STAFF REPORT

DATE:

March 26, 2014

TO:

Planning Commission and Historic Landmarks Board

FROM:

Jeremy Graves, Community Development Director

SUBJECT:

Review of Draft Issues and Options Memorandum for

Historic Preservation Regulations Update

Discussion

Attached is the draft *Issues and Options Memorandum* prepared by the City's consultants, Dyett & Bhatia for the update of the City's historic preservation regulations. The consultants have reviewed the City's current regulations and procedures regarding historic properties. In addition, the consultants have met with members of the Historic Landmarks Board (HLB) and conducted interviews with stakeholders and a cross section of users of the City's historic preservation regulations. The draft *Memorandum* summarizes the principal findings and conclusions of that work and identifies a number of ways the current regulations could be improved to meet the overall objectives of the Historic Preservation Regulations Update. The draft *Memorandum* identifies four recommendations:

- 1. Make the Regulations Easier to Understand and User Friendly.
- 2. Improve Administration of Permit Review.
- 3. Clarify the Process for Historic Resource Review.
- 4. Proactive Actions by the City.

The draft *Issues and Options Memorandum* is intended to form the conceptual framework for discussion of the recommendations with the Legislative Committee, HLB, Planning Commission, and City Council. Based upon feedback, the consultants will prepare draft regulations for review by the Legislative Committee and HLB/Planning Commission representatives. The draft regulations will be subject to public hearings held by the HLB, Planning Commission, and City Council for adoption of updated regulations.

The Legislative Committee met on March 13, 2014 to discuss the draft *Memorandum* along with providing input to the consultant in furtherance of refining issues and concepts for completion of the draft and an implementation plan to amend existing regulations and procedures.

Recommendations

- 1. Accept a presentation from Dyett & Bhatia on the draft *Issues and Options Memorandum*, and;
- 2. Review the draft *Issues and Options Memorandum* and provide comments for the staff and consultants.

Exhibit: Issues and Options Memorandum prepared by Dyett & Bhatia, dated February 24, 2014

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