

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

DATE: July 12, 2017

SUBJECT: Historic Preservation Program Discussion

BACKGROUND

At the meeting of June 20, 2017, the City Council directed staff to revise the historic preservation ordinance to remove references to a Historic Preservation Commission, and assign the duties of the historic preservation program to the Planning Commission.

This report provides a brief explanation of the program and duties. The Planning Commission can discuss this matter at the meeting of July 12 and ask any questions. Staff expects the program to launch in Fall 2017.

ANALYSIS

The historic preservation program establishes a register of local historic landmarks and the creation of historic and conservation districts. A landmark is a site or structure over 45 years of age that has historic merit due to historic events, important people, style or type of construction, artistic or aesthetic merit, architecture, or information related to history or pre-history of local or regional area, state or nation. Historic districts are characterized by a grouping of sites that meet landmark criteria. Conservation districts can be established when individual properties are not worthy of landmark status, but there may be a benefit to requiring compatibility between existing and new development in an area. Landmark designation requires the consent of the owner. Historic districts can only be established with the consent of 60% or more of the owners. Conservation districts require 51% of the owners to consent.

Further, the Program includes incentives for the preservation and maintenance of landmark and contributors to historic districts. Among these are a historic variance and a property tax reduction under the Mills Act program.

Finally, the program includes a process for the review of alterations or additions to landmarks, including rehabilitation and restoration efforts.

There are four primary actions the Planning Commission will be involved in:

1. Review of applications for historic landmark status and recommendation to City Council;
2. Review of applications for historic district status and recommendation to City Council;
3. Review recommendations for the establishment of conservation districts.
4. Review and approve certificates of appropriateness for alterations to historic landmarks.

Staff will provide a brief presentation of the Commission's duties under the historic preservation ordinance, as well as the expected timeline for rolling out the program. There is a budget for training commissioners on the technical information required to carry-out the duties.

The Commission will have an opportunity to ask questions regarding the program prior to its implementation in Fall 2017.

For reference, the Commission may wish to review the adopted historic preservation ordinance. It can be located through a link on the City's website: <http://www.citymb.info/city-officials/city-clerk/municipal-code> Title 10, Chapter 10.86- Historic Preservation.