



HISTORIC PRESERVATION PROGRAM OPTIONS

January 29, 2015

BACKGROUND

- ▶ 2008 Strategic Plan
 - ▶ Preserve the heritage of historical sites
 - ▶ Formulate historic preservation program for the City.
- ▶ 2009 General Plan Conservation Element
 - ▶ Objective CR.12: Preservation of sites of local historical and cultural importance

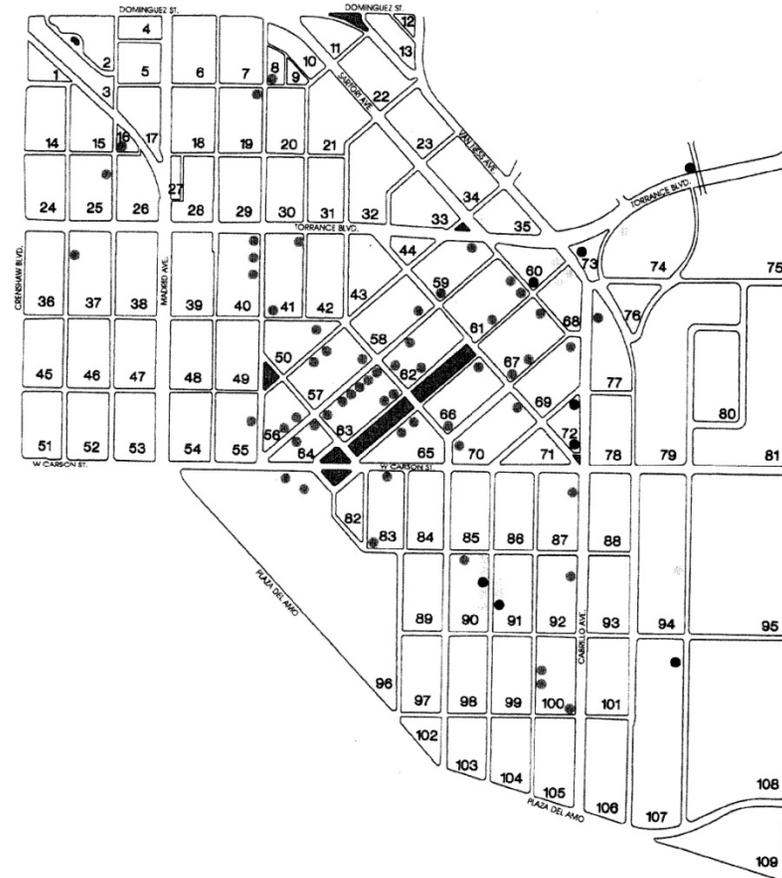
HISTORIC RESOURCE SURVEY

- ▶ Survey performed between 2011-2013 by trained volunteers
- ▶ Survey of all residential, commercial and industrial structures in the original Torrance Tract
- ▶ Torrance Tract selected because area represents original city boundaries
- ▶ Resource Survey will be used as a tool for creating a local historic register
- ▶ Structures categorized as contributor, altered-contributor, and non-contributor based on when built and condition
- ▶ Period of significance: 1912-1945

Survey Block Map

BLOCK KEY MAP

OLMSTED TRACT: Torrance, California
2011-SURVEY OF HISTORIC RESOURCES



- BUILDINGS LISTED IN THE 1979 SURVEY
- ◻ IRVING GILL BUILDINGS LISTED IN THE 1979 SURVEY
- EXTANT IRVING GILL BUILDINGS 2011



HISTORIC RESOURCE SURVEY

Resource Category	Number of Resources (% of total)
Contributor	535 (30%)
Altered-contributor	325 (18%)
Non-contributor	935 (52%)
Total	1,795

Percentage of Contributors w/in Survey Block	Number of Survey Blocks
0%	24
1%-25%	35
26%-50%	40
51% and above	10
Total	109

HISTORIC RESOURCE SURVEY

- ▶ August 5, 2014, survey presented to City Council. Council requested an informational item on options for historic preservation programs to be prepared
- ▶ October 14, 2014, informational item on options for historic preservation programs presented to City Council. Council directs to staff conduct public outreach to community.
- ▶ November 20, 2014 & tonight's Historic Preservation Community Workshop

PROPERTY RECOGNITION PROGRAM

- ▶ Certificate of recognition awarded for properties rehabilitated or restored
 - ▶ Criteria for nomination established
 - ▶ Certificates annually awarded by City Council
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CONSERVATION DISTRICT

- ▶ Overlay district, existing underlying zoning remains in place
 - ▶ Overlay district established by Ordinance
 - ▶ Comprised of a minimum number of contiguous properties & initiated by majority consent of property owners within proposed district
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CONSERVATION DISTRICT

- ▶ Protection of resources that may not qualify for historic register designation, but have local significance
- ▶ District criteria determined by local standards (architectural style, era built, cultural significance)
- ▶ Emphasis on preserving neighbor character and less on resource's historic significance
- ▶ Historic Preservation/Cultural Heritage Commission optional, but not required

MILLS ACT PROGRAM

- ▶ Contract agreement between property owner, City and County Assessor
- ▶ Eligible properties must be listed on local, State, or National historic register
- ▶ Property tax relief
- ▶ Owner maintains and rehabilitates property

MILLS ACT PROGRAM

- ▶ State & National Register Criteria:
 - ▶ Significant event
 - ▶ Significant person
 - ▶ High artistic value
 - ▶ Has yielded information to pre-history or history
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MILLS ACT PROGRAM

- ▶ Application process
 - ▶ Application form & fee submitted
 - ▶ Property owner consent required
 - ▶ Staff review of application, recommendation, preparation of contract
 - ▶ Historic Preservation/Cultural Heritage Commission* determination
 - ▶ *New commission, appointed by Council, comprised of at least five members who have demonstrated interest in historic preservation & two professionals
 - ▶ Decision can be appealed to City Council

MILLS ACT PROGRAM

▶ Mills Act Contract

- ▶ 10-year perpetual contract that automatically renews annually until owner opts for non-renewal
- ▶ Contract recorded with County (runs with property, not owner)
- ▶ Restoration, rehabilitation and maintenance schedule to be performed by owner
- ▶ Periodic compliance inspection by City
- ▶ Penalty for breach of contract = 12.5% of property value

MILLS ACT PROGRAM

- ▶ Property Tax Relief
 - ▶ Property tax relief varies
 - ▶ Property taxes reassessed annually by County Assessor based on State Board of Equalization guidelines

HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

- ▶ Overlay district, existing underlying zoning remains in place
 - ▶ Overlay district established by Ordinance
 - ▶ Geographic concentration of designated historic resources (local, State or National Historic Register)
 - ▶ Initiated by majority consent of property owners within proposed HPOZ
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HISTORIC PRESERVATION OVERLAY ZONE (HPOZ)

- ▶ Historic Preservation/Cultural Heritage Commission
 - ▶ new commission
 - ▶ review & approve new construction, additions & major exterior alterations
 - ▶ minor alterations approved by Community Development Director
 - ▶ make recommendations to City Council for establishing HPOZ districts

BENEFITS

- ▶ Preservation of community's heritage & neighborhood character
- ▶ Enhancing appearance of properties & neighborhoods
- ▶ Stabilization of neighborhoods
- ▶ Investment & reinvestment into property
- ▶ Encourage property rehabilitation
- ▶ Property tax relief (Mills Act)

CONSEQUENCES

- ▶ Loss of property tax revenue (Mills Act)
 - ▶ Demolition & property development restrictions
 - ▶ Permit process lengthened
 - ▶ Additional application fees
 - ▶ California Environmental Quality Act (CEQA) review process lengthened
 - ▶ Commitment of staff resources
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SUMMARY OF OPTIONS

- ▶ Establish Property Recognition program
 - ▶ Establish Mills Act program
 - ▶ Create Conservation and/or Historic Preservation Overlay District
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NEXT STEP

- ▶ Refer outreach and consideration of options to the Community Planning and Design Committee