



Beverly Hills City Council Liaison / Cultural Heritage Commission Committee will conduct a Special Meeting, at the following time and place, and will address the agenda listed below:

CITY OF BEVERLY HILLS
455 N. Rexford Drive
Beverly Hills, CA 90210

TELEPHONIC VIDEO CONFERENCE MEETING

Beverly Hills Liaison Meeting
<https://beverlyhills-org.zoom.us/my/bhliaison>
Meeting ID: 312 522 4461
Passcode: 90210

+1 669 900 9128 US
+1 888 788 0099 Toll-Free

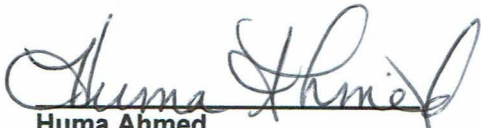
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Tuesday, August 24, 2021
4:00 PM

Pursuant to Executive Order N-25-20 members of the Beverly Hills City Council and staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public can view this meeting through live webcast at www.beverlyhills.org/live and on BH Channel 10 or 35 on Spectrum Cable, and can participate in the teleconference/video conference by using the link above. Written comments may be emailed to mayorandcitycouncil@beverlyhills.org.

AGENDA

- 1) Public Comment
 - a. Members of the public will be given the opportunity to directly address the Committee on any item listed on the agenda.
- 2) Historic Resources Survey of Multi-Family Residential Zones
 - a. The Liaisons will discuss the possibility of conducting a historic resources survey in the City's multi-family residential zones in order to update existing data.
- 3) Future Agenda Items
- 4) Adjournment


Huma Ahmed
City Clerk

Posted: August 20, 2021

**A DETAILED LIAISON AGENDA PACKET IS AVAILABLE FOR REVIEW AT
WWW.BEVERLYHILLS.ORG**



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Ryan Gohlich, AICP, Director
Community Development Department

August 24, 2021

TO: Councilmember Mirisch, Councilmember Friedman, Chair Corman, and Vice-Chair Reiss

FROM: Ryan Gohlich, AICP, Director of Community Development

SUBJECT: August 24, 2021, Liaison Committee Meeting to discuss the following item:

1. Update to the City's historic survey for multi-family buildings

This memorandum is intended to serve as an overview for the discussion topic at the August 24, 2021 City Council/Cultural Heritage Commission Liaison Committee Meeting. The purpose of the meeting is to review the aforementioned subject and to provide Staff with further direction.

Discussion

At the request of Chair Corman of the Cultural Heritage Commission, a review of a potential update to the existing historic resource survey pertaining to multi-family structures is requested to be considered in advance of this topic being brought forward to the full City Council.

Update of an Historic Resources Survey pertaining to multi-family structures in the City

Historic resources surveys can be an important tool in understanding the breadth of resources within a particular jurisdiction. A survey is also an important starting point for city administrators when evaluating potential historic resources in conjunction with potential impacts in response to new development or improvements to existing buildings. Surveys can also be helpful for property owners in identifying structures and sites that may be eligible for historic incentive programs, such as the Mills Act. Historic surveys are often called "windshield surveys", as they are conducted by a small team of qualified historical consultants that drive through a jurisdiction and relatively quickly identify potentially eligible historic resources. This preliminary scouting by the consultants is followed-up by further preliminary research in finalizing the ultimate compilation of potential resources. Finally, a spreadsheet is prepared with the completion of corresponding forms provided by the California Department of Parks and Recreation (DPR Form) which give a brief historic analysis of each property and an historic status code is assigned to the properties identifying the caliber of resource described, e.g., individually eligible for designation or eligible as a contributor to a potential district, etc. Ultimately, a map is typically created to highlight the location of each resource and the parameters for potential historic districts. Current and accurate surveys (generally updated every 5 to 10 years) can be helpful for local jurisdictions, as buildings that originally may not have met the age criteria for eligibility (typically 45 years) are added over time.

The City of Beverly Hills has conducted a comprehensive historic resource survey of eligible historic resources throughout the City in the 1985-1986 City-wide Historic Resources Survey.

This survey generally evaluated residential structures in the City and their eligibility as potential local historic resources. In 2004, a multi-family historic survey update was completed which evaluated these types of structures throughout the City and determined their eligibility as potential resources. The City also conducted a 2006 update to evaluate commercial buildings throughout the City. In 2014, a further update to the existing survey was begun, but not completed, as the criteria for local designation were modified when the historic preservation ordinance was refined in 2015. With the City's criteria for the evaluation of potential resources having been altered with the 2105 ordinance update, the previously incomplete survey update would, therefore, require reevaluation and completion. More recent Council and Commission discussion has focused on assessing multi-family buildings that are individually eligible for local designation and those properties which would be considered potential contributors to an eligible future historic multi-family district.

Background on the Historic Preservation Ordinance and 2015 ordinance update

On January 24, 2012 the City Council adopted Ordinance No. 12-O-2012, which created a comprehensive historic preservation ordinance (codified as Beverly Hills Municipal Code [BHMC] Title 10, Chapter 3, Article 32). Proposed amendments to the Historic Preservation Ordinance (BHMC Article 32) were first discussed by the Cultural Heritage Commission on October 7, 2013, followed by a joint sub-committee of Planning and Cultural Heritage Commissioners, then by the Planning Commission on November 21, 2013, and again by the Cultural Heritage Commission on June 3, 2014. Subsequently, these discussions continued through 2014 and into 2015. A comprehensive update to the Historic Preservation Ordinance was adopted by the City Council effective August 21, 2015, which reflected refinements to such aspects of the code regarding landmark designation criteria, timelines, procedures, etc.

The 2015 modification to the criteria for local designation in the City's historic preservation ordinance requires the update of any previous historic resource surveys, as the new parameters for the establishment of historic eligibility were modified and the existing survey(s) were deemed partially invalid or requiring re-evaluation.

Continuation of a current historic survey for multi-family structures

The following is a refined listing of issues pertaining to the completion of a multi-family historic survey:

- Review the values of the community in completing a multi-family survey;
- Determine the availability of funding for the potential completion of a new multi-family survey. The cost of completing this survey would need to be evaluated by the consultant team contracted by the City, but would likely total approximately \$50,000 - \$100,000 depending on the extent and parameters of the survey;
- Review a potential anticipated timeline for the completion of an updated multi-family survey.

Councilmember John Mirisch
Councilmember Lester Friedman
Chair Craig Corman
Vice Chair Kim Reiss

Dear Cultural Heritage liaisons:

There is a CHC liaison meeting scheduled and I hope you will consider adding to the agenda for discussion a program to survey multifamily properties for historic significance. Unfortunately the survey we have was discontinued in 2004 and many character-contributing resources that should have been evaluated were not evaluated.

It is important that the city have a complete accounting of potentially historic multifamily resources so that we can target preservation policies and incentives appropriately.

For example, City Council expanded the Mills Act program with strong support from the Cultural Heritage Commission. Council also directed staff to proactively reach property owners. The objective was to encourage preservation of multifamily properties. We need an up-to-date survey to identify Mills-eligible properties.

Also, today we are seeing redevelopment applications come forward that promise the loss of character-contributing and potentially historic resources.

For example an application is on file for 149-159 South Maple and owners of 132-144 South Spalding and 236-256 North La Peer have engaged advocates. These three potential projects comprise 9 character-contributing buildings inclusive of 48 relatively affordable units. While 236-256 North La Peer has not been surveyed for historic significance, the Maple and Spalding properties were found to contribute to eligible historic districts (Beverly Vista Multi-Family Residential District and Tract 7710 Multi-Family Residential District, respectively).

Another example: today the Architectural Commission will consider an application for a 6' tall security fence spanning 332-336 North Oakhurst. The staff report notes that these properties contribute to the eligible North Oakhurst Residential Historic District. But the 2004 survey does not include that district and few properties in that section of the city are indicated as having been surveyed at all.

The first step the city can take toward preserving multifamily resources and designating historic multifamily districts is to identify the resources we have that are worth preserving.

That must begin with an up-to-date multifamily historic resources survey. My understanding is that the commission is supportive. Can the survey be added to the upcoming agenda as a discussion item?

Sincerely,

Mark Elliot