



SAN FRANCISCO
PLANNING
DEPARTMENT

San Francisco General Plan Preservation Element: Objectives 4-6

Historic Preservation Commission | July 16, 2014

Preservation Element

Definition

An element of the General Plan that establishes a long-range vision for the protection of historic resources and that sets forth a series of goals, objectives, and policies to accomplish that vision over time.

Project Summary

Overview

- Update the draft Preservation Element.
 - Improve usability.
 - Clarify existing policies.
 - Identify missing policies.
- Perform public outreach.
- Prepare final draft for environmental review.
- Propose for adoption.

Project Goals

Overview

- Create a succinct, inspiring, and effective policy document.
- Reflect the City's progress over the past 7 years and current best practices.
- Clearly differentiate between Objectives, Policies, and Implementation Measures.

Preservation Element Objectives

Overview

1. Maintain Inventory
2. Protect & Preserve
3. Preserve Archeological Resources
4. Manage Change in the Built Environment
5. Integrate Preservation in Land Use Decisions
6. Provide Incentives & Guidance
7. Foster Public Awareness & Appreciation
8. Promote Preservation as Sustainable
9. Prepare for Disasters

OBJECTIVE 4

Staff Analysis

Ensure that changes in San Francisco's built environment respect the historical character and heritage of the City.

- Expand supporting text to clarify the objective applies to all built historic resources, not just Article 10 and 11.
- Additional supporting policies and slight clarification of the existing policies.
- Consider the relationship of Objective 4 to Policies 2.4 through 2.7 of the Urban Design Element.

OBJECTIVE 4: Policies

Staff Analysis

- 4.1 *Apply “The Standards” for all projects that affect designated or potential historic resources.*
- 4.2 *Apply “The Standards” for infill construction in designated or potential historic districts or conservation districts to ensure compatibility with the character of the districts.*

Change to “designated historic resources or properties eligible for listing on local, state, or federal registers.”

Acknowledge CEQA implications of using the The Standards.

OBJECTIVE 4: New Policies

Staff Analysis

- 4.? *Use “The Standards” as the framework for all design guidelines developed for the treatment of individual historic resources or historic districts.*
- 4.? *Provide guidance to City agencies and to the public for the accommodation of Americans with Disabilities Act requirements in historic buildings in a manner that respects the historic character of the resource.*
- 4.? *Provide guidance to City agencies and to the public for the accommodation of life-safety features in historic buildings in a manner that respects the historic character of the resource.*

OBJECTIVE 5

Staff Analysis

Integrate preservation goals into the land use decision-making process.

- Focus special attention on the development of implementation measures.
- Requires an inter-agency discussion to achieve consensus on the necessary implementation measures.

OBJECTIVE 5: Policies

Staff Analysis

- 5.1 Maintain a qualified governing body to oversee City preservation actions.*
- 5.2 Maintain a City staff of qualified preservation professionals.*

No suggested changes.

OBJECTIVE 5: Policies

Staff Analysis

5.3 During the planning process, evaluate the significance of potential historic resources per the guidelines set forth in San Francisco's preservation bulletin on the CEQA review procedures for historic resources.

Staff Suggests rewording:

During the planning process, identify any potential adverse impacts to historic and cultural resources and implement measures or alternatives to reduce or avoid those impacts, including achieving conformance with The Standards.

OBJECTIVE 5: Policies

Staff Analysis

- 5.4 Ensure that historic resource surveys are an integral component of long-range planning and Area Plan efforts.*
- 5.5 Include historic preservation policies in all Area Plans.*

Staff suggests that Policy 5.4 and 5.5 may be combined as they both address Area Plans.

OBJECTIVE 5: Policies

Staff Analysis

5.6 Consider historic resources, as well as the objectives and policies of this Element, in the development of zoning regulations and other regulatory policies.

Strike.

5.7 Periodically review historic preservation procedures and guidelines related to CEQA, as well as Section 106, and Articles 10 and 11 of the Planning Code and update as needed.

Including the survey procedures.

OBJECTIVE 5: Policies

Staff Analysis

5.8 Ensure consistency between the Preservation Element and the General Plan.

Strike.

OBJECTIVE 6

Staff Analysis

Promote historic preservation through incentive and guidance.

- Expand the supporting text and policies to address a broader range of financial and process-related incentives as well as technical guidance for historic preservation projects.

OBJECTIVE 6: Policies

Staff Analysis

- 6.1 *Promote the use of financial incentives for the preservation of historic resources.*
- 6.2 *The City will use and promote public awareness and widespread use of the California Historical Building Code.*

No suggested changes.

OBJECTIVE 6: New Policies

Staff Analysis

- 6.? *Promote the use of process-based incentives for the preservation of historic resources.*
- 6.? *Promote the use of zoning-based incentives for the preservation of historic resources.*
- 6.? *Provide technical support for the coordination of state and federal incentive programs.*

Staff Requests

Conclusion

- Respond to staff suggestions for each Objective and Policy.
- Contribute further suggestions for structural or conceptual changes.
- Make recommendations for future staff presentations.

Next Steps

Conclusion

August 20

HPC Review: Objectives 7-9

September 10

Open House

Fall/Winter

Public Outreach & Revision

Winter/Spring

CEQA Review



QUESTIONS?

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