulates land uses, prohibit construction, deconstruction, and 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 and 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. Integrates 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, and priorities being considered in the decision-making process;**
 - h. Enhances and publicizes educational value (periods, people, places, events) of the 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.**
- **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.