## Background

**Preservation Element**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUMMER/FALL 2007</td>
<td>Public Review &amp; Comment</td>
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<tr>
<td>NOVEMBER 2007</td>
<td>LPAB Review &amp; Comment</td>
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<tr>
<td>JUNE 2009</td>
<td>HPC Review &amp; Endorsement</td>
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<tr>
<td>FY 2009-2010</td>
<td>Budget cuts eliminate funding for CEQA review of Preservation Element</td>
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<tr>
<td>FY 2014-2015</td>
<td>Funding reinstated for CEQA review</td>
</tr>
<tr>
<td>APRIL 2014</td>
<td>Opportunity to revisit draft document</td>
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Role of the General Plan

Overview

- We currently have ten elements in the General Plan, plus numerous area plans examples include Housing, Transportation, Community Safety, etc.

- General Plan Elements are high level policy and visionary documents

- General Plan policies vs. the Planning Code
  - A guide for directing decisions that are “on balance” in conformity with the General Plan
  - Challenging to distinguish between high level policies and detailed actions and programs
Preservation Element

OVERVIEW & COMPARISON

General Plan
A high-level visionary policy document to ensure that the qualities that make San Francisco unique are preserved and enhanced. **Regulatory as a guide.**

Planning Code & Zoning Administrator Interpretations
To promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and Priority Policies (Based on General Plan). **Regulatory/Variable**

Residential Design Guidelines
Promote design that will protect neighborhood character, enhancing the attractiveness and quality of life; address basic urban design principles to maintain cohesive neighborhood identity, preserve historic resources, and enhance the unique setting and character of the City and residential neighborhoods. **Regulatory**

Secretary of the Interior’s Standards
List of ten basic philosophies and principles that are neither technical nor prescriptive, but are intended to promote responsible preservation practices. **Regulatory as a guide.**

Interpreting the Standards (ITS)
Includes guidance on applying the Standards for Rehabilitation including case studies of specific rehabilitation treatments that do and do not meet the Standards. **Not Regulatory**

Article 10/11 Ordinances & Guidelines
Identifies character-defining features; provides guidance on specific scopes of work and process, including window replacement, interior treatments, additions and new construction, and modern requirement, technologies and materials. **Regulatory**
Housing Element Policies

POLICY 11.7
Respect San Francisco’s historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

POLICY 11.9
Foster development that strengthens local culture sense of place and history.

Community Safety Element Policies

POLICY 3.11
Ensure historic resources are protected in the aftermath of a disaster.

Commerce and Industry Element

POLICY 6.8
Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.
General Plan

Existing Preservation Policies within the General Plan

Urban Design Element

POLICY 2.4
Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5
Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.6
Respect the character of older development nearby in the design of new buildings.

POLICY 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco’s visual form and character.
**General Plan**

*Preservation Policies within the General Plan*

**Recreation and Open Space Element**

**POLICY 1.12**

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

**POLICY 1.13**

Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.

**POLICY 4.4**

Include environmentally sustainable practices in construction, renovation, management and maintenance of open space and recreation facilities.

**Historic Preservation:** Appropriate repair and retrofitting of existing historic resources is an inherently sustainable strategy and ensures that the character and integrity of significant historic resources is maintained. Adaptive reuse, such as for new programming, accessibility, life and safety, and systems upgrades, is a strategy that can be used to conserve materials, minimize impacts to the environment, promote a sense of place, and improve livability.
Preservation Element

Objectives

1. Identification & Documentation
2. Preserve & Protect
3. Archeological Resources
4. Application of the Secretary of the Interior’s Standards
5. Professional Qualifications of Decision-Makers & Staff
6. Incentives
7. Education & Public Awareness
8. Sustainability
9. Disaster & Emergency Preparedness
1. Usability (Edit)
2. Application of the Secretary of the Interior’s Standards policies
3. Public education and awareness policies
4. Sustainability policies
5. Broaden references to CEQA and strengthen local preservation policy directives
6. Establish policy direction on ADA and Cultural & Social Heritage
7. Others?
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<tr>
<th>Schedule</th>
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<tbody>
<tr>
<td>Summer 2014</td>
<td>Develop Public Participation Plan</td>
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<tr>
<td>Winter 2014</td>
<td>Public Review</td>
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<tr>
<td>Spring/Summer 2015</td>
<td>CEQA Review</td>
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<tr>
<td>Summer 2015</td>
<td>HPC Review &amp; Endorsement</td>
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<tr>
<td>Fall 2015</td>
<td>Planning Commission Hearings &amp; Adoption</td>
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QUESTIONS?
www.sfplanning.org