
Attachment C: Summary of Amendments

Chapter 10.86 HISTORIC PRESERVATION

10.86.010 Title.

No change.

10.86.020 Purpose.

Updated with relevant Government Code Sections, as well as added H – to establish property owner consent and J - for compliance with CEQA requirements.

10.86.030 Definitions.

Added the following new definitions:

- "Accessory Dwelling Units (ADU)" and "Junior "Accessory Dwelling Units (JADU)"
- "Addition"
- "Certificate of Appropriateness"
- "California Environmental Quality Act (CEQA)"
- "Improvement"
- "Mills Act"
- "Minor alterations"
- "Negligible alteration"
- "Owner"
- "Survey"

Removed the following definitions:

- "Conservation District"
- "Property Owner"

10.86.040 Planning Commission.

Updated to add voluntary basis of nomination and designation.

10.86.050 Inventory of Historic Resources.

Updated to add voluntary basis of eligibility for being listed on the City's Inventory of Historic Resources.

10.86.060 Register of Historic Resources.

Updated and added language for general property owner consent, and G- for compliance with CEQA as it relates to a historic resource, and added H – to establish Mills Act contract applicability and responsibility.

10.86.070 Designation criteria for Historic Landmarks.

Updated to add voluntary basis.

10.86.080 Designation procedures—Historic landmarks.

Updated the requirements for period of significance and owner consent for designation, voluntary designation language and designation markers; and added G - application withdrawal process for historic landmark designations.

10.86.090 Owner consent for Landmark Designation.

Updated to clarify owner consent.

10.86.100 Designation criteria for Historic Districts.

Added D - to provide Office of Historic Preservation regulations and standards typically applicable to historic districts.

10.86.110 Designation procedures—Historic districts.

Updated the requirements for period of significance and owner consent for designation; and added E - reevaluation of historic survey thresholds, F - voluntary designation language, and G - application withdrawal process for historic district designations.

10.86.120 Conservation districts

Removed from ordinance, as the number of qualifying properties in the City that would meet the criteria are insufficient.

10.86.120 Owner consent for Inclusion as Contributing Element to Historic District.

Added new section to clarify owner consent.

10.86.130 Amendment or rescission of designation.

Updated to include reevaluation of historic inventory survey; and added C - rescission of designation due to substantial destruction.

10.86.140 Duty to maintain historic resources.

No change.

10.86.145 Accessory Dwelling Units and Junior Accessory Dwelling Units.

Added section to explain applicability of ADU/ JADU on historic properties under State Law.

10.86.150 Certificate of Appropriateness—Requirement.

Added an introduction and updated language on the applicability of administrative reviews.

10.86.160 Certificate of Appropriateness—Procedures.

Added requirement for qualified professional and G- the expiration process and H - revocation process of Certificate of Appropriateness.

10.86.170 Certificates of appropriateness—Findings.

No change.

10.86.180 Work moratorium.

No change.

10.86.190 Sixty (60) day waiting period for demolition.

No change.

10.86.200 Economic Hardship Exception.

No change.

10.86.210 Unsafe or dangerous conditions.

No change.

10.86.220 Environmental review.

Added abbreviation for California Environmental Quality Act “CEQA”.

10.86.230 Appeals.

No change.

10.86.240 Mills Act Property Tax Abatement Program.

Added to include the process regarding the application, fees, and responsible parties.

10.86.245 Other Incentives.

Updated with new provisions for public recognition and State Historic Building Code incentives.

10.86.250 Historic Variance.

Updated to clarify variance applicability.

10.86.260 Application filing fees.

No change.

10.86.270 Enforcement and penalties.

Minor update to provide clarity on mitigation measures that are consistent with State law.