

## **General Plan, Historic Preservation Element Comments**

**December 5, 2007**

**Good afternoon President Peters and City Council, I am Ronald V. May, President of Legacy 106, Inc. and a member of the Uptown Historic Preservation Coalition.**

**I speak today from a 37-year career in Land Use and California Environmental Quality Act review.**

**The Thanksgiving Weekend Demolition at 4555 Texas Street Proves The General Plan and Review by Development Services Does Not Work!!!**

**The General Plan, Historic Preservation Element needs stronger language**

- **To enforce the 45-Year Review Policy on Building and Demolition Permits – Mandate Historical Resources Board review**
- **DO NOT ALLOW UN-TRAINED URBAN PLANNERS TO DECIDE WHICH 45-YEAR OLD BUILDINGS RECEIVE PROFESSIONAL HISTORICAL SIGNFICANCE REVIEW – informed decisions need to be made by qualified people**
- **DO NOT allow Redevelopment Agencies to override the Historic Preservation Element policies**
- **Eliminate Weasel-wording – Change “Should” to “Shall” and “encourage” to “require” - Eg. Policy CE.1 [c] HP-A-2**
- **And while City Staff disagree with strong language, YOU should know that the City of Riverside uses the word SHALL in their Historic Preservation Element!!!**
- **Create a policy that all demolition permits or building permits affecting the street façade of a 45-year old Building will be SUBJECT to CEQA REVIEW**

- The 45-year Demolition Projects are always linked to larger discretionary projects – Require full CEQA review of all 45-year Demolition Projects unless the Historic Resources Board clears the building as not significant
- Require a FULL public hearing on 45-year Rule Demolition Projects at the Historical Resources Board
- Give EQUAL WEIGHT to the Historic Preservation Element when in conflict with INCREASED densities in the Land Use Element
- Do NOT ALLOW Zoning to override Historic Preservation Element policies
- Create “COMMUNITY CHARACTER BUSINESS DISTRICTS” within the Historic Preservation Element that base HISTORIC SIGNIFICANCE as DISTRICT contributors
- Create a policy to preserve the Business District facades that preserves their unique community history – Eg. Lewis Street in Mission Hills or University Avenue in Hillcrest
- The REMEDY is for to CREATE a STRONG new Demolition Permit for the 45-Year Rule that REQUIRES Historical Resources Board review, a public hearing subject to the Brown Act, and CEQA review by qualified Environmental Planning staff.