



CITY OF LONG BEACH

R-18

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

August 16, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney to prepare Ordinances to designate the properties located at 344 West 8th Street, 347 West 7th Street, 539 Daisy Avenue, 711 Daisy Avenue, 2202 East Lowena Drive, 2220 East Lowena Drive, 331 Wisconsin Avenue, 3943 East 5th Street, 1162 Los Altos Avenue, 14 Paloma Avenue, and 3020 East Vista Street as Long Beach Historical Landmarks.

Authorize the City Manager to execute Mills Act historic property contracts with owners of 15 historic landmark properties.

Adopt minor revisions to the Mills Act Guidelines effective January 1, 2017.
(Citywide)

DISCUSSION

The Mills Act, enacted by State law in 1972, allows local governments to enter into tax abatement contracts with property owners of historic structures. Property owners agree to restore, maintain and preserve the property in accordance with specific historic preservation standards and conditions identified in the contract. Entering into a Mills Act contract results in a property tax reassessment by the County Assessor using the income-capitalization method, which may result in a 30 to 50 percent reduction in property tax.

The City Council established a local Mills Act program in 1993. Between 1993 and 2006, the City awarded 31 contracts. With each contract, the Development Services Department conducts an inspection of the property prior to contract execution and again every five years thereafter to ensure proper maintenance of the property. The contracts are between the City and the property owner, and the initial term is ten years with an annual automatic ten-year renewal, unless a request for non-renewal is made by either party. The City maintains various mechanisms to bring a property into compliance or terminate the contract and recover significant damages if the property owner breaches any of the contract terms.

On February 4, 2014, the City Council directed staff to resume the acceptance of new Mills Act applications. On January 6, 2015, the City Council approved guidelines and funding for the program. While the long-term goal of the Mills Act program is to rehabilitate and preserve existing and new landmark properties, the 2015 application period focused on existing landmark properties only, particularly past applications that were never processed by the City. Nine properties were awarded contracts during 2015.

The 2016 Mills Act cycle was open to all properties including those properties that do not currently have landmark status. Property owners had the opportunity to apply for landmark status and Mills Act in a single, combined application. The application guide was released on February 25, 2016, and applications were due on April 1, 2016. A total of 24 complete applications were received prior to the deadline.

At its meeting on July 11, 2016, the Cultural Heritage Commission recommended Mills Act contracts for the following properties:

1. 100 West 5th Street (Kress Building)

This 1923 Thomas Franklin Power renaissance revival structure has won awards for its restoration and adaptive reuse as a mixed-use retail and loft residential building. The proposed improvements include essential drainage repairs, signage and paint restoration, as well as decking and walkway repairs that will extend the life of the structure.

2. 4031 East 5th Street (Ringheim/Wells House)

This 1907 single-family home is a well-preserved example of Victorian architecture in Long Beach. The proposed work plan includes window and structural repairs that will greatly extend the life of the structure, as well as maintenance and painting details that will assure all the features of the home are visible and enjoyed by all.

3. 800 East Ocean Boulevard (Villa Riviera)

One of the most iconic and important buildings in Long Beach, the 1927 French-Gothic Villa Riviera proposes lobby and hallway improvements, as well as critical maintenance and rehabilitation for the structure. Award of a new contract at this property will correct a decades-old problem of some condominium units in the building being covered by the Mills Act while others are not.

4. 260 East San Antonio Drive (Kuglis/Kennings House)

This property was recently landmarked by the City. The 1919 Colonial Revival home proposes to repair doors, windows and shutters to restore the original look of this stately single-family home.

5. 3943 East 5th Street

This 1920 (with 1930 remodel) Tudor Revival home has been documented as a significant part of Long Beach's history in publications ranging from its time of construction up to today. The home was designed by Joseph Halstead Roberts

and also served as his studio. The proposed work plan includes masonry, foundation and systems upgrades that will greatly extend the lifetime and improve the health of this building.

6. 347 West 7th Street

This 1907 Queen Anne home is a great example of early development in Long Beach and sits upon a prominent corner location. The work plan includes essential electrical, paint and termite repairs that will extend the life of the structure. Staff is completing research that will help fill-in gaps in the structure's history such as prior occupants, architect and builder for the property.

7. 539 Daisy Avenue

This 1905 transitional bungalow has not only been saved from destruction but has been painstakingly restored to its former glory. The home was moved to its current location in 2008 and includes original details and features inside and out. The home was built and occupied by Mae and Frank Spaulding who were early contributors to Willmore City's shared history.

8. 711 Daisy Avenue

Built in 1911 as a craftsman single-family home, this property was purchased by Carrie Torrey for herself, her husband and children. Unusual for the period, the title and transactions were all recorded with Carrie as the sole owner. The home remains an unaltered quality example of Craftsman architecture in early Long Beach. The proposed work plan includes foundation repair that will greatly improve the stability and lifetime of the structure.

9. 2202 East Lowena Drive

Herbert N. Lowe designed this Chateausque apartment building as a low-rise yet exuberant style of living for early Long Beach residents. The 1919 structure is one of the few remaining Chateausque structures in the City. The substantial work plan includes seismic retrofitting, plumbing, window and building eve repairs that will rehabilitate the building and extend its life. Landmarking this structure with 2220 East Lowena is an opportunity to recognize and preserve Herbert Lowe's work side-by-side.

10. 2220 East Lowena Drive

This is a sister apartment building to 2202 Lowena but is substantially larger in scale and decoration. This two-story structure was built in 1926 on a former flower farm. The application includes upgrades to the foundation system and to building patios among other repairs. Landmarking both structures is an opportunity to recognize and preserve Herbert Lowe's work side-by-side.

11. 3020 East Vista Street

The second oldest on its block and a large Craftsman house within Bluff Heights, this 1913 single-family home has been occupied by several families that contributed to the local history of Long Beach. The first owner was local

developer Hans M.E. Schroeter, followed later by William F. Huff. Huff was the principal at Carroll Park Elementary School (later known as Burbank Elementary thanks to Mr. Huff) and is acknowledged for initiating the "platoon" type of school organization, initiating the civil service system in Long Beach, as well as creating some of the first school cafeterias and libraries west of the Mississippi River.

12. 331 Wisconsin Avenue

This 1919 Craftsman Bungalow in Bluff Heights provides a prime example of two homes on one lot that are both intact and in great condition. The proposed work plan will resolve drainage and plumbing issues that could otherwise damage the home. Additional research regarding the home's construction and past occupants is ongoing.

13. 344 West 8th Street

Among the oldest (and possibly the oldest) remaining corner store in Long Beach, this 1915 structure is actually mixed-use with the commercial use on the ground floor and housing found on the second story. This structure also contains a mural, that while more contemporary, has gained significance in its own time related to healing and reconciliation after the 1992 riots. The proposed work plan includes door and window improvements that will significantly rehabilitate the structure toward its original design.

14. 1162 Los Altos Avenue

Architect Richard Poper may be better known for his work at Long Beach City College, California State University Long Beach and City fire stations, but his practice also included the development of custom homes. This 1957 home exemplifies Poper's vision for a bright modern future within a suburban neighborhood. The work plan includes critical roofing and foundation repairs.

15. 14 Paloma Avenue

This 1913 home in Bluff Park has been prominent since the time of its construction. The home is in a prairie style influenced by Frank Lloyd Wright. The initial owner of the home was prominent Long Beach attorney John G. Munholland. The property owner proposes a detailed work plan and proposes important structural improvements.

Based on the results of the 2015 and 2016 cycles of Mills Act applications, staff from Development Services recommended and the Cultural Heritage Commission concurred, minor adjustments to the program effective in 2017. These changes relate to eligibility for Mills Act contracts, valuation limits, the number of contracts and work plan requirements.

In terms of eligibility, staff recommends changing the historic designation criteria to include contributing structures within existing landmark districts. While existing and new landmarks should be given priority, it is also appropriate to incentivize the rehabilitation and improved maintenance of the many structures that make up the landmark districts.

Valuation limits for new contracts assure that the City is able to invest limited financial resources in a larger number of contracts and that those contracts are able to benefit owners that are more likely to lack the financial resources for substantial rehabilitation. Staff does not recommend raising this valuation limit, but does propose indexing the limit to the annual Consumer Price Index (all items, Los Angeles-Riverside-Orange County local area statistic) as reported by the United States Bureau of Labor Statistics in their annual averages report. Because there was no adjustment in 2016, staff proposes that the 2017 valuation limits be adjusted to account for escalation in 2015 and 2016. In future years, the annual escalation would account for the previous year's change in CPI.

The valuation limits are shown in the table below:

Property Type	Existing Valuation Limit	Proposed Valuation Limit with 2015 CPI Adjustment
Single Family Residential (1 dwelling unit)	\$1,000,000	\$1,020,000
Duplex or Triplex Residential (2 or 3 dwelling units)	\$600,000 per dwelling unit	\$612,000 per dwelling unit
Multifamily Residential or Mixed Residential/Commercial (4 or more dwelling units)	No valuation limit	No valuation limit
Non-Residential (Commercial, Industrial, or Institutional)	\$2,500,000	\$2,550,000

Both a maximum number of contracts and contracts by category were previously established for the program. Staff is recommending an expansion of the Mills Act program to accommodate additional multi-family applications as set forth in the Table below:

Property Type	Contracts Per Year (Adopted Guidelines)	2015 Applications Received	2016 Applications Received	Proposed Guideline Revision
Single Family Residential (1 dwelling unit)	12	4	15	12
Duplex or Triplex Residential (2 or 3 dwelling units)	3	0	3	3
Multifamily Residential or Mixed Residential/Commercial (4 or more dwelling units)	1	4	5	4
Non-Residential (Commercial, Industrial, or Institutional)	1	1	1	1
Total	17	9	24	20

As a final change, staff recommends including a question in the proposed work plan form regarding use of local labor and materials in the implementation of the work plan. Local purchases directly support City sales and indirectly supports property and business tax revenues.

This matter was reviewed by Assistant City Attorney Michael Mais on July 25, 2016 and by Budget Analysis Officer Rhutu Amin Gharib on July 29, 2016.

SUSTAINABILITY

Implementation of the Mills Act helps retain and restore local historic landmarks. This work is often completed by reusing or reclaiming existing building materials and reducing construction waste as compared to new construction.

TIMING CONSIDERATIONS

City Council action is requested on August 16, 2016, to allow sufficient time for the City Attorney to draft, the property owners and City Manager to execute and to record all contracts prior to the December 30, 2016 deadline established by the Los Angeles County Assessor for placement on the tax rolls.

FISCAL IMPACT

As mentioned earlier, tax abatements under the Mills Act generally result in a 30 to 50 percent property tax reduction for a historic property. Based on an approximate assessed value of \$40,500,000 for the proposed Mills Act historic properties, the City could experience an annual decrease of property tax revenue to the General Fund (GF) citywide, ranging from approximately \$26,730 to \$44,500. For the initial ten-year term, the total decrease of property tax to the GF could range from approximately \$267,300 to \$445,000. By increasing the number of contracts, the proposed policy changes to the program may impact the GF beginning in FY 18 in an amount estimated at \$6,600 per year.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST
CITY MANAGER

Attachments: Exhibit A – Cultural Heritage Commission July 11, 2016 Staff Report



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

July 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSISONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council designate the following eleven properties as Historic Landmarks: 3943 E. 5th Street, 347 W. 7th Street, 539 Daisy Avenue, 711 Daisy Avenue, 2202 E. Lowena Drive, 2220 E. Lowena Drive, 14 Paloma Avenue, 3020 E. Vista Street, 331 Wisconsin Avenue, 344 W. 8th Street and 1162 Los Altos Avenue (Districts 1, 2, 3)

Recommend that the City Council approve Mills Act contracts for the following 15 properties: 3943 E. 5th Street, 347 W. 7th Street, 539 Daisy Avenue, 711 Daisy Avenue, 2202 E. Lowena Drive, 2220 E. Lowena Drive, 14 Paloma Avenue, 3020 E. Vista Street, 331 Wisconsin Avenue, 344 W. 8th Street, 1162 Los Altos Avenue, 100 W. 5th Street, 4031 E. 5th Street, 800 E. Ocean Boulevard, and 260 E. San Antonio Drive. (Districts 1, 2, 3, 8)

APPLICANT: Various
(Application Nos. HP16-248, HP16-251 through HP16-264)

REQUEST

Staff requests the Cultural Heritage Commission recommend 119 Mills Act contracts for nine single-family properties, two multi-family properties less than three units, and four multi-family properties with greater than four units (Exhibit A- Location Map). In consideration for the tax abatement provided, each property owner has proposed a workplan to rehabilitate their historic buildings and maintain them over the ten-year contract term (Exhibit B – Workplans).

BACKGROUND

On the June 13, 2016, staff and the Cultural Heritage Commission conducted a Study Session to provide an overview of the applications filed during the 2016 Mills Act cycle. Staff discussed their initial recommendation for the 24 applications filed, as well as recommendations for future changes to the Mills Act program (Exhibit C- CHC Staff Report).

The purpose of the study session was to make an initial presentation to the Commission on the 2016 applications, and to answer the Commission's questions on the applications and the review process. Staff also wanted to present feedback to the Commission on the applications and review process based on the experience of 2015, and its experience to date on the 2016 applications.

Last year, only properties that were designated landmark properties were eligible to apply for a contract. This year all historic properties were eligible to apply on the condition that the properties also apply for landmark designation. Therefore, the Cultural Heritage Commission must also consider whether these 11 properties also meet landmark designation criteria. Landmark designation findings (Exhibit D- Landmark Findings and Analysis) are attached along with supporting research, Primary Record forms and other historic documentation (Exhibit E- Primary Record DPR Forms).

2016 MILLS ACT APPLICATIONS

During this year's Mills Act application period, staff received five applications from properties that are currently designated landmark properties. At the June meeting, staff recommended approval of all five applications and is now recommending four of the five applications previously presented. Staff is continuing to review the application for 2025 E. 4th Street known as the Art Theatre building. This application may be returned to the Cultural Heritage Commission for consideration at a future date. The four properties recommended represent excellent examples of varying architectural styles with unique local historic significance. The recommended landmark properties are the following:

1. 100 West 5th Street (Kress Building- 52 contracts)
2. 4031 East 5th Street (Ringheim/Wells House)
3. 800 East Ocean Boulevard (Villa Riviera- 54 new contracts)
4. 260 East San Antonio Drive (Kuglis/Jennings House)

At the June meeting, staff anticipated recommending approval for ten landmark applications pending further property research. The evaluation of the applications is complete and staff has found that the following ten properties presented in June meet the City's landmark criteria. In order to be eligible for landmark designation, a cultural resource must retain integrity and meet one of the following criteria.

- A. It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master or it possesses high artistic values; or
- D. It has yielded, or may be likely to yield, information important in prehistory or history.

Staff is recommending both landmark designation and a Mills Act contract for each of the following properties:

5. **3943 East 5th Street-** The Elizabethan Studio is an important work from prominent architect John Halstead Roberts and associated with other important architects. The dwelling and studio were constructed during a period of city expansion and seaside resort development meeting Criteria A for designation. The building embodies distinctive characteristics associated with the Tudor Revival style and therefore meets Criteria C.
6. **347 West 7th Street-** This historic Queen Anne style single-family building is a significant example of early development in the area. The house conveys the period of expansion and seaside resort development that took place in the central core of Long Beach during its construction. The building meets Criteria A for landmark designation as an example of early development in the Drake Park/Willmore City area.
7. **539 Daisy Avenue-** This custom Craftsman single-family building was relocated to its current site on Daisy Avenue from 228 Nyllic Court. This one-story Craftsman building has been restored and is an excellent intact example of the style. It retains integrity for design, materials and Craftsmanship and meets the Criteria C for landmark designation.
8. **711 Daisy Avenue-** This two-story single-family building is an intact Craftsman style building. This structure embodies many of the distinctive characteristics of the style including the exterior wood finishes, full-width porch, cast stone piers, tapered porch columns, and wide over-hanging roof eaves. This structure retains integrity and is meets Criteria C for landmark designation.
9. **2202-08 East Lowena Drive & 230 Junipero Avenue-** One of the few Chateausque examples in City, this one-story apartment building is significant for its association with events that have made a significant contribution of the broad patterns of California's history and cultural heritage. The building conveys the period of expansion and seaside resort destination and falls within the period of significance for the Lowena Drive district. Mr. Herbert N. Lowe influenced the development of the city as the creator of the contiguous collection of medieval buildings which make up the district. Mr. Lowe is also significant in history for his involvement in the Long Beach Social Vagrancy Scandal and Trial of 1914. This property meets the eligibility Criteria A, B and C for landmark designation.
10. **2220 East Lowena Drive-** After construction of the abutting building in 1919, Herbert N. Lowe constructed this two-story Chateausque multi-family building in 1926 on his flower farm. This French-influenced building with its steep hipped-roofs, dormers and wood casement windows embody the distinctive characteristics of the style. This structure meets the eligibility for Criteria A, B and C for landmark designation.

11. **3020 East Vista Street-** This two-story Craftsman style single-family building built in 1913 was constructed by noted builders C.T. McGrew and Sons. This historic structure was built during the period of significance for the Bluff Heights Historic District. The house retains character-defining features such as the widely overhanging roof, Arts and Crafts decorative trim, and grouping of windows that all emphasize the horizontality of the style. This structure meets eligibility Criteria A and C for landmark designation.
12. **331 Wisconsin Avenue-** The one-story dwelling is an example of the Craftsman Bungalow style which features clapboard wood siding, deep gabled porch, a half-width porch solid brick piers and encased columns. A later rear house matches much of the style and fenestration of the main house. Most character-defining features are intact and well preserved and reflects a high level of integrity. The building was constructed during the period of significance for the Bluff Heights Historic district and during a period of expansion and seaside development. The property meets Criteria A for landmark designation.
13. **344 West 8th Street-** This mixed-use building is a Vernacular Commercial style building with ground-floor commercial and a second-floor dwelling unit. Research of Sanborn Map records indicates the building was constructed as early as 1908. The building is located one block east of the former Pacific Electric's Magnolia Avenue streetcar line and has served as a neighborhood grocery store for over one hundred years and may be the oldest surviving market in Long Beach. The building retains integrity of setting, location, feeling and association of having played an important role in providing a service to the neighborhood. The building meets Criteria A for its contributions to the early development of the Drake Park/Willmore City area.
14. **1162 Los Altos Avenue-** This single-family at 1162 Los Altos Avenue conveys a particular American historic Contemporary Ranch architectural style. The low-pitched, stone-clad roof, exposed beam ends, wide stone chimney, and bands of windows all emphasize horizontality of the style. The building was designed by architect Richard Poper. While in college he trained under Jess Jones in the Elizabethan Studio. He went on to design many notable buildings in Long Beach and throughout Southern California. The building meets landmark designation Criteria C as the work of a master architect.

One property that is being included on the list of recommended properties is 14 Paloma Avenue. It was initially determined by staff that the building would not meet landmark eligibility requirements. Upon further research and evaluation of the property, staff is now recommending landmark designation of the property and a Mills Act contract.

15. **14 Paloma Avenue-** The property is associated with events that have made a significant contribution to the broad patterns of Long Beach history and cultural heritage. The building conveys early neighborhood development and was built within the period of significance of the Bluff Park Historic District. The building is associated with lives of persons significant in the City's past. John G. Munholland was a prominent Long Beach attorney who was significant to the community and

made a significant contribution to the built environment of Long Beach during the 20th century with the Mun Hotel, and with his adjacent Munholland Apartments. The building meets Criteria A and B for landmark designation.

POLICY CHANGES FOR THE 2017 PROGRAM

In 2014, the Cultural Heritage Commission developed policies and restrictions for the Mills Act program that were then approved by the City Council in 2015. With two years of experience in processing applications since the Mills Act program was resumed, staff is recommending several policy changes for implementation during the 2017 program. These changes relate to eligibility for Mills Act contracts, property valuation limits, the number of contracts, and work plan requirements.

Eligibility

Staff recommends changing the historic designation criteria to include contributing structures within existing landmark districts. While existing and new landmarks should be given priority, staff feels it is also appropriate to incentivize the rehabilitation and improved maintenance of the many structures that make up our landmark districts. Nine of the applications received in 2016 were good applications but did not meet the criteria for individual landmark listing. These applications and any new applications received in 2017 should be considered for a contract.

Property Valuation

Over the last two years, staff has received many comments regarding the valuation limits for contracts. Specifically, several homeowners have expressed an interest in obtaining Mills Act contracts for single-family homes that exceed the current \$1,000,000 valuation limit. Staff does not recommend raising this valuation limit but does propose indexing the limit to the annual Consumer Price Index (all items, Los Angeles-Riverside-Orange County local area statistic) as reported by the United States Bureau of Labor Statistics in their annual averages report. Because there was no adjustment in 2016, staff proposes that the 2017 valuation limits be adjusted to account for escalation in 2015 and 2016. In future years, the annual escalation would account for the previous year change in CPI.

Valuation limits assure that the City is able to invest limited financial resources in a larger number of contracts and that those contracts are able to benefit owners that are more likely to lack the financial resources for substantial rehabilitation. The valuation limits are shown in the table below:

Property Type	Existing Valuation Limit	Proposed Valuation Limit with 2015 CPI Adjustment
Single Family Residential (1 dwelling unit)	\$1,000,000	\$1,020,000
Duplex or Triplex Residential (2 or 3 dwelling units)	\$600,000.00 per dwelling unit.	\$612,000 per dwelling unit

Multifamily Residential or Mixed Residential/Commercial (4 or more dwelling units)	No valuation limit.	No valuation limit
Non-Residential (Commercial, Industrial, or Institutional)	\$2,500,000	\$2,550,000

Number of Contracts

Both a maximum number of contracts and contracts by category were established for the program. This mix was heavily weighted toward single-family homes, in order to assist single-family owners to compete with more substantial multi-family structures. The actual applications that have been filed include a greater number of multi-family applications than anticipated and fewer single-family applications than anticipated. In the 2015 cycle, the additional multi-family applications were able to move forward only because "slots" for single-family units went unsubscribed and could be used for another category. For reference, 51 percent of the housing units in the City are in multi-family structures and 42 percent are in single-family homes. Staff is recommending an expansion of the Mills Act program to accommodate additional multi-family applications as set forth in the Table below. The estimated cost of this expansion to the City's General Fund is approximately \$33,000 per year after a five-year ramp-up period.

Property Type	Contracts Per Year (Adopted Guidelines)	2015 Applications Received	2016 Applications Received	Proposed Guideline Revision
Single Family Residential (1 dwelling unit)	12	4	15	12
Duplex or Triplex Residential (2 or 3 dwelling units)	3	0	3	3
Multifamily Residential or Mixed Residential/Commercial (4 or more dwelling units)	1	4	5	4
Non-Residential (Commercial, Industrial, or Institutional)	1	1	1	1
Total	17	9	24	20

If the change to allow contributing structures within districts to apply without meeting the criteria for landmark status is approved, staff anticipates additional interest and applications during the 2017 cycle. Obtaining a number of applications beyond what can be filled allows the City to reward the best applications and encourages more robust work plans and investments into the historic properties.

As a final change, staff recommends including a question in the proposed work plan form regarding use of local labor and materials in the implementation of the work plan. While not all historic building materials may be available locally, purchasing those materials that are available in Long Beach locally rather than other jurisdictions helps allay the fiscal cost imposed on the City through issuance of the contracts. Local purchases directly support City sales and indirectly supports property and business tax revenues.

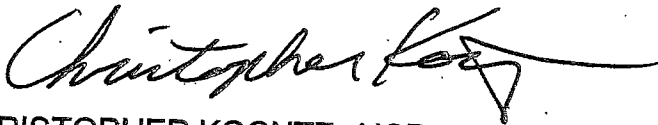
PUBLIC HEARING NOTICE

Public notices were distributed on June 22, 2016. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for actions taken for the preservation or restoration of historic structures.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:ap

Attachments: Exhibit A – Location Map
Exhibit B – Workplans
Exhibit C – Cultural Heritage Commission - Staff Report, June 13, 2016.
Exhibit D – Landmark Findings & Analysis
Exhibit E – Primary Record DPR Forms