

July 8, 2004

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

**Regular Meeting of
August 17, 2004**

SUBJECT: REPORT BY THE HISTORIC PRESERVATION SUBCOMMITTEE ON THE
PROPOSED HISTORIC PRESERVATION IMPLEMENTATION PLAN

Recommendation:

Direct as deemed appropriate.

Background:

The Select Committee for the Development of a Hermosa Beach Historic Preservation Plan has prepared a Historic Preservation Implementation Plan working with the Planning Commission's Subcommittee, the Historical Society, the Mayor and resources in the preservation field. The draft plan identifies issues, goals, objectives and actions for historic preservation of properties determined to have historic significance.

The members of the Historic Preservation Subcommittee are: Planning Commissioners Peter Hoffman and Kent Allen and Select Committee members Geoff Hirsch and Steve Pinard.

Analysis:

The proposed Implementation Plan lists nine objectives and the steps necessary for achieving them. Some of the actions require follow-up studies and surveys by the city to delineate historic properties or districts that merit historic recognition, some require follow-up training of staff, Council and Commission members, some are private sector driven such as using marketing programs, the Mills Act and other tax or fee incentives to encourage preservation of properties and some stress coordination and providing better information to city departments. A qualified architectural historian will need to prepare a survey of the City as a first step in identifying properties with historic merit that are candidates for preservation.

The Implementation Plan recommends adopting a historic preservation element in the General Plan, adopting CEQA regulations relating to historic preservation particularly as it relates to demolition and discretionary approvals, encouraging land use and growth management policies which encourage preservation and ensuring enforcement of the Historic Preservation Ordinance in Chapter 17.53 of the Zone Code.

Sol Blumenfeld, Director
Community Development Department

Attachments:

1. Hermosa Beach Planning Sub-Committee for the Development of a Hermosa Beach Historic Preservation Plan Memorandum
2. Draft Historic Preservation Implementation Plan

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