



## Community Development Department MEMORANDUM

AGENDA DATE: December 14, 2010  
TO: Placerville City Council  
FROM: Steve Calfee, Community Development Director, Retired  
SUBJECT: Zoning Text Amendment – 10-4-10(B): Historical Criteria

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### Background

The last comprehensive update of the City Zoning Ordinance was done twenty years ago. Since that time, a variety of minor amendments have been made on an as-needed basis.

Recently, it was brought to this department's attention by the Heritage Association that a component of the code which relates to historic buildings in the City was outdated. Specifically, section 10-4-10(B), used previously as guidance for the City and its committees when reviewing projects that relate to the remodeling or rehabilitation of historic buildings, refers to California State criteria based upon the California Historical Advisory Committee "Statement of Policy," which has subsequently become obsolete. Copies of the document are no longer on file in the department, nor can copies be located for use in this matter by decisionmakers.

Not surprisingly, the federal Department of Interior has authored a document similar to the one that is referenced by City Code, the *Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, a copy of which is attached hereto (**Exhibit A**). Inasmuch as the Code references an obsolete document for decisionmaker reference, it appears appropriate to provide a similar, contemporary document as a tool for decisionmakers to utilize when making determinations relating to historic buildings in the City.

On December 7, 2010, Staff requested that the Planning Commission recommend to Council the following amendment to 10-4-10(B) of the City Code:

Present language:

10-4-10: **HISTORICAL BUILDINGS IN THE CITY:**

[...]

- (B) Historical Criteria: The California State criteria as developed by the California Historical Advisory Committee "Statement of Policy" and this statement shall be used as the historical criteria for the purpose of this Section.

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Proposed amendment:

10-4-10: **HISTORICAL BUILDINGS IN THE CITY:**

[...]

- (B) Historical Criteria: ~~The California State criteria as developed by the California Historical Advisory Committee "Statement of Policy" and this statement shall be used as the historical criteria for the purpose of this Section.~~ Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Despite the fact that the State guidelines have been unavailable over a number of years, decisionmakers have had the benefit of the Historic District Design Guidelines document prepared twenty-four years ago by department staff. Despite the fact that the aforementioned guidelines have not been adopted by City Council, they have proven to be a useful tool with respect to historic design review in the City's four residential Historic Districts. For the Commission's information, a copy of this document is attached as **Exhibit B**.

On December 7, 2010, the Planning Commission made the following recommendation to City Council on a 4 – 0 vote:

1. Make the finding that this request is consistent with the following General Plan Community Design Element Goals and Policies:
  - A. Goal C, which states: *"To protect and enhance to the visual quality and neighborhood integrity of residential areas."*
  - B. Goal C, Policy 1, which states: *"The City shall promote and protect residential neighborhoods from incompatible uses."*
  - C. Goal C, Policy 6, which states: *"The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood."*
  - D. Goal B, which states: *"To protect and upgrade the visual and historic character of downtown."*
  - E. Goal B, Policy 4, which states: *"The City shall encourage downtown property owners and merchants to develop a comprehensive program which will set forth common objectives for the enhancement and revitalization of the downtown area, and develop appropriate implementation measures."*
2. Introduce the attached ordinance and waive the first reading.

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Steve Calfee  
Community Development Director, Retired

**Exhibit A – Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**

**Exhibit B – Historic District Design Guidelines**

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