

AGENDA

Contra Costa County
HISTORICAL LANDMARKS ADVISORY COMMITTEE (HLAC) SPECIAL MEETING
Thursday, June 27, 2019 at 10:00 A.M.
LOCATION: 30 Muir Road, Martinez, CA in the Zoning Administrator Room

1. Call to Order
2. Public Comment
3. Approval of Summary Minutes for May 9, 2019 HLAC Special Meeting, and Amended Summary Minutes for January 17, 2019 Special Meeting
4. Discussion Items:
 - A. Draft policies/goals/implementation measures to recommend to the Consultant for the County General Plan Update
 - Each Members suggested drafted policies/goals/implementation measures to propose to the consultant Placeworks
 - B. Status of existing maps/visuals within the General Plan and what will happen to them with the General Plan Update
 - Will Figure 9-2 Archaeological Sensitivity Map be retained?
 - What is the format for the maps/visuals moving forward with the General Plan update?
 - C. Fee for Historic Nomination application to request to be included to the Historic Resources Inventory
5. Next Steps in HLAC's Involvement with the General Plan Update Process
6. Committee Member's Comments
7. Next Regularly Scheduled Agenda Discussion: Thursday, August 8, 2019 at 2:30 PM.

attachments: Proposed HLAC Committee Recommendations to the 2040 Contra Costa County General Plan prepared by HLAC Chair Carol Jensen
Summary minutes for May 9, 2019, and amended summary minutes for January 17, 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

Historic Landmark Advisory Committee
Envision Contra Costa 2040 General Plan
June 20, 2019

Proposed HLAC Committee Recommendations to the 2040 Contra Costa County General Plan

The existing General Plan elements are:

1. Land Use
2. Growth Management (optional)
3. Transportation
4. Housing
5. Public Facilities and Services (optional)
6. Conservation
7. Open Space
8. Safety
9. Noise

Seven are required by State law, and the two that are optional elements are noted.

There are also four new themes the County will be weaving throughout the new General Plan:

Economic Development
Sustainability
Environmental Justice
Community Health

“History” is a component touching all elements of the General Plan. Building permit and demolition permit issuance must consider historic buildings. Repurposing or restoring suburban track homes 45 years or older must be assessed for historic importance. Historic-tourism is a source of economic growth. It is difficult to find an aspect associated with community health & well-being that does not touch on a historic community core, heritage open space, tribal lands, and ancestral home. **The Historic Landmarks Advisory Committee recommends that “History,” broadly defined, be integrated and woven into all and every element of the new 2040 General Plan.**

In addition, a section in the “Community Health & Well-Being” element should specifically address “history” in a contemporary context of our county. Our collective definition of history has evolved and changed since the 2005 General Plan where it was relegated to “Historic and Cultural Resources” and “Archeology.” Today, a definition of “history” as it applies to our county is much broader than conventionally defined in the 20th Century. **The Historic Landmarks Advisory Committee**

recommends that the definition of “history” as defined in the 2040 General Plan include, but not be limited to, the following categories: architecture, historic vistas, historic shorelines, arts & entertainment venues, maritime industry, landmarks, agricultural heritage, Native American culture, industrial development, homeland war effort, and transportation.

New cities have been created and existing cities have expanded their city limit lines significantly since 2005. Identifying those structures under the protection of and part of unincorporated Contra Costa County as listed in the Contra Costa County Historic Landmarks List has become difficult. **The Historic Landmarks Advisory Committee recommends that a map be included identifying the city limit lines of all incorporated Contra Costa County cities with an overlay of the location of all historic landmarks, structures, and districts currently on the Historic Landmarks List.**

The process of maintaining the accuracy and pertinent historically relevant data of current and future entries to the Historic Landmark List has not been updated since the early 1970s. It is a paper and manual system not integrated with any Contra Costa County Conservation & Development Department processes. Nothing is digitized. **The Historic Landmarks Advisory Committee recommends that a professional inventory of all current entries in the Historic Landmark List be undertaken. This includes general fund budgeting & expenditure for historic research, current photography, digitizing of supporting documents, condition assessment, website design, and system integration into Conservation & Development Department planning processes.**

Respectfully submitted

Carol A. Jensen, Chair
Historic Landmark Advisory Committee

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

1. **Call to Order:** The meeting was called to order at 2:30 PM.
2. **Public Comment:** None
3. **Approval of Summary Minutes for November 8, 2018 HLAC Special Meeting:** Melissa Jacobson moved to accept the March 27, 2019 minutes and to amend January 17, 2019 to have Annette Nunez represented only as a member of the public per the request of Annette Nunez, Melinda McCrary seconded. The minutes were approved: all Ayes (Jensen, Jacobson, O'Brien, McCrary, Bhat), 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**
 - Recommended concepts from the Members to be drafted into policies/goals/implementation measures to contribute to the updating of the cultural/historical resources portion of the General Plan are attached to these minutes
5. **Next Steps in HLAC's Involvement with the General Plan Update Process**
 - Scheduled a Special Meeting for June 27, 2019 at 10AM in the Zoning Administrator's room to go over draft policies/goals/implementation measures based on the concepts presented in this meeting
6. **Committee Member's Comments**
 - Chair Carol Jensen authored the spring issue of the Contra Costa County Historical Society Bulletin
 - Vice Chair Melissa Jacobson informed HLAC of the Architectural Preservation Foundation event to be held at Diablo Valley College
 - Staff will notify HLAC members when Resolution for Stephen Lawson's Resolution is approved and signed by the Board of Supervisors

7. Next Agenda Discussion: Regularly scheduled HLAC meeting on Thursday, August 8, 2019 at 2:30 PM.

The meeting adjourned at 4:20 PM.

Attachments: Envision Contra Costa 2040 – concepts for potential goals/policies/implementation measures

Envision Contra Costa 2040 - concepts for potential goals/policies/implementation measures

Carol

1. Define what we are talking about-- we have been speaking of historic landmarks
2. We might want to include historic landscapes
3. Archaeology as well as cultural anthropology in context of Native Americans
4. Cultural aspects of places like Kaiser shipyards and Port Costa
5. Need to include architecture--the definition has been historic landmarks but was too narrow we need to seek out broader in scope

Melissa

1. Create a comprehensive county historic preservation program
2. Publicize how preservation of historic resources provides direct benefits to the individuals and to the community
3. Promote historic preservation and sustainable reuse of historic properties
4. Identify and evaluate historic resources on a regular basis
5. Increase public awareness of history of the County
6. Protect historic and cultural resources from demolition and inappropriate alterations
7. Promote rehabilitation through incentives and technical assistance
8. Show how historical resources play a defining role in the community character
9. Bring historic preservation into parity with other County concerns
10. Coordinate actions throughout County government to ensure protection of historical resources
11. Integrate historical preservation into community and economic development strategies
12. Review potential use and reuse strategies for rehabilitation county owned properties
13. Incorporate historic preservation goals into county economic policies
14. Map of historic sensitive areas
15. Take the historic preservation concepts and put it under land use

Melinda

1. Include sacred sites as a cultural resources
2. Include adaptive reuse
3. Protect and preserve archaeological, historical, and other cultural resources.
4. Require continued compliance with all State and Federal legislations to protect cultural resources
5. Require avoidance of cultural resources and mitigation for unavoidable impacts
6. Engage in dialogue with local Native American groups
7. Require proper treatment of archaeological materials
8. Human remains require

9. Materials collected from archaeological sites are required to be kept in a facility that meets federal standards 36 CFR Part 79
10. Cultural Resources Goal/Policy 2--Encourage protection, rehabilitation and reuse of historical buildings and structures
11. Ensure the Historic Resources Inventory is up to date and remains updated in a timely manner
12. Participate in state and federal projects that offer economic benefits for preserving historical resources and adaptive reuse
13. Endorse the Mills Act
14. Federal historic preservation tax credit (20% tax credit)
15. Recognize that historical buildings and districts improve quality of life and economic benefits
16. Encourage engagement with the community

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, **members of the public**, 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.