

April 5, 2005

Historic Preservation Element

City of San Fernando, California



Prepared for the City of San Fernando by Historic Resources Group

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Introduction

San Fernando is a city with a rich history. Founded in 1874 and incorporated in 1911, the City's identity is connected to its past through its built environment. The City's early development is closely associated with ranching, agricultural activity, and the nearby San Fernando Mission. Many San Fernando neighborhoods were originally developed in the early twentieth century and retain structures today from that period. Historic preservation has become a priority for the City and its citizens. The City has adopted a three-phase approach in the formulation of a historic preservation program for the community.

The first phase involved the completion of a comprehensive survey of historical resources in San Fernando. This windshield or reconnaissance survey examined the entire City to identify sites that may be historically significant in the community.

Phase two involved the development of this Historic Preservation Element of the General Plan. The main purpose of the Historic Preservation Element is to identify the community's goals and objectives with respect to historic preservation. Community participation has played a key role in the development of the Historic Preservation Element and the identification of goals and objectives for the preservation of historic resources. The Historic Preservation Element serves as a guide for the third phase of the process.

The third phase involves the adoption of a Historic Preservation Ordinance, including incentives and regulations to implement the plan.

RELATIONSHIP TO THE GENERAL PLAN

California Government Code Section 65300 (et seq.) requires every city and county to

prepare and adopt a comprehensive, long range general plan. The purpose of the City of San Fernando General Plan is to guide the City's future development. The General Plan defines broad policies; City ordinances are used to implement the plan. General plans are organized into seven mandated elements: land use, housing, circulation, conservation, open space, noise, and safety. Historic preservation is an optional additional element permitted under state law.

A historic preservation element gives the community the opportunity to focus appropriate attention on the protection of cultural resources. With the preparation and adoption of the historic preservation element, historic preservation policies will become equal to those offered in any mandated element. The City of San Fernando Historic Preservation Element focuses attention on the preservation of historic resources, opportunities for volunteer and community participation in historic preservation, and the preparation of a Preservation Ordinance.

The purpose of the Historic Preservation Element is to establish a long-range vision for the protection of historic resources in the City of San Fernando and to provide implementation strategies to achieve that vision. The Element is intended to be adopted as part of the City of San Fernando General Plan and is organized into goals, objectives, and policies. The concepts are defined as outlined below:

A **goal** is a broad statement of intended direction and purpose.

An **objective** is a statement of a desired accomplishment within a specific time frame.

A **policy** is a specific statement guiding action and implying a clear commitment.

The Element includes background information on the development history of San Fernando and the legal basis for historic preservation.

RELATIONSHIP TO OTHER ELEMENTS AND REGULATIONS

Coordination between the Historic Preservation Element and the other elements of the General Plan is essential. The integration of historic preservation issues into other elements such as land use and housing is necessary to avoid incompatible goals between the elements. Land use and zoning regulations should be compatible with and promote the preservation of historic properties. A review of the City's General Plan and Zoning Code was conducted to determine their compatibility with historic preservation. Further information on this review is available in the *Existing Conditions Report: Historic Preservation in the City of San Fernando* prepared by Historic Resources Group in December 2003.

A number of solutions are available to make the zoning code more compatible with historic preservation. The zoning code may be amended to make special exceptions for historic properties to be used in ways not permitted under the current code. Parking restrictions can be waived for owners of historic properties. Coordination between the zoning code and Historic Preservation Element is essential so that the two are not in conflict.

Historic Preservation in San Fernando

A comprehensive review of the historic preservation programs of the City of San Fernando was conducted in 2004. A summary of the major findings is listed below.

DESIGNATION OF HISTORIC LANDMARKS AND HISTORIC DISTRICTS

Section 2-477 of the City of San Fernando Municipal Code declares that the Lopez Adobe House is a historical site. Constructed in 1882, the Lopez Adobe is one of the community's identifying landmarks. The City's purchase of the building in 1971 symbolizes the beginning of current historic preservation efforts in San Fernando.

Designating individual historical resources provides a means for recognition and protection of the City's historic built environment. Section 2-477 of the Municipal Code allows for other historic sites to be designated by the City Council and added by amendment. To date, no additional historic sites have been declared by the City Council.

The Municipal Code does not provide for the designation of historic districts per se. Historic districts recognize the importance of community character. The designation of historic districts in San Fernando would protect the small town identity of San Fernando.

SURVEY OF HISTORICAL RESOURCES

A comprehensive historic and architectural survey which highlights the significant resources within an area is a necessary and useful tool for historic preservation planning. The survey process ensures that

all potential historic landmarks and historic districts are considered for designation.

The City contracted with Cultural Resource Management LLC to produce a reconnaissance survey of historical resources in San Fernando. Conducted between January to June 2002, the survey, entitled "Historic Resources Survey," identified over 230 potentially historic sites within the City, including two properties potentially eligible for the National Register and one potential National Register Historic District. It also included a brief statement of the history of San Fernando.

Reconnaissance or windshield surveys describe the general character of an area and its resources. They are intended to lay the groundwork for more intensive surveys. A comprehensive survey identifies all resources in an area, compiles detailed background research, and provides a complete documentation of all historic properties and their historic significance. The results of reconnaissance and comprehensive surveys provide the information required to evaluate the eligibility of properties for historic designation and to prepare a historical resources inventory.

Comprehensive surveys typically include a historic context statement that defines broad patterns of historical development in a community and connects these patterns to historic resources. Historic contexts are often unique to a community, but can be related to surrounding regions or communities. The establishment of a historic context is crucial to the organization of a survey and the identification of resources. As a survey proceeds, historic contexts are often modified or refined as more information becomes available. The historic development of the City is described

in Section IV of this Historic Preservation Element.

In order to complete the initial survey process begun in 2002, local eligibility criteria must be established as part of a historic preservation ordinance. Thereafter, properties identified in the reconnaissance survey, as well as any other potentially eligible properties, must be evaluated for historic significance according to those criteria. In future years, the survey will need to be updated periodically so that sites that have lost significance can be noted and sites not previously recorded can be documented. The State Office of Historic Preservation recommends updates at least once every five years.

CERTIFIED LOCAL GOVERNMENT

The Certified Local Government (CLG) program is a national program designed to promote the direct participation of a local government in the preservation of historic properties located within the jurisdiction of the local government. The CLG program encourages the preservation of cultural resources by establishing a relationship between the local government, the State of California, and the National Park Service. The 1980 amendments to the National Historic Preservation Act of 1966 provided for the establishment of a CLG program. In order to be a CLG, cities must comply with the following five responsibilities:

- Adopt a historic preservation ordinance
- Establish a qualified preservation commission
- Provide for adequate public participation in the local historic preservation program
- Conduct and maintain a comprehensive historic and architectural survey

- Complete other responsibilities assigned by the state

CLGs directly participate in the nomination of historic properties to the National Register of Historic Places and perform other preservation functions delegated by the State Historic Preservation Officer (SHPO) under the National Historic Preservation Act. These may include the responsibility to review and comment on development projects for compliance with federal and state environmental regulations, including such activities as National Historic Preservation Act Section 106 reviews, review of National Register nominations, and review of rehabilitation plans for projects seeking the Federal Rehabilitation Tax Credit.

In order to become a CLG, the chief elected official of the local government must submit an application to the SHPO requesting certification. After reviewing the application, the SHPO forwards the application to the National Park Service (NPS). NPS determines the final certification. Upon approval by NPS, a certification agreement is prepared and signed by both the SHPO and the local government. At that time, the local government is considered certified.

This Historic Preservation Element recommends that the City take the steps necessary to qualify as a CLG.

HISTORICAL COMMISSION

Historical commissions serve multiple functions in a community's preservation program. Members of the commission are advocates of preservation in their communities and can serve as a source of knowledge regarding technical preservation techniques. Commission members are typically selected based on their expertise in preservation, architecture, planning, or another related discipline. The national Certified Local Government (CLG) program

has established standards for the composition and operation of historical commissions. Historical commissions may serve a regulatory role through a formal design review process. In this type of process, commissions can review permits for demolition or alteration of historic landmarks to ensure that appropriate treatments are used.

The City of San Fernando has a Historical Commission. Powers and duties of the Historical Commission were established under Section 2-475 of the Municipal Code. The Historical Commission can study, investigate, survey, and make recommendations to the City Council with regard to the selection, maintenance, and management of historical sites. If requested by the City Council, the Historical Commission may conduct investigations and reports upon other subjects. The Historical Commission has jurisdiction over proposed physical alterations to the Lopez Adobe.

PRESERVATION OFFICER

A historic preservation officer is a city employee that oversees and implements the historic preservation program and serves as staff liaison to the Historical Commission and city council. In the City of San Fernando, the role of historic preservation officer is currently shared by several city staff in the Community Development Department.

HISTORIC PRESERVATION ORDINANCE

A historic preservation ordinance is the primary tool used by municipalities to protect historic resources in a community. Local governments in California have the authority to adopt a historic preservation ordinance to provide regulations regarding historic and cultural resources. Historic preservation ordinances are structured to address the particular needs and resources within a community. Though there is no

standard historic preservation ordinance, a typical ordinance usually includes provisions regarding the following:

- The establishment of a local historic commission and the powers and responsibilities assigned to that commission
- The establishment of a local landmarks list
- An explanation of the criteria that can be used to designate historical resources and the process of designation
- A definition of what types of physical alteration require design review and an explanation of the design review process (including an appeal process)
- The establishment of an exemption in the case that designation of a historical resource or denial of a building permit would cause substantial financial hardship
- A requirement that property owners maintain designated resources and guidelines for appropriate treatments
- Incentives for properties designated as historical resources

Since historic preservation ordinances are designed to meet the specific needs of a community, the City's ordinance may not include all of the items listed above.

MILLS ACT

The Mills Act of 1972, as amended (Government Code Section 50280 et seq.; Revenue and Taxation Code Section 439 et seq.) provides a reduction in the property taxes for owners of qualified residential and commercial buildings. The owner must enter into a ten-year contract with the local government. In return, the owner agrees to rehabilitate and/or maintain the historical

and architectural character of the structure. To implement the program, the local government is required to adopt enabling legislation.

Mills Act contracts offer several advantages to property owners. Participation of the property owner is voluntary. In areas where land value represents a large portion of the market value, such as high-density commercial and residential districts, the Mills Act method of valuation adjusts the property tax to reflect the actual use of the site. This results in a property tax reduction. In the event the property is sold, the Mills Act contract continues and the reduced property tax is passed on to a new owner.

The City of San Fernando does not currently participate in the Mills Act program. This Historic Preservation Element recommends that the City implement this program in order to contribute to the revitalization of residential neighborhoods and commercial districts and to solidify San Fernando's commitment to historic preservation.

Planning Process

The City of San Fernando initiated a three-phase historic preservation planning project in 2000. The preparation and adoption of this Historic Preservation Element was phase two of the process. Preparing this Element involved technical and historical research, discussions with City staff, and public participation.

An existing conditions report on the state of historic preservation in the City of San Fernando was prepared in 2003. That report documented the planning and regulatory environment for historic preservation in San Fernando. To provide context, the report provided a brief history, described past preservation efforts, described the legal basis for preservation, and summarized the designation programs, regulations, and incentives affecting historic preservation.

The next step in the development of this Element was the formation of draft goals and objectives. Based on the information collected in the existing conditions report, a series of public workshops were conducted to inform residents about the purpose of a historic preservation element and the state of historic preservation in the City. At the workshops, participants discussed possible goals and objectives for a historic preservation plan, asked questions, presented ideas and concerns, described historic preservation-related efforts of community members and local organizations, and suggested methods of implementation. Based on discussions in the public meetings, key issues, goals, and objectives were identified and included in this Element. During the public workshops, specific policies for implementing the objectives were developed.

The first public workshop was conducted on March 18, 2004. Participants learned about the historic preservation planning process, the existing conditions report, and the purpose of the element. A question, answer, and comment session followed, providing an opportunity for participants to clarify aspects of the planning process and express views on historic preservation in the City.

Based on that meeting, initial goals and objectives were developed for discussion at the next meeting. The second public workshop was conducted on May 27, 2004. After an initial presentation, participants discussed the draft goals and objectives in small groups. Residents, city staff, elected representatives and commissioners, consultants, and other stakeholders presented their ideas about how to tailor the Historic Preservation Element to best fit the needs of the local community and address specific historic preservation concerns in the City of San Fernando.

The third public workshop was conducted on August 11, 2004. Similar to the process used in the second workshop, a presentation at the beginning of the session was used to update participants on the revisions and edits made since the previous meeting. Participants discussed the draft goals, objectives, policies, and a five-year proposed workplan in small groups, offering suggestions on implementation methods.

Following the workshops, the Historic Preservation Element was prepared for adoption as part of the City of San Fernando General Plan. After review by the Historical Commission and Planning Commission, the City Council adopted the Historic Preservation Element by resolution.

Historic Development

In order to evaluate potential historic properties and expand historic preservation efforts in the City of San Fernando, a comprehensive analysis of the development patterns that have shaped the City's built environment and an explanation of relevant historic contexts for evaluation is necessary. This description is intended to supplement the reconnaissance survey, provide background information on the City's history, identify relevant historic themes, and establish a framework for future historic research.

Located twenty-three miles north of downtown Los Angeles, the City of San Fernando is approximately 2.4 square miles in size. The community was founded in 1874 and incorporated as an independent city in 1911. It was nicknamed "The Mission City" to reflect its historic relationship to the San Fernando Mission.

EARLY INHABITANTS

The northeastern San Fernando Valley has been populated for hundreds of years and is among the oldest human habitats on the West Coast. Its first residents were Native Californians, who prized the valley for its fertility, sheltered climate, and access to water. The Tongva and Tataviam, as they were known, were two large groups of clans whose settlements were found throughout Southern California in what is now Los Angeles and Ventura counties. The Tongva and Tataviam peoples were semi-sedentary hunter-gatherers.

The areas inhabited by the Tongva and Tataviam peoples overlapped near the northeast San Fernando Valley. A recent essay on the "Indians of Mission San Fernando" describes the interaction of these peoples and their relationship to the Mission.

Prior to 1700, many Native Californians lived in villages composed of simple abodes constructed of available natural material, such as wood branches and willow bark. The inhabitants had a close relationship with nature, relying on the natural environment for food, shelter, and medicine. Clothing was made of reeds or animal skins and often doubled as blankets for sleeping. It is estimated that thousands of residents lived in such settlements, which were linked by ceremonies, elder councils and a system of tribal laws and customs.

The Native Californian presence is revealed today through continuing cultural activities and the City's archaeological legacy. Early Tongva and Tataviam village life has also been recorded through oral histories, Mission records, site excavation, and ethnographic studies.

SPANISH PERIOD

By 1769, when the first land expedition of Europeans came to California, the San Fernando Valley was home to approximately a thousand Native Californians. The Portolá expedition of that year was the first contact between the native population and Europeans. Franciscan missionaries led by Father Junipero Serra established the first mission in Alta California in San Diego in 1769. In 1797, the Franciscans established Mission San Fernando near the site of a Tataviam village called Achois Comihabit. It was located along the royal road, or El Camino Real, between the San Gabriel Mission, established twenty-six years earlier in 1771, and the San Buenaventura Mission, established fifteen years earlier in 1782.



Villages and tribal groups in the vicinity of the San Fernando Mission. The dotted lines represent the approximate borders of the major language and tribal groups: Gabrieliño/ Tongva, Ventureño/ Chumash, Tataviam, and Serrano (Vanyume). Map courtesy of the Santa Clarita Valley Historical Society.



San Fernando Mission, San Fernando Valley History Digital Library, California State University, Northridge.

A local rancher named Francisco Reyes, who was earlier awarded a land grant from the Spanish crown, surrendered his interest in the land so that the new mission could be constructed. Native labor was used in the building of the mission complex, and many were converted to Catholicism. Under Spanish rule, the Tongva became known as the Gabrieliño (people of the Mission of San Gabriel) and the Tataviam became known as Fernandeños (people of the Mission of San Fernando). Many Gabrieliños and Fernandeños adopted customs, language, and clothing of the Spanish during this period. By the 1790s, people of Spanish, Mexican, and Indian descent had helped to build the mission complex and the surrounding settlement along El Camino Real.

By the early 1800s, the area around the San Fernando Mission was cultivated and the Mission was prosperous, producing olives, dates, wheat, barley, corn, and beans; and raising cattle, sheep, and horses. It was developed into a compound that included chapels, housing, and businesses. A small trading village had developed where the resident Indians sold and purchased goods. The Mission was active for the first half of the nineteenth century until its secularization in 1834.

Although agriculturally prosperous, life at the San Fernando Mission was harsh, and many Indians perished from disease.

MEXICAN PERIOD

In 1823, Mexico won its independence from Spain and, as a result, the San Fernando Valley had a new government. The Mexican government removed the Spanish priests and secularized the missions. As new initiatives limited the power of the Church, more land passed into the hands of settlers, many from Mexico and the United States. By the mid-1840s, the region was again in turmoil, as Mexico and the United States fought for territorial control.

During this period, the Mexican government established the rancho system, based in part on earlier Spanish land divisions. A series of large land grants were awarded and the rancho system became the dominant settlement pattern. Beneficiaries of the system were former soldiers and others who had served the government. The large land grants often had somewhat amorphous boundaries (sometimes based on “landmarks” such as rock outcroppings, river beds, and large trees). Boundary disputes were common. The ranchos contained thousands of acres and the population was relatively small and highly interconnected. Most raised livestock. Native Californians worked on the ranchos, some as vaqueros or cowboys.

Don Pedro Lopez was appointed civil administrator of the San Fernando Mission by the Mexican government. However, the Mission went into a period of decline and around 1845 the Mission was abandoned. In 1846, the ranch lands belonging to the San Fernando Mission, a total of more than 116,000 acres, were sold to Eulogio de Celis. A Spaniard who came to Los Angeles in the 1830s, he purchased the land directly from the Mexican Government.



Women packing lemons at San Fernando Heights Lemon Company, circa 1930. The woman with her hair pulled back, packing the Sunkist crate, is Luz Mendez Calvo. Courtesy of San Fernando Valley History Digital Library, California State University, Northridge.

AMERICAN PERIOD

The California Gold Rush accelerated the migration of Anglos to the state. One of the first discoveries of gold in California occurred in 1842 in Placerita Canyon, not far from the San Fernando Mission. During the second half of the nineteenth century, San Fernando was under American rule and California became a state. In 1865, President Lincoln returned some of the confiscated and secularized Mission lands to control by religious authorities. The Catholic Church obtained ownership, using the land for both secular and religious purposes.

In the 1860s, Catalina Lopez, daughter of the former Mission San Fernando administrator, and her husband Geronimo Lopez, a second cousin, purchased forty acres north of the Mission and established a general store known as Lopez Station and raised a family of thirteen children. In 1881, Catalina's brother Valentin Lopez built a two-story adobe house. It would become known as the Lopez Adobe. Today, it is the oldest existing structure in San Fernando and it is listed in the National Register of Historic Places.

The American period regularized the large land grants of the Mexican period by imposing surveyed boundaries on land

transactions. As the area transitioned from grazing to farming, plots of land assumed the familiar patterns of acreage and sections still present today. Many still owned vast tracts of undeveloped land. Systems of irrigation and transportation routes played major roles in site development.

The Southern Pacific Railroad constructed a railroad through the northeast San Fernando Valley in the mid-1870s. More than 1,500 workers are reported to have worked on the project, many of them Chinese (Bearchall, 68). At the north end of the Valley, a long tunnel was constructed through the mountain pass and the northbound and southbound routes were connected, linking Los Angeles and San Francisco directly by rail for the first time. On September 5, 1876, a ceremony marked the connection with the driving of a golden spike at the location known variously as the San Fernando or the Newhall Pass. San Fernando became known as the railroad's "gateway to the north."

At the same time, Charles Maclay and George Porter purchased a large area of land in the northeastern San Fernando Valley from the heirs of Eulogio de Celis. They formulated a plan to develop a new township and sell small lots of land for residences. Maclay was born in Pennsylvania in 1822; he came to California after being ordained as a minister in the Methodist church. One of the first new buildings constructed was the Maclay College of Theology, which was started in conjunction with the University of Southern California.

The railroad connection made the small town accessible to the nation, and goods could be transported long distances to distant markets. Raw materials were exchanged for manufactured goods and the town of San Fernando began to develop quickly. Wheat raising and flour milling became major activities with the Los Angeles Farm and Milling Company

producing 500,000 bushels of grain in 1880 (Pitt and Pitt, 447).

CITYHOOD AND TWENTIETH-CENTURY SAN FERNANDO

The twentieth century brought further changes to the northeastern San Fernando Valley. Agriculture continued to be a primary occupation; the population grew steadily. In 1911, the City of San Fernando was incorporated. San Fernando became the second incorporated city within the San Fernando Valley after Burbank. J. C. Maclay, nephew of founder Charles Maclay, served as the first Mayor. Several major streets were platted, including Brand Boulevard which opened in 1912.

The completion of the Los Angeles Aqueduct in 1913 led to a dramatic expansion of truck gardens, vineyards, and citrus orchards and spurred further population growth and economic development in the Los Angeles area. Several major citrus packing houses were located in the area, including the San Fernando Fruit Grower's Association and the San Fernando Lemon Association. A large canning plant known as the San Fernando Canning Company was also located in the area. Also in 1913, the Pacific Electric Railway began offering local electric rail service, connecting San Fernando and Los Angeles.

With its own municipal water supply, the City of Los Angeles became independently powerful and soon annexed most of the San Fernando Valley. More than 168 square miles of new territory were annexed to the City of Los Angeles in 1915 (Pitt and Pitt, 448). The City of San Fernando, however, maintained its own water supply and remained independent. The annexation of new territory to the City of Los Angeles resulted in the City of San Fernando being surrounded by the City of Los Angeles.



Maclay Avenue looking northeast towards the San Gabriel Mountains, 1962, San Fernando Valley History Digital Library, California State University, Northridge.

The automobile allowed residents to move around the San Fernando Valley in new ways, spurring additional residential development. Craftsman and period revival became prevalent architectural styles in new neighborhoods. Interest in California's heritage continued to grow during this period, and the San Fernando Mission, a part of the territory annexed to the City of Los Angeles, was declared a State Historic Landmark on January 11, 1935.

After the Second World War, the growth of Los Angeles County was accelerated by dramatic increases in population. The San

Fernando Valley Historic Society was founded just prior to this transformation, on July 4, 1943. The purpose of the organization is to "research, collect, and preserve the history, art and culture of the San Fernando Valley."

The construction of the Golden State Freeway in the mid-1960s changed the development pattern of San Fernando and the northeast Valley, pushing development into new areas as agriculture was rapidly displaced by new housing. In 1970, the City purchased the Lopez Adobe with funding from a grant from the federal Department of

Housing and Urban Development, saving the house from destruction. In 1974, it was restored for use as a museum. A grand opening ceremony was held on April 5, 1975.

One of the most significant events in recent San Fernando history is the Sylmar Earthquake, sometimes also referred to as the San Fernando Earthquake. Before sunrise on February 9, 1971, a devastating earthquake of Richter magnitude 6.6 violently shook the area. The epicenter was located seven miles north of San Fernando. Sixty-five people were killed, freeway bridges and the new Olive View Hospital collapsed, and damages totaled more than a billion and a half dollars. At the time, “it was California’s third worst earthquake in terms of lives lost (exceeded by San Francisco, 1906 and Long Beach, 1933) and second in terms of property damage (exceeded by San Francisco, 1906).”

(California Geology, 1971). Many houses and commercial buildings collapsed or caught fire and many were soon thereafter demolished, including some of the City’s historic resources.

Since 1911 the City has transformed from a small township into a developed city surrounded by the City of Los Angeles. During the past eighty years, the City has revised its planning and development guidelines to shape a vision of the future, including several recent efforts related to the goal of developing a comprehensive historic preservation program. The City’s commitment to preserving cultural and historic resources was recently expanded with the completion of the first city-wide survey of historic resources. Recognizing the importance of its history to its quality of life, the City adopted the motto “Historic and Visionary” in 2000.

Legal Basis for Historic Preservation

The identification and protection of historic resources is supported by federal and state regulations. The following discussion provides an overview.

NATIONAL HISTORIC PRESERVATION ACT

The National Historic Preservation Act (NHPA) of 1966 created the framework for preservation activity in the United States. The NHPA redefined and expanded the National Register of Historic Places which had been established by the Historic Sites Act of 1935; created the position of State Historic Preservation Officer (SHPO) to administer state preservation programs; established the Certified Local Government Program; and set up the Historic Preservation Fund to fund the provisions of the NHPA.

Section 106 of the NHPA requires, through a consultation process with the Advisory Council on Historic Preservation, that the effects of all federal undertakings on properties listed in or eligible for listing in the National Register be taken into account.

AMENDMENTS TO THE NATIONAL HISTORIC PRESERVATION ACT

The 1980 amendments to the NHPA provided for the establishment of a Certified Local Government (CLG) program. This program allows for direct local government participation and integration in a comprehensive statewide historic preservation planning process. CLGs are eligible, on a competitive basis, for special matching grants. In order to be a CLG, cities must adopt a historic preservation ordinance, establish a qualified preservation commission, provide for adequate public participation, and conduct a comprehensive historic and architectural survey.

CLGs directly participate in the nomination of historic properties to the National Register of Historic Places and perform other preservation functions delegated by the SHPO under the NHPA. These may include the responsibility to review and comment on development projects for compliance with federal and state environmental regulations, including such activities as Section 106 reviews, review of National Register nominations, and review of rehabilitation plans for projects seeking the Federal Rehabilitation Tax Credit.

NATIONAL ENVIRONMENTAL POLICY ACT

The intent of the National Environmental Policy Act (NEPA) is to protect the natural and built environment, including historic properties, from adverse effects resulting from federal actions. Before a federal agency may proceed with a proposed action, it must first perform an environmental assessment to determine whether the action could have any significant effect on the environment. If it is determined that the action may have an effect on the environment, the agency must then prepare an Environmental Impact Statement (EIS) which identifies all environmental impacts resulting from the action and lists mitigation measures and project alternatives that avoid or minimize adverse impacts.

Impacts involving historic properties are usually assessed in coordination with the process established under the NHPA. Normally, the Section 106 process must be completed before the environmental assessment or EIS can be finalized.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) was enacted in 1970 and modified

in 1998. The basic purpose of CEQA is to inform governmental decision makers and the public about the potential significant adverse environmental effects, if any, of proposed activities and projects.

CEQA also provides opportunities for the public and for other agencies to review and comment on draft environmental documents. As environmental policy, CEQA requires that the impacts of proposed activities upon the environment be given significant consideration in the decision making process. Under CEQA, the “environment” means the physical conditions existing in the area affected by a proposed project, including objects of historic significance. Any project or action which may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment. CEQA prohibits the use of a categorical exemption for projects which may cause a substantial adverse change in the significance of a historical resource.

When the California Register of Historical Resources was established in 1992, the Legislature also amended CEQA to define historical resources. CEQA defines a historical resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. Similar to Section 106 and the National Register, all resources determined eligible for the California Register are also to be considered under CEQA.

Public agencies must treat some historical resources as significant under CEQA unless the “preponderance of evidence demonstrates” that the resource is not historically or culturally significant. These resources include locally designated properties and properties identified as

significant in historical resource surveys which meet California Register of Historical Resources criteria and California Office of Historic Preservation Survey Methodology.

Even if a resource does not meet any of the criteria for a historical resource set forth above, a public agency may determine that a resource is a historical resource if it is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, social, political, military, or cultural annals of California.

A “substantial adverse change” in the significance of a historical resource means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.”

CEQA also applies to projects or actions which may have environmental effects on archaeological sites and archaeological resources. If a project will have a significant effect on a unique archaeological resource, mitigation of those impacts are required. In addition, CEQA includes provisions addressing the procedures to be complied with in the event of the accidental discovery of any human remains, including Native American human remains.

CALIFORNIA HISTORICAL BUILDING CODE

The State Historical Building Code (SHBC) provides alternative regulations and standards for the rehabilitation, preservation, restoration, or relocation of qualified historical buildings or properties, in order to facilitate preservation of the historical value as well as the original or restored architectural elements of qualified historical buildings or structures, to provide for the safety of the occupants of qualified historical buildings or structures, and to provide reasonable access for persons with disabilities. The regulations of the SHBC

are applicable to repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, safety, moving, or continued use of a qualified historical building or property, and shall be used whenever compliance with the regular building code is required for qualified historical buildings or properties. The definition of a “qualified historical building or property” under the SHBC is “any building, site, structure, object, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction.” (Cal. Code Regs. tit. 24, § 8-218.) Qualified historical buildings or properties include buildings or properties listed in or determined eligible for listing in official historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, and State Points of Historical Interest.

In addition, local buildings or properties listed or determined eligible for listing on officially adopted City registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks constitute qualified historical buildings or properties under the SHBC. Property owners should work with the Community Development Department early in the project planning process to determine if their building or property is recognized as a qualified historical building or property. State and local agencies, and under certain conditions, individual property owners, may request opinions from the State Historical Building Safety Board (SBHSB) and staff in Sacramento regarding use and interpretation of the SHBC.

Resource Designations

Historic resources may be designated at the federal and state levels. Potential resource designations include: the National Register of Historic Places, National Historic Landmark, California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest. While some programs place emphasis on architectural character, all use basic criteria relating to a property's role in important events or patterns of development, association with important personages, and architectural significance.

At the time of publication of this report, the Lopez Adobe is the only property within the city limits listed on the National Register. The reconnaissance survey conducted in 2002, entitled "Historic Resources Survey," identified approximately 230 properties as potentially eligible for local historic resource designation and two properties and one district potentially eligible for listing in the National Register. Inventory documentation, including standardized forms and a database, are kept on file at the Community Development Department at City Hall.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is an authoritative guide to be used by federal, state, and municipal governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. The National Register is administered by the National Park Service. Nominations within the state are made to the California State Office of Historic Preservation (OHP) and reviewed by the State Historical Resources Commission, and if approved, are forwarded

by the State Historic Preservation Officer to the National Park Service. The Keeper of the National Register makes the final determination regarding the listing of properties in the National Register.

Buildings, structures, objects, sites, and districts may be listed in the National Register. To be eligible for listing in the National Register, a property must generally be over fifty years old and must be significant in American history, architecture, archeology, engineering, and culture. Properties that are significant are those that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

(36 C.F.R. § 60.4.)

Owner consent is required for individual properties to be listed in the National Register. If the owner of a private property, or a majority of the private property owners of a district, objects to the nomination,



The Lopez Adobe is currently the only building in San Fernando listed in the National Register of Historic Places. The well-known architectural photographer Jack E. Boucher recorded this image in October 1960 as part of the Historic American Buildings Survey (HABS) project. *Source:* Library of Congress, Prints and Photographs Division, Historic American Buildings Survey, reproduction number HABS, CAL, 19-SANF, 3-4.

the nomination may be forwarded to the National Park Service solely for a formal determination of eligibility for listing in the National Register.” Listing in the National Register is primarily honorary and does not in and of itself protect designated properties from demolition or inappropriate alterations. However, state and municipal laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register properties may be subject to the California Environmental Quality Act (CEQA). Owners of properties listed in the National Register are eligible to receive certain financial incentives, including the federal rehabilitation tax credit and conservation easements.

NATIONAL HISTORIC LANDMARK

The National Historic Landmark program is conducted by the National Park Service to identify, designate, and protect cultural resources of national significance that commemorate and illustrate United States history and culture. National Historic Landmarks are identified by special theme studies prepared by the National Park Service professionals as an additional level of documentation in the National Register designation process. Information is compiled on the history, significance, and integrity of the property, and a statement on its relationship to the criteria for determining significance is prepared. Nominations are then reviewed by the National Park Service Advisory Board, which forwards

recommendations for designation to the Secretary of the Interior for a final decision. National Historic Landmarks are afforded the same limited protections and benefits as properties listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an authoritative guide in California used by State and municipal agencies, private groups, and citizens to identify, evaluate, register, and protect the State's significant historical and archeological resources.

The criteria for listing in the California Register are patterned upon National Register criteria. The California Register consists of resources that are listed automatically through other designations and those that must be nominated through an application and public hearing process.

The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places (Category 1 in the State Inventory of Historical Resources) and those formally determined eligible for listing in the National Register of Historic Places (Category 2 in the State Inventory).
- California Historical Landmarks from No. 770 onward.
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.

Other resources which may be nominated for listing in the California Register include:

- Historical resources with a significance rating of Category 3 through 5 in the State Inventory. (Categories 3 and 4 refer to potential eligibility for the National Register, while Category 5 indicates a property with local significance.)
- Individual historical resources.
- Historical resources contributing to historic districts.
- Historical resources designated or listed as a local landmark.

For a complete list of historical resources status codes used by the OHP, please see the Appendix.

Nominations to the California Register are first submitted to the local government for comment. The local government has 90 days to submit comments to the OHP. OHP will notify the property owner and place the item on the next available agenda for the State Historical Resources Commission (SHRC).

Listing of a property in the California Register requires the consent of the property owner. If the property owner objects to such listing, he or she must do so in writing. The SHRC reviews the nomination and makes a decision. If it is determined that the property meets the criteria for listing, but the owner has objected, the property will be formally determined eligible for listing in the California Register but will not be actually listed therein.

CALIFORNIA HISTORICAL LANDMARKS

The oldest designation program in California, California Registered Historical

Landmarks, now California Historical Landmarks (CHL), evolved from efforts by private organizations around the turn of the twentieth century. In 1931, the first twenty landmarks were officially named by the State; their selection reflected an emphasis on well-known places and events in California history, such as missions, early settlements, battlegrounds, and gold rush sites. A series of modifications of the program ensued, eventually resulting in specific criteria for designation and a process of review by the SHRC. All CHLs must be of statewide historical importance to California, and must meet one of the following three criteria:

- The property is the first, last, only, or most significant historical property of its type in the region.
- The property is associated with an individual or group having a profound influence on the history of California.
- The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or it is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.

Currently, over 1,000 CHLs have been designated in California, although none are located in San Fernando. CHLs from No. 770 onward are automatically listed in the California Register, and thus enjoy regulatory protection under CEQA as well as eligibility for State incentive programs such as the Mills Act and the State Historical Building Code. Earlier designated CHLs may also qualify for the California Register. CHLs are marked by plaques and highway directional signs.

CALIFORNIA POINTS OF HISTORICAL INTEREST

The California Points of Historical Interest Program was established in 1965 to accommodate an increased interest in recognizing local historic properties unable to satisfy the restrictive criteria of the California Historical Landmarks program. The criteria for designation of Points of Historical Interest are the same as those that govern the CHL Program, but are directed to local (city or county) areas. California Points of Historical Interest do not have direct regulatory protection, but are eligible for official landmark plaques and highway directional signs. Applications for Points of Interest are reviewed by the Los Angeles County Historical Landmarks and Records Commission.

Incentives for Historic Preservation

Incentives for historic preservation are available at the federal, state, and local level. A description of each is outlined below.

FEDERAL PROGRAMS

Since 1976, the National Park Service has administered the Federal Historic Preservation Tax Incentive program, in conjunction with the Internal Revenue Service and State Historic Preservation Officers nationwide. Tax incentives have spurred the rehabilitation of historic structures and attracted investment to the historic centers of cities and towns. Tax incentives for preservation established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47) include a twenty percent tax credit for the certified rehabilitation of income producing properties and a ten percent tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936. A tax credit lowers the amount of tax owed. Each dollar of a tax credit reduces the amount of income tax owed by one dollar.

The U.S. Department of the Interior and the Department of the Treasury administer the federal rehabilitation tax credits. The twenty percent tax credit is available to a project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The rehabilitation must exceed \$5,000 or the adjusted basis of the property, whichever is greater. Properties can be rehabilitated for commercial, industrial, agricultural, or rental residential purposes. Properties may not be used as the owner's private residence. A certified historic structure is any building that is listed individually in the National Register of Historic Places or a building that is located in a registered historic district and certified by the National Park Service as a

contributor to the district. A state or local district may qualify if the district is certified by the Secretary of the Interior. A certified rehabilitation is one that meets the Secretary of the Interior's Standards for Rehabilitation. The rehabilitation must be consistent with the character of the property and the project cannot damage or destroy character-defining materials.

A ten percent rehabilitation tax credit is available for the rehabilitation of non-historic buildings built before 1936. The rehabilitation must exceed \$5,000 or the adjusted basis of the property and the property must be depreciable. The ten percent credit applies to buildings renovated for non-residential uses and excludes rental housing. Hotels are considered to be a commercial use and would qualify for the ten percent tax credit. A building that has been moved is not eligible for the ten percent tax credit.

In affordable housing projects involving historic rehabilitation, the rehabilitation tax credit may be combined with the Low Income Housing Tax Credit.

A preservation easement is a voluntary legal agreement that protects a significant historic, archeological, or cultural resource. A preservation easement is a contract where a property owner agrees to forego certain development rights in exchange for the preservation of a historic or cultural resource. An easement can involve an entire historic structure, a façade, or an interior. Normally, an easement is conveyed by the property owner to a non-profit organization or government agency whose mission includes historic preservation. Once recorded, an easement becomes part of the property's chain of title and continues in perpetuity, ensuring future protection of the structure.

An easement may provide the property owner with tax benefits. An owner of a certified historic structure (a structure listed on or eligible for listing in the National Register or a contributing property to a National Register district) may claim a charitable deduction on federal income tax for the value of the easement, which is the difference between the appraised fair market value of the property prior to conveying the easement and its value with the easement restrictions in place.

When an organization accepts a preservation easement, it receives the legal right to review and approve the design of proposed changes to the portions of the building covered by the easement. Easements usually prohibit the owner from demolishing or making alterations to the property without prior review and consultation with the easement holder. Certain easements also require the owner to make improvements to the property or maintain it in a certain physical condition.

2001 CALIFORNIA HISTORICAL BUILDING CODE (PART 8, TITLE 24, C.C.R.)

The intent of the State Historical Building Code (SHBC) is to protect California's architectural heritage by recognizing the unique construction issues applicable to historical buildings and by providing an alternative code to deal with these issues. The SHBC is the prevailing code for application to qualified historical buildings in that the City's Building and Safety Division must recognize and apply these alternative regulations if the owner chooses to use them. In some cases, the owner may find that the alternatives resolve conflicts between complying with the City's Building Code and retaining historic fabric as required for historical sites, Mills Act contracts, or historical resources under CEQA review. In some circumstances, the SHBC serves as an economic incentive to owners by reducing the amount of work required for code compliance.

The definition of a "qualified historical building or property" under the SHBC is very broad: "any building, site, structure, object, district, or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state, or federal governmental jurisdiction." Qualified buildings or properties include buildings or properties listed on or determined eligible for listing on the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest. In addition, properties listed on officially adopted City registers, inventories, and surveys may qualify. Property owners should work with the City's Building and Safety Division to determine whether a building is recognized as a qualified site early in any project planning process. The staffs of Community Development and State Office of Historic Preservation may also help to confirm whether or not a building is a qualified historical building.

The Building and Safety Division may request opinions from the State Historical Building Safety Board (SHBSB) and staff in Sacramento regarding use and interpretation of the SHBC. Both the building division and applicants may appeal adverse decisions regarding the SHBC directly to SHBSB.

MILLS ACT PROGRAM

The Mills Act of 1972, as amended, (Government Code Section 50280 et seq.; Revenue and Taxation Code 439 et seq.) provides a reduction in the property taxes for owners of qualified residential and commercial buildings. The owner must enter into a ten year contract with the local government. In return, the owner agrees to rehabilitate and/or maintain the historical and architectural character of the structure. To implement the program, the local government is required to adopt enabling legislation.

Mills Act contracts offer several advantages to property owners. Participation of the property owner is voluntary. In areas where land value represents a large portion of the market value, such as high density commercial and residential districts, the Mills Act method of valuation adjusts the property tax to reflect the actual use of the site. This results in a property tax reduction. In the event the property is sold, the Mills Act contract continues and the reduced property tax is passed on to the new owner.

MARKS HISTORICAL REHABILITATION ACT

The Marks Historical Rehabilitation Act of 1976 allows local governments to issue bonds to finance the acquisition, relocation, reconstruction, restoration, renovation, or repair of historic properties. Costs eligible for funding include, but are not limited to, work that is necessary to meet applicable rehabilitation standards and installation of fixtures to make the property useable. Design costs, financing costs, and other incidental expenses are also eligible.

Historic properties eligible for assistance under the program include those of any “national, state, or local historical registers or official inventories, such as the National Register of Historic Places and State Historical Landmarks,” plus, any property “deemed of importance to the history, architecture, or culture of an area” as determined by a local official, historic preservation board, or commission, a local

Prior to issuing bonds under this program, the local government must adopt a historical rehabilitation financing program and designate historical rehabilitation areas, which may consist of the jurisdiction’s entire geographical area. The historical rehabilitation financing program must set forth the architectural and/or historical criteria to be used in selecting historical properties eligible for bond financing. The jurisdiction must also allow affected citizens to participate in the planning and

implementation of the program in the designation of historical rehabilitation areas. A maximum of citizen participation must be provided, including the establishment of a citizens advisory board.

PROPOSITION 40

The California Cultural and Historical Endowment was created to administer the Proposition 40 funds dedicated to preserving historic and cultural resources. The Endowment is located in the California State Library Office. Approximately \$128 million will be available to government entities and non-profit organizations through a competitive grant application process.

LOCAL PROGRAMS

The City of San Fernando currently offers grants to encourage rehabilitation of historic homes. Federal Community Development Block Grant (CDBG) funds can be used as a source of funding for local historic preservation programs. The City is in the process of developing additional local historic preservation incentives.

Goals and Objectives

The City of San Fernando has a strong commitment to the preservation of the historic built environment. Goals and objectives have been developed to provide direction for the future development of the City of San Fernando's historic preservation program. By adopting these goals and objectives as part of the General Plan, San Fernando reaffirms its commitment to historic preservation.

The purpose of the San Fernando General Plan and the Historic Preservation Element is to outline a vision of the future. The goals and objectives listed here describe that vision and explain the actions that need to be taken to achieve it.

Goal 1: Develop and implement a comprehensive, citywide, historic preservation program.

By adopting a comprehensive, citywide historic preservation program, the City will put the necessary mechanisms in place to protect historical resources and preserve San Fernando's unique sense of place. Historic preservation should be integrated into the everyday workings of city government, with special attention devoted to coordination between departments, staff training, and public participation.

Objectives

1.1: Continue to promote the City's support for historic preservation.

- Highlight historic preservation on the City website.
- Develop a brochure explaining the City's historic preservation program.
- Develop television programming related to historic preservation on the local city affairs channel on cable TV.
- Promote Historic Preservation Month.

1.2: Ensure that historic preservation planning is inclusive and reflective of the unique background and diversity of neighborhoods in the City.

- Develop and implement an outreach plan to facilitate on-going community participation.
- Produce promotional and informational materials in Spanish and English.
- Conduct research into the history of the varied ethnic, racial, and religious groups in the community.

1.3: Prepare a comprehensive historic preservation ordinance that includes criteria for the designation and regulation of historic resources and provides incentives for historic preservation.

- Research and review ordinances in other cities.
- Adopt criteria for designation based on the National Register of Historic Places evaluation standards and criteria relating to properties that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may be likely to yield, information important in prehistory or history.
- Develop an outline of key provisions.
- Prepare the ordinance for review by the public, City departments, City Attorney,

- Historical Commission, and City Council.
 - Adopt the ordinance.
- 1.4: Become a Certified Local Government (CLG).
- Research the actions necessary to meet the requirements for becoming a Certified Local Government, including adoption of a historic preservation ordinance, establishment of a qualified preservation commission, provision for adequate public participation in the local historic preservation program, maintenance of a comprehensive historic and architectural survey, and completion of other responsibilities identified by the State.
 - Develop a plan for implementing the necessary actions to meet CLG requirements.
 - Include key provisions related to CLG status in the ordinance process.
 - Adopt a comprehensive historic preservation ordinance.
 - Apply for CLG status.
- 1.5: Integrate historic preservation into the operations of all City departments.
- Incorporate preservation goals, objectives, and policies into workload priorities established by the City Council, Community Development Department, and other city departments, and into contract services with the City of Los Angeles Fire Department.
 - Allocate sufficient City staff resources to implement the historic preservation program.
 - Allocate sufficient resources for staff training and technical assistance to the public.
- Develop emergency preparedness and disaster response plans for cultural resources.
 - Create and maintain a supportive climate within the City administration for preservation.
 - Improve communication and coordination among City departments and agencies on preservation issues by sharing information, establishing joint decision making committees or boards when necessary, and/or developing agreements between agencies.
 - Provide training for Historical Commission members and City staff on the Secretary of the Interior's Standards, preservation ordinances, the State Historical Building Code, and other preservation matters.
 - Incorporate historic preservation into neighborhood planning studies.
- 1.6: Review the City's General Plan, zoning and planning regulations, and redevelopment plans and update them as necessary to assure their consistency with preservation policies.
- Ensure that local regulations are conducive to historic preservation.
 - Conduct an analysis of zoning and planning regulations as part of the process of developing the historic preservation ordinance.
 - Identify areas of the City where redevelopment may result in the demolition of historic resources.
 - Establish policies that preserve the historic character of neighborhoods and the community.

1.7: Develop innovative policies for preserving historic properties.

- Encourage public participation and suggestions for new kinds of policies and programs.
- Provide City staff and commission members with training and resources to become familiar with standard preservation policies and to explore new ideas in preservation planning.
- Consider implementation of programs to encourage retention of original wood windows, create a revolving fund, and encourage other new ideas in preservation.

1.8: Survey the City's neighborhoods on a periodic basis to maintain a current inventory of historic properties.

- Develop a historical resources inventory that catalogues all properties surveyed in the City, existing designations, and eligible resources.
- Develop a process for organizing, maintaining, and updating the City's historical resources inventory.
- Identify procedures and priorities for historical resource surveys and updates to the City's historical resources inventory.
- Consider prioritizing by geographic area, with special consideration given to South Brand Boulevard, North Huntington Street, Newton Street, Griswold Avenue, and Macneil Street.

1.9: Evaluate the effectiveness of the City's preservation programs on a regular basis and make policy changes and program updates as necessary.

- Conduct an annual review of the goals, objectives, and policies of this Historic Preservation Element to assess progress.

- Develop new goals, objectives, and policies as needed.
- Update local ordinances affecting historic preservation to reflect changes in federal, state, and local law as necessary.
- Conduct an analysis of zoning and planning regulations as part of the process of developing the historic preservation ordinance.
- Update the Historic Preservation Element at least once every five years.

1.10: Develop preservation partnerships with other government agencies and state and local preservation groups.

- Develop a working relationship with the Los Angeles Conservancy, California Preservation Foundation (CPF), National Trust for Historic Preservation, California State Office of Historic Preservation, and the National Park Service.
- Continue to work with local historical organizations including the San Fernando Valley Historical Society, historic homeowners preservation committee, Friends of the Lopez Adobe, the California Conference of Historical Societies, railroad-related historical groups (Pacific Electric and Southern Pacific), the Little Landers group based in Tujunga, the Santa Clarita Valley Historical Society, Campo de Cahuenga foundation, and California State University Northridge (CSUN) History Department.
- Encourage the development of a local historic preservation advocacy group that is supportive of the goals of the Historic Preservation Element.

1.11: Promote historic preservation as sustainable development and promote sustainable reuse of historic properties.

- Encourage repair rather than replacement of historic materials in accordance with the Secretary of the Interior's Standards.
 - Encourage the use of sustainable energy systems in historic buildings.
 - Incorporate sustainability practices into the guide for historic homeowners maintained by the Community Development Department and located at City Hall.
 - Train City staff in the differences and similarities in the national Leadership in Energy and Environmental Design (LEED) standards and Secretary of Interior's Standards.
 - Encourage salvage of materials that would otherwise be sent to landfills, sharing of preservation know-how and materials, and good conservation practices.
- Identify primary and secondary sources for historical research, which may include the Los Angeles County library, phone directories, the San Fernando Valley Historical Society, San Fernando Mission archives, Los Pobladores (early Los Angeles families group), internet, Los Angeles Public Library, the census, oral histories, deeds, community elders, school records, hospital records, mortuary records, cemetery records, local church records, the Southwest Museum, and the Huntington Library.
 - Hire an historian, community member, and/or historic preservation consultant to produce the context statement.

2.2: Develop eligibility criteria to use in the designation of historic sites or historic districts.

Goal 2: Identify and evaluate historical and cultural resources on a regular basis.

A current inventory of historical resources is essential to historic preservation planning. Collecting and maintaining accurate information for properties in the City which may be considered historic, and for properties which have been designated as landmarks or contributors to historic districts, allows decision-makers and the public to make informed, supportable conclusions about historic resources and land use. The inventory is especially useful for the Historical Commission and the City Council, which rely on such information in deciding historic designations. The inventory is also very useful to property owners, developers, and local residents in that it provides information on potential historic landmarks and lends predictability to the development and/or rehabilitation process.

Objectives

2.1: Write historic context statement for development and growth of the City.

- Use National Register of Historic Places eligibility criteria as a model.
- Develop eligibility criteria based on the National Register criteria relating to properties that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may be likely to yield, information important in prehistory or history.
- Study criteria developed by other municipalities.
- Convene a group of specialists and community members to discuss how eligibility criteria should reflect the unique qualities of San Fernando.
- Include eligibility criteria as part of the historic preservation ordinance.

2.3: Establish a procedure for the Historical Commission to designate historic sites and historic districts.

- Incorporate this procedure into the process of developing the historic preservation ordinance.

2.4: Establish the City's historical resources inventory and maintain it by conducting surveys on a regular basis.

- Establish the City's historic resources inventory, a list of evaluated properties within the city limits organized by address.
- Conduct historical resource surveys on a regular basis and, based on the results and review by staff, the Historical Commission, and City Council, update the City's historical resources inventory.
- Develop a procedure for formally adopting survey results into the Historic Resources Inventory.
- Communicate to the public the purposes and uses of the City's Historic Resources Inventory.
- Add a public participation component to the survey process, such as volunteer training and surveying.
- Photograph inventoried properties every five years.
- Add property listings to the City's historical resources inventory when California Environmental Quality Act (CEQA) and/or National Historic Preservation Act (NHPA) Section 106 reviews result in the evaluation of previously unevaluated properties within the city limits.
- Review the City's historical resources inventory at least once every five years.

2.5: Review the identified properties in the 2002 reconnaissance survey, entitled "Historic Resources Survey," for historic significance and conduct intensive surveys to identify local historic sites and districts.

- Develop local eligibility criteria.
- Review concentrations of properties for the possible designation of historic districts.
- Identify survey priorities.

2.6: Review City-owned property for potential historic designation.

2.7: Maintain records of properties identified as potentially significant at the federal, state, or local level.

- Inquire with the South Coast Regional Information Center and the State Office of Historic Preservation on an annual basis to determine if properties within San Fernando have been determined eligible for state or national designation.

2.8: Provide access to the City's inventory of historical and cultural resources.

- Provide copies of the City's historical resources inventory to the public and post on the City website.
- Maintain a library of historical resource survey reports.
- Establish files on designated properties with historical information and City actions related to each property.
- Prepare a map of the properties identified as historic in the City's historical resources inventory.
- Publish contextual, neighborhood, and/or architectural materials related to the City's historical resources inventory.

Goal 3: Increase public awareness of the City's history and historic preservation.

Residents of the City of San Fernando demonstrate great enthusiasm for the city's history and for historic preservation. A critical part of any historic preservation program is public education. The City can

facilitate public awareness of the City's history and historic preservation by providing information, encouraging community participation in decision-making, partnering with local historical and historic preservation groups, and encouraging heritage education programs. Knowledge of the community's history and an understanding of the historic built environment builds community pride and reinforces a strong sense of place.

Objectives

3.1: Promote the benefits of owning historic property.

- Develop a brochure that explains incentives available to owners of historic property and other benefits.
- Add information about incentives and other benefits of owning historic property to the City website.

3.2: Develop and promote the Mills Act program providing a reduction in the property taxes for owners of qualified residential and commercial buildings.

3.3: Encourage and support continued research regarding City history.

- Provide grants to researchers.
- Connect with historians already researching these topics.
- Coordinate efforts with the San Fernando Valley Historical Society.
- Develop a bibliography of historic research related to the City's history in conjunction with the library.
- Encourage school projects on the topic.
- Sponsor the publication of a book on the history of the City.
- Encourage newspaper articles on City history in the local newspaper.

3.4: Develop connections between local schools and historic preservation efforts in the City.

- Develop a program on local history and architecture for use in local classrooms, including age-appropriate materials that describe the importance of City history and historic preservation.
- Arrange for historic preservationists to visit classrooms.

3.5: Increase public access to historic preservation related documents and support the continued development of the local history collection at the San Fernando Library (County of Los Angeles).

- Develop an agreement with the local branch of the Los Angeles County library to make these materials available.
- Develop a cooperative agreement between City staff and library staff.
- Distribute information about the history of the City and historic preservation through the library.
- Donate materials to the library.
- Make materials available at City Hall.
- Use the City website to publicize information about historic preservation including definitions of key terms, rehabilitation guidelines, a description of the Historical Commission and its role, a list of City landmarks, a history of the City, and ordinances and policies related to historic preservation.

3.6: Promote the City's historical and cultural resources through a variety of programs and activities.

- Promote historic preservation at cultural events, such as Adobe Days.
- Showcase the Lopez Adobe and other City landmarks in television programming on the local city affairs channel on cable TV.
- Celebrate Historic Preservation Month.

3.7: Encourage public comment and participation in preservation decision making.

- Conduct outreach to stakeholders in the community.
- Encourage participation in surveys and the development of the historic preservation ordinance.

3.8: Encourage the installation of plaques and/or public art related to historic buildings and sites in the City.

- Develop a process for review and approval of proposed historic and/or interpretive signage by the Historical Commission.
- Distinguish between signage that denotes listing in the National Register of Historic Places, California Register of Historical Resources, and designation by the City of San Fernando.
- Consider funding the cost of signs and markers designating historic properties.
- Coordinate historic preservation and public art programs.

Goal 4: Protect historic and cultural resources from demolition and inappropriate alterations.

By establishing regulation that allows for designation and discourages inappropriate alterations and demolition of historic resources, the City can safeguard its

historic built environment. The City is also responsible for complying with federal and state regulations, including Section 106 of the National Historic Preservation Act and provisions of the California Environmental Quality Act (CEQA) applicable to historical resources.

Objectives

4.1: Seek designation for historic resources.

- Develop eligibility criteria and a procedure that allows the Historical Commission to nominate potential landmarks and recommend designation to the City Council.
- Encourage local residents to research and nominate properties for review by the Historical Commission.
- Encourage designation for properties eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

4.2: Discourage the demolition or inappropriate alteration of historic buildings.

- Encourage repair or reuse rather than demolition.
- Review demolition permits prior to granting City approval based upon potential effects on historical resources.

4.3: Establish design review procedures and establish effective means to protect architectural features that have historical significance.

- Use the Secretary of the Interior's Standards to evaluate impacts of alterations or new development on historical resources.
- Research methods of implementing design review, including citizen commissions, neighborhood boards,

certificate of appropriateness processes, et cetera.

- Incorporate design review into the historic preservation ordinance.

4.4: Encourage salvaging of architectural features that would otherwise be transported to landfills as a result of demolition.

- Consider use of a City-owned site for the purpose of storing salvaged architectural features.

4.5: Ensure compliance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act.

- Maintain a current historical resources inventory.
- Review all new development for potential impacts on historical resources in accordance with CEQA.
- Review all alterations to historic properties according to the Secretary of the Interior's Standards and in accordance with CEQA.
- Develop a mechanism to coordinate Section 106, CEQA, and other review procedures for historical and cultural resources.
- Provide annual training to all City staff who perform CEQA and/or Section 106 review involving historical resources.
- Keep apprised of changes in CEQA regulations and guidelines as well as court cases involving historic preservation.

4.6: Protect historic views and landscapes.

- Identify, research, survey, and designate historic landscapes.

- Identify and list historic views as character-defining features of landscapes and building sites, where appropriate.

Goal 5: Promote the preservation of historic and cultural resources through incentives and technical assistance.

Incentives and technical assistance programs promote the preservation of historical resources. Financial incentives at the federal, state, and local level can make a difference in the development process, encouraging historic preservation. Incentives also facilitate the implementation of rehabilitation techniques that may be unfamiliar, labor intensive, or perceived to be more costly. Incentives reward good stewardship of historic resources. Technical assistance is valuable because it can save property owners time and money in the rehabilitation process. Technical assistance also results in better-designed projects with less confusion and frustration for applicants. Incentives and technical assistance help preserve the historic built environment, which benefits everyone in the community.

Objectives

5.1: Promote local, state and federal preservation incentives.

- Develop the Mills Act program.
- Encourage participation in the Federal historic preservation tax incentives program (also known as the Rehabilitation Investment Tax Credit).
- Encourage the use of preservation easements.
- Add information regarding historic preservation incentives to the City website.
- Develop a brochure describing historic preservation incentives.

- Conduct workshops regarding historic preservation incentives.
- Develop a resource center for accessing information on historic preservation incentives.

5.2: Provide technical assistance to property owners concerning the maintenance, rehabilitation, and restoration of historical resources.

- Train City staff to provide technical assistance.
- Provide information on rehabilitation methods.
- Provide information on incentives.
- Assist in the permitting and planning review process.
- Advise property owners on how to construct additions in a manner that is consistent with the Secretary of the Interior's Standards.
- Develop a streamlined approval process for historic properties that meet the Secretary of the Interior's Standards for Rehabilitation, including a categorical exemption from environmental review under CEQA and fee waivers for historic rehabilitation projects.

5.3: Seek private foundation grants for historic preservation activities in the City.

- Track grant opportunities.
- Fund City staff training in grantsmanship and fundraising.
- Assist property owners in applying for grants.
- Partner with local organizations.
- Develop a list of properties that may be eligible for grants under the Certified Local Government (CLG) program, from the National Trust for Historic Preservation, and/or from the National Park Service.

5.4: Support efforts for the passage of preservation initiatives in the state and federal legislatures.

5.5: Allow for a City tax incentive for historic properties.

- Research methods of funding historic preservation in the City using sales tax or other mechanisms.

5.6: Retain the integrity of historic resources while maintaining public health and safety standards by providing flexibility in application of the building code through the use of the California State Historical Building Code.

- Train City staff in use of the State Historical Building Code.
- Develop informational materials for distribution to the public concerning use of the State Historical Building Code.

Goal 6: Integrate historic preservation into community economic development strategies.

Commercial redevelopment, new housing construction, tourism promotion, and business improvement strategies should be integrated with historic preservation to create a cohesive and holistic approach to land use planning and community economic development. Protecting and preserving historic resources encourages community pride, stimulates investment, and maintains quality of life and neighborhood character.

Objectives

6.1: Use historic preservation as a basis for neighborhood improvement and community development.

- Evaluate potential for designating historic districts.
- Use Community Development Block Grant (CDBG) funds for historic rehabilitation projects.
- Provide training for City staff regarding the ways in which historic rehabilitation projects and the establishment of historic districts can facilitate community development goals.
- Encourage and facilitate communication between City commissions.
- Provide training for contractors in appropriate rehabilitation techniques.
- Provide technical assistance in the field as well as at City Hall.
- Recruit commercial partners to support historic preservation efforts.
- Involve the City arborist in historic preservation related economic development efforts.
- Develop a homeowner workbook based on the guidelines for historic rehabilitation and informational materials currently available in the binders maintained by the Community Development Department at City Hall.

- Promote historic preservation programs through the local city affairs channel on cable TV.

6.2: Support historic rehabilitation efforts by homeowners through grants and loans.

- Continue current grant and loan programs.
- Allocate additional grants from the City's general fund.

6.3: Coordinate historic preservation and housing policies.

- Review potential for rehabilitation of historic buildings for use as affordable housing.
- Review multi-family and single family properties for historic eligibility and/or affordable housing uses.
- Encourage the compatible addition of housing units to existing historic buildings.
- Encourage use of the Low Income Housing Tax Credit program in conjunction with the Federal historic preservation tax incentive program (also known as the Rehabilitation Investment Tax Credit).

6.4: Promote historic places to visit within the City, such as the Lopez Adobe.

- Develop walking tours.
- Sponsor lectures.
- Organize activities and events.
- Publish a brochure.
- Promote the area as a tourist destination.
- Join in regional tourism and marketing efforts.

6.5: Incorporate historic preservation goals into City economic development plans.

- Promote historic preservation as an economic investment with significant multiplier effects.
- Coordinate economic development plans between City departments.
- Consult Main Street principles to guide the rehabilitation and/or redevelopment of historic commercial corridors.

6.6: Evaluate City-owned property for historic rehabilitation potential.

- Identify City-owned properties that are historic.
- Evaluate the potential of these properties as catalysts for neighborhood economic development.
- Evaluate the potential of these properties for tourism-related economic development.

6.7: Consider City acquisition of historic properties for the purpose of rehabilitation and reuse, where appropriate.

- Evaluate the potential development of these properties by the City or through public-private partnerships.

SAN FERNANDO HISTORIC PRESERVATION ELEMENT WORKPLAN

Priority List: Policy Implementation

This workplan is designed to prioritize the policies listed in the Goals and Objectives sections and synthesize that information into a workable five-year program. Policies that advance one objective in the plan often support other objectives and the program as a whole. To make these connections visible and explicit, policies have been cross-referenced in this section. The columns labeled “Related Objective(s)” and “Related Goals” list these cross-references.

Establishing and maintaining a comprehensive historic preservation program requires both one-time actions, such as adopting a new historic preservation ordinance, and annual activities, such as celebrating Historic Preservation Week. These recommended policies are listed separately to emphasize differences in implementation. Table 1 lists one-time actions according to priority. Table 2 lists those actions that should be implemented annually or on a continuing basis.

Adopting a new historic preservation ordinance, obtaining Certified Local Government status, and establishing a historical resources inventory are identified as three critical priorities. Because these actions each require careful research, specific planning, and phased implementation of their own, an approach to implementing these policies is presented below as a series of steps.

Table 1: Priority List, Historic Preservation Workplan

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
1	Highlight historic preservation on the City website in Spanish and English, including definitions of key terms, rehabilitation guidelines, a description of the Historical Commission and its role, a list of City landmarks, a history of the City, incentives, sites to visit, and ordinances and policies related to historic preservation.	Objective 1.1 Objective 1.2 Objective 2.8 Objective 3.1 Objective 3.5 Objective 5.1 Objective 6.4	Goals 1, 2, 3, 5, & 6
1	Develop a brochure that explains incentives available to owners of historic property and other benefits.	Objective 3.1 Objective 5.1	Goals 3 & 5
1	Adopt a comprehensive historic preservation ordinance.		
	STEP 1: Research and review eligibility criteria, design review, designation procedures, and other aspects of historic preservation ordinances adopted by other municipalities.	Objective 1.3 Objective 2.2	Goals 1 & 2
	STEP 2: Research methods of implementing design review, including citizen commissions, neighborhood boards, certificate of appropriateness processes, et cetera.	Objective 1.3 Objective 4.3	Goals 1 & 4

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
	STEP 3: Use National Register of Historic Places eligibility criteria as a model for developing eligibility criteria for historic designation in the City. Develop eligibility criteria based on the National Register criteria relating to properties that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or that have yielded, or may be likely to yield, information important in prehistory or history.	Objective 1.3 Objective 2.2 Objective 4.1	Goals 1, 2, & 4
	STEP 4: Convene a group of specialists and community members to discuss how eligibility criteria should reflect the unique qualities of the City.	Objective 1.3 Objective 2.2 Objective 2.5	Goals 1 & 2
	STEP 5: Evaluate potential for designating historic districts.	Objective 2.5 Objective 6.1	Goals 2 & 6
	STEP 6: Analyze compatibility of zoning and planning regulations with historic preservation objectives as part of the process of developing the ordinance.	Objective 1.3 Objective 1.6	Goal 1
	STEP 7: Include key provisions related to Certified Local Government status (CLG) in the ordinance process.	Objective 1.3 Objective 1.4	Goal 1
	STEP 8: Incorporate a procedure for the Historical Commission to designate historic sites and districts into the ordinance.	Objective 1.3 Objective 2.3 Objective 4.1	Goals 1, 2, & 4
	STEP 9: Develop an outline of key provisions of the ordinance, including eligibility criteria, provisions to meet CLG requirements, a designation procedure, and design review.	Objective 1.3 Objective 2.2	Goals 1 & 2
	STEP 10: Prepare the ordinance for review by public, City departments, City Attorney, Historical Commission, and City Council.	Objective 1.3	Goal 1
	STEP 11: Adopt the ordinance.	Objective 1.3	Goal 1
1	Establish files on designated properties with historical information and City actions related to each property.	Objective 2.8	Goal 2
1	Develop and implement an outreach plan to facilitate on-going community participation in historic preservation.	Objective 1.2 Objective 3.7	Goals 1 & 3

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
1	Apply for and receive designation as a Certified Local Government (CLG).		
	STEP 1: Research the actions necessary to meet the requirements for becoming a Certified Local Government (CLG), including adoption of a historic preservation ordinance, establishment of a qualified preservation commission, provision for adequate public participation in the local historic preservation program, maintenance of a comprehensive historic and architectural survey, and completion of other responsibilities identified by the state.	Objective 1.4	Goal 1
	STEP 2: Implement the necessary actions to meet CLG requirements.	Objective 1.4	Goal 1
	STEP 3: Apply for CLG status.	Objective 1.4	Goal 1
1	Establish the City's historical resources inventory and develop procedures to maintain the accuracy of the inventory by conducting surveys on a regular basis.		
	STEP 1: Communicate to the public the purposes and uses of the historical resources inventory; encourage public participation.	Objective 2.4	Goal 2
	STEP 2: Evaluate the historic significance of properties identified in the 2002 reconnaissance survey according to eligibility criteria; evaluate potential historic districts.	Objective 2.5 Objective 6.1	Goals 2 & 6
	STEP 3: Develop a historical resources inventory that catalogues all properties surveyed in the City, existing designations, and eligibility for designation.	Objective 1.8	Goal 1
	STEP 4: Develop a process for organizing, maintaining, and updating the historical resources inventory.	Objective 1.8 Objective 2.4	Goals 1 & 2
	STEP 5: Consider prioritizing surveys by geographic area, with special consideration given to South Brand Boulevard, North Huntington Street, Newton Street, Griswold Avenue, and Macneil Street.	Objective 1.8	Goal 1
	STEP 6: Identify procedures and priorities for historical resource surveys and updates to the City's historical resources inventory.	Objective 1.8 Objective 2.4	Goals 1 & 2
	STEP 7: Conduct historical resource surveys on a regular basis.	Objective 1.8 Objective 2.4	Goals 1 & 2

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
	STEP 8: Involve local residents in the survey process, through methods such as volunteer training and surveying.	Objective 2.4	Goal 2
	STEP 9: Update the Historic Resources Inventory based on survey results and review by staff, the Historical Commission, and City Council.	Objective 2.4	Goal 2
	STEP 10: Maintain a library of survey reports.	Objective 2.8	Goal 2
1	Research the history of the varied ethnic, racial, and religious groups in the community, incorporate findings into historic context statement(s), and identify potential landmarks.	Objective 1.2 Objective 2.1	Goals 1 & 2
2	Develop a list of properties that may be eligible for grants under the Certified Local Government (CLG) program, from the National Trust for Historic Preservation, and/or from the National Park Service.	Objective 5.3	Goal 5
2	Develop television programming in Spanish and English related to historic preservation on the local City affairs cable TV channel.	Objective 1.1 Objective 1.2 Objective 3.5 Objective 6.1	Goals 1, 3, & 6
2	Improve communication and coordination among City departments and agencies on preservation issues by sharing information, establishing joint decision making committees or boards when necessary, and/or developing agreements between agencies.	Objective 1.5	Goal 1
2	Identify areas of the City where redevelopment may result in the demolition of historical resources.	Objective 1.6	Goal 1
2	Develop a working relationship with the Los Angeles Conservancy, California Preservation Foundation (CPF), National Trust for Historic Preservation, California State Office of Historic Preservation, and the National Park Service.	Objective 1.10	Goal 1
2	Hire an historian, community member, and/or historic preservation consultant to produce a historic context statement for the City.	Objective 2.1	Goal 2
2	Add property listings to the City's historical resources inventory when California Environmental Quality Act (CEQA) and/or National Historic Preservation Act (NHPA) Section 106 reviews result in the evaluation of previously unevaluated properties within the city limits.	Objective 2.4	Goal 2

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
2	Develop and promote the Mills Act program.	Objective 3.2 Objective 5.1	Goals 3 & 5
2	Develop a mechanism to coordinate Section 106, CEQA, and other review procedures for historical and cultural resources.	Objective 4.5	Goal 4
2	Involve the City arborist in historic preservation related economic development efforts.	Objective 6.1	Goal 6
2	Consult Main Street principles to guide the rehabilitation and/or redevelopment of historic commercial corridors.	Objective 6.5	Goal 6
3	Develop emergency preparedness and disaster response plans for historical and cultural resources.	Objective 1.5	Goal 1
3	Provide training for Historical Commission members and City staff on the Secretary of the Interior's Standards, preservation ordinances, the State Historical Building Code, and other preservation matters.	Objective 1.5	Goal 1
3	Incorporate historic preservation into neighborhood planning studies.	Objective 1.5	Goal 1
3	Encourage the development of a local historic preservation advocacy group that is supportive of the goals of the Historic Preservation Element.	Objective 1.10	Goal 1
3	Review City-owned property for potential historic designation.	Objective 2.6	Goal 2
3	Provide grants to researchers studying the history of the City.	Objective 3.3	Goal 3
3	Connect with historians researching the history of the City.	Objective 3.3	Goal 3
3	Coordinate efforts with the San Fernando Valley Historical Society.	Objective 3.3	Goal 3
3	Develop a program on local history and architecture for use in local classrooms, including age-appropriate materials that describe the importance of City history and historic preservation.	Objective 3.4	Goal 3
3	Develop a cooperative agreement with the local branch of the Los Angeles County library, and between City and library staff, to make City-related historic preservation materials available.	Objective 3.5	Goal 3

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
3	Distribute information about the history of the City and historic preservation through the library.	Objective 3.5	Goal 3
3	Donate historic preservation informational materials to the library.	Objective 3.5	Goal 3
3	Showcase the Lopez Adobe and other City landmarks in cultural and recreational programs and in television programming through the local city affairs channel on cable TV.	Objective 3.6	Goal 3
3	Determine guidelines for appropriate placement of signage on historic resources and distinguish between signage that denotes listing in the National Register of Historic Places, California Register of Historical Resources, and designation by the City of San Fernando.	Objective 3.8	Goal 3
3	Consider funding the cost of signs and markers designating historic properties.	Objective 3.8	Goal 3
3	Consider use of a City-owned site for the purpose of storing salvaged architectural features.	Objective 4.4	Goal 4
3	Develop a streamlined approval process for historic properties that meet the Secretary of the Interior's Standards for Rehabilitation, including a categorical exemption from environmental review under CEQA and fee waivers for historic rehabilitation projects.	Objective 5.1	Goal 5
3	Train City staff in use of the State Historical Building Code.	Objective 1.5 Objective 5.6	Goals 1 & 5
3	Develop a process for review and approval of proposed historic and/or interpretive signage by the Community Development Department and the Historical Commission.	Objective 3.8	Goal 3
3	Use Community Development Block Grant (CDBG) funds for historic rehabilitation projects.	Objective 6.1	Goal 6
3	Provide training workshop for contractors in appropriate rehabilitation techniques.	Objective 6.1	Goal 6
3	Develop a program to provide technical assistance in the field as well as at City Hall.	Objective 6.1	Goal 6

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
3	Develop a homeowner workbook based on the guidelines for historic rehabilitation and informational materials currently available in the binders maintained by the Community Development Department at City Hall.	Objective 6.1	Goal 6
3	Develop a program to allocate additional historic preservation grants from the City's General Fund.	Objective 6.2	Goal 6
3	Coordinate economic development plans between City departments.	Objective 6.5	Goal 6
3	Identify City-owned properties that are historic.	Objective 6.6	Goal 6
3	Evaluate the potential of City-owned properties as catalysts for neighborhood economic development and/or tourism-related economic development.	Objective 6.6	Goal 6
4	Consider programs to encourage retention of original wood windows, create a revolving fund, and encourage other new ideas in preservation.	Objective 1.7	Goal 1
4	Encourage the use of sustainable energy systems in historic buildings.	Objective 1.11	Goal 1
4	Incorporate sustainability practices into the guide for historic homeowners maintained by the Community Development Department and located at City Hall.	Objective 1.11	Goal 1
4	Provide copies of the City's historical resources inventory to the public and post on the City website.	Objective 2.8	Goal 2
4	Encourage school projects on the topic of the history of the City.	Objective 3.3	Goal 3
4	Identify, research, survey, and designate historic landscapes.	Objective 4.6	Goal 4
4	Conduct workshops regarding historic preservation incentives.	Objective 5.1	Goal 5
4	Fund City staff training in grantsmanship and fundraising.	Objective 5.3	Goal 5
4	Develop informational materials for distribution to the public concerning use of the State Historical Building Code.	Objective 5.6	Goal 5

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
4	Investigate ways in which historic rehabilitation projects and the establishment of historic districts can facilitate community development goals.	Objective 6.1	Goal 6
4	Recruit commercial partners to support City historic preservation efforts.	Objective 6.1	Goal 6
4	Review multi-family and single-family properties for historic eligibility and/or potential for rehabilitation of historic buildings for use as affordable housing.	Objective 6.3	Goal 6
4	Promote the City as a tourist destination.	Objective 6.4	Goal 6
4	Join in regional tourism and marketing efforts.	Objective 6.4	Goal 6
4	Promote historic preservation as an economic investment with significant multiplier effects.	Objective 6.5	Goal 6
5	Update local ordinances affecting historic preservation at least once every five years to reflect changes in federal, state, and local law as necessary.	Objective 1.9	Goal 1
5	Update the Historic Preservation Element at least once every five years.	Objective 1.9	Goal 1
5	Train City staff in the differences and similarities in the national Leadership in Energy and Environmental Design (LEED) standards and Secretary of Interior's Standards.	Objective 1.11	Goal 1
5	Encourage salvage of materials that would otherwise be sent to landfills, sharing of preservation know-how and materials, and good conservation practices.	Objective 1.11	Goal 1
5	Photograph inventoried properties at least once every five years.	Objective 2.4	Goal 2
5	Review the survey at least once every five years.	Objective 2.4	Goal 2
5	Prepare a map of the properties identified as historic in the City's historical resources inventory.	Objective 2.8	Goal 2

Priority	Policy or Action Step	Related Objective(s)	Related Goal(s)
5	Publish contextual, neighborhood, and/or architectural information related to the survey for the purpose of public education.	Objective 2.8	Goal 2
5	Develop a bibliography of historic research related to the City's history in conjunction with the library.	Objective 3.3	Goal 3
5	Sponsor the publication of a book on the history of the City.	Objective 3.3	Goal 3
5	Arrange for community service projects by senior high students related to historic preservation.	Objective 3.4	Goal 3
5	Coordinate historic preservation and public art programs.	Objective 3.8	Goal 3
5	Encourage local residents to research and nominate properties for review by the Historical Commission.	Objective 4.1	Goal 4
5	Identify historic views.	Objective 4.6	Goal 4
5	Develop a resource center for accessing information on historic preservation incentives.	Objective 5.1	Goal 5
5	Develop walking tours.	Objective 6.4	Goal 6
5	Sponsor a lecture program on historic sites in the City.	Objective 6.4	Goal 6

The following policies have been identified as either annual activities or on-going/continuous aspects of a comprehensive municipal historic preservation program. Many of these policies or action steps require that city staff become familiar with historic preservation planning in order to provide information to residents and encourage participation in federal, state, local incentive programs.

Table 2: Recommended Annual Policies and On-going Activities Necessary to Establish a Comprehensive Historic Preservation Program, Historic Preservation Workplan

How Often	Policy or Action Step	Related Objective(s)	Related Goal(s)
Annual	Incorporate preservation goals, objectives, and policies into annual workload priorities established by the City Council, Community Development Department, and other City departments, and into contract services with the City of Los Angeles Fire Department.	Objective 1.5	Goal 1
Annual	Allocate sufficient City staff resources to implement the historic preservation program.	Objective 1.5	Goal 1
Annual	Promote Historic Preservation Month.	Objective 1.1 Objective 3.6	Goals 1 & 3
Annual	Promote historic preservation at annual cultural events, such as Adobe Days.	Objective 3.6	Goal 3
Annual	Inquire with the South Coast Regional Information Center and the State Office of Historic Preservation on an annual basis to determine if properties within the City have been determined eligible for state or national designation.	Objective 2.4 Objective 2.7	Goal 2
Annual	Provide annual training to all City staff members who perform historic resources reviews under CEQA and/or National Historic Preservation Act (NHPA) Section 106.	Objective 4.5	Goal 4
Annual	Conduct annual review of the goals, objectives, and policies this Historic Preservation Element to assess progress.	Objective 1.9	Goal 1
Annual	Develop new goals, objectives, and policies as needed.	Objective 1.9	Goal 1
On-going/ Continuing	Continue to work with local historical organizations including the San Fernando Valley Historical Society, historic homeowners preservation committee, Friends of the Lopez Adobe, the California Conference of Historical Societies, railroad-related historical groups (Pacific Electric and Southern Pacific), the Little Landers group based in Tujunga, the Santa Clarita Valley Historical Society, Campo de Cahuenga foundation, and California State University Northridge (CSUN) History Department.	Objective 1.10	Goal 1

How Often	Policy or Action Step	Related Objective(s)	Related Goal(s)
On-going/ Continuing	Allocate sufficient resources to train City staff in historic preservation and to provide technical assistance to the public.	Objective 1.5	Goal 1
On-going/ Continuing	Keep apprised of changes in CEQA regulations and guidelines as well as court cases involving historic preservation.	Objective 4.5	Goal 4
On-going/ Continuing	Train City staff to provide technical assistance and provide information on rehabilitation methods and incentives, assist applicants with historic preservation projects in the permitting and planning review process, and advise property owners on how to construct additions in a manner that is consistent with the Secretary of the Interior's Standards.	Objective 5.2	Goal 5
On-going/ Continuing	Create and maintain a supportive climate within the City administration for preservation.	Objective 1.5	Goal 1
On-going/ Continuing	Ensure that local regulations are conducive to historic preservation.	Objective 1.6	Goal 1
On-going/ Continuing	Encourage suggestions from the public regarding new kinds of historic preservation policies and programs.	Objective 1.2 Objective 1.7	Goal 1
On-going/ Continuing	Encourage City staff and commission members to explore new ideas in preservation planning.	Objective 1.7	Goal 1
On-going/ Continuing	Encourage participation in the Federal historic preservation tax incentive program (also known as the Rehabilitation Investment Tax Credit).	Objective 5.1	Goal 5
On-going/ Continuing	Encourage the use of preservation easements.	Objective 5.1	Goal 5
On-going/ Continuing	Encourage repair rather than replacement of historic materials in accordance with the Secretary of the Interior's Standards.	Objective 1.11 Objective 4.2	Goals 1 & 4
On-going/ Continuing	Review all new development and alterations for potential impacts on historical resources according to the Secretary of the Interior's Standards.	Objective 4.5	Goal 4

How Often	Policy or Action Step	Related Objective(s)	Related Goal(s)
On-going/ Continuing	Identify primary and secondary sources for historical research, which may include the Los Angeles County library, phone directories, the San Fernando Valley Historical Society, San Fernando Mission archives, Los Pobladores (early Los Angeles families group), internet, Los Angeles Public Library, the census, oral histories, deeds, community elders, school records, hospital records, mortuary records, cemetery records, local church records, the Southwest Museum, and the Huntington Library.	Objective 2.1	Goal 2
On-going/ Continuing	Make historic preservation informational materials available at City Hall.	Objective 2.8 Objective 3.5 Objective 5.1	Goals 2, 3, & 5
On-going/ Continuing	Encourage designation for properties eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.	Objective 4.1	Goal 4
On-going/ Continuing	Review proposed demolitions for impacts on historic resources.	Objective 4.2	Goal 4
On-going/ Continuing	Use the Secretary of the Interior's Standards to evaluate potential impacts of new development or alterations on historic resources.	Objective 4.3	Goal 4
On-going/ Continuing	Support efforts for the passage of preservation incentives in the state and federal legislatures.	Objective 5.4	Goal 5
On-going/ Continuing	Encourage and facilitate communication between City commissions.	Objective 6.1	Goal 6
On-going/ Continuing	Continue current grant and loan programs to support historic rehabilitation projects.	Objective 6.2	Goal 6
On-going/ Continuing	Encourage the compatible addition of housing units to existing historic buildings.	Objective 6.3	Goal 6
On-going/ Continuing	Encourage use of the Low Income Housing Tax Credit program in conjunction with the Federal historic preservation tax incentive program (also known as the Rehabilitation Investment Tax Credit).	Objective 6.3	Goal 6
On-going/ Continuing	Maintain a current historical resources inventory.	Objective 4.5	Goal 4

Designated National, State, and Local Historic Resources Located in the City of San Fernando

Property Name	National Historic Landmark	National Register of Historic Places	California Register of Historical Resources	City of San Fernando
Lopez Adobe 1100 Pico Street		X	X	X
216 Hagar Street			X	
447 Hagar Street			X	
San Fernando Junior High School 130 N. Brand Blvd.			X	
Morningside Elementary School 575 N. Maclay Avenue			X	
Old Rock Scout House 208 Park Avenue			X	
Elks Lodge 804 Pico Street			X	

Glossary

Character-defining features are those physical aspects of a property's design and form which identify it as belonging to a specific time and place. Design, materials, form, and style of decorative features and spaces, both interior and exterior, make up the character-defining features of a building.

A **comprehensive survey** includes a historic context statement, photographs, architectural descriptions, statements of significance for all eligible properties, analysis, and recommendations.

Designation is the act of recognizing, labeling, or listing a property as being historic. Properties in the City may be designated at the federal level as a National Historic Landmark or in the National Register of Historic Places, at the state level in the California Register of Historical Resources or as a California Historical Landmark or California Point of Interest, or as a historic site by the San Fernando City Council. A designation formally establishes that a building or site has significance.

Historic context is the area or domain within which a property has historic significance. Historic contexts allow for an understanding of how the property is a part of an important historic development or event.

Historical resources include properties that meet the criteria for significance. They may be designated but also may be eligible for designation and not formally listed.

A **historical resources inventory** lists by address all properties in a city that have been evaluated through historical resources surveys or other evaluations, including those properties that have been identified as non-historic. "Status codes" developed by the State Office of Historic Preservation are frequently used to categorize properties listed in the inventory and their significance or non-significance.

Historic significance is the reason why a property should be considered historic. Establishing historic significance is important because it demonstrates that the determination that a building is historic is based in sound reasoning. An argument for historic significance must be based upon legally established criteria such as those required for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local landmark program.

Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics and materials that existed during the property's historic or pre-historic period of significance.

A "**qualified historical building or property**" under the State Historical Building Code is "any building, site, structure, object, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction." (Cal. Code Regs. tit. 24, § 8-218.)

A **reconnaissance survey** provides preliminary information about potential historic resources, but does not include a historic context statement or evaluations of significance.

The Secretary of the Interior's Standards and Guidelines are the standards used in the preservation, rehabilitation, restoration, or reconstruction of a historic property. The Standards delineate accepted treatments for the protection and rehabilitation of materials.

For More Information

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"San Fernando Valley History Digital Library" website, California State University Northridge, University Library, <http://digital-library.csun.edu/> downloaded December 3, 2003

City Hall

Rehabilitation Guidelines and Information for Homeowners. A large binder of materials prepared by Historic Resources Group for Historic Preservation Element Workshop #2. Ask for more information in the Community Development Department.

Appendix

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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15 August 2003

Dear Colleagues,

As State Historic Preservation Officer, I am pleased to announce that the Office of Historic Preservation has implemented revised status codes effective immediately and request that they be used as appropriate in documentation that is submitted to the Office through any of the programs OHP administers. Because the status codes are used to reflect the application of California Register and local criteria as well as designations or eligibility for the California and National Registers, the name "California Historical Resource Status Codes" replaces the term "National Register Status Codes."

Years ago the Office of Historic Preservation devised the National Register Status Codes to classify resources in the state's inventory which had been identified through a regulatory process or local government survey. The California Environmental Quality Act requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects on historical resources. By definition, under CEQA, resources listed in or determined to be eligible for listing in the California Register are recognized as part of the environment, as are resources identified as significant in a survey or in the state inventory with status codes 1-5. Unfortunately, the codes were never revised to reflect eligibility or listing in the California Register, which was established in 1998. As a consequence, local governments and other agencies that have relied on the status codes in making environmental review and local land use planning decisions have had incomplete information.

Highlights of Status Codes Revision

- Under the broad definition for status code 1, "*Properties listed in the National Register (NR) or the California Register (CR)*," 1D and 1S will continue to signify National Register listing as they have in the past. Additions of 1CD, 1CS, and 1CL will denote resources listed on the California Register by the State Historical Resources Commission, paralleling formal listing on the National Register by the Keeper. Because properties listed in or formally determined eligible for listing in the NR are automatically listed in the California Register, there is no need to assign dual codes.
- The definition of status code 2 will be broadened to "*Properties determined eligible for listing in the National Register (NR) or the California Register (CR)*." Just as 2s were previously used and will continue to be used to identify resources formally determined eligible for the National Register through a regulatory process, 2Cs will identify resources formally determined eligible for the California Register by the State Historical Resources Commission.
- The parallel between the resources identified through a survey as appearing eligible for the National Register and those which appear eligible for the California Register are reflected in the 3 codes which are broadly defined as "*Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation*."
- Formerly, 4s were assigned through surveys to properties that had the potential, if some circumstance or event was to happen in the future, to become eligible for the National Register. Thus by definition, resources identified as 4s were not eligible for the National Register. Yet under CEQA, they were presumed to be historical resources. OHP will be

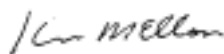
converting all former 4s to either a 7N or 7N1, whichever is appropriate, to signify that these resources need to be reevaluated using current standards and applying both National Register and California Register criteria. Henceforth, a status code of 4 will be broadly defined as “*Appears eligible for National Register (NR) or California Register (CR) through other evaluation,*” and will be used to denote those state owned properties evaluated pursuant to Public Resources Code §5024.

- To facilitate their CEQA reviews and other land use planning decisions, local governments asked for codes that more clearly reflected locally significant properties that are not eligible for either NR or CR. The 5 status codes are broadly defined as “*Properties Recognized as Historically Significant by Local Government.*” Status codes 5S3 and 5D3, formerly used to identify properties that were not eligible for the California Register, National Register or local listing but warranted special consideration in local planning, will be converted to 6L, “*Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.*”
- Users of the California Historic Resource Status Codes should keep in mind that the status codes are broad indicators which, in many cases, serve as a starting place for further consideration and evaluations. For example, the broad definition of status code 6 is “*Not Eligible for Listing or Designation as specified.*” Several of the 6 status codes denote only that a resource was evaluated and determined ineligible for the National Register through a regulatory process; as the resource was not evaluated for the California Register or local significance, it may still warrant consideration under CEQA or at a local level.
- Similarly, resources given a status code 7, have either not been evaluated for the National Register (NR) or the California Register (CR) or need reevaluation. It can not be assumed that they are not historic resources.

When the status codes were first created, complex elaborations on the code groups resulted in nearly 150 individual codes. Many were ambiguously defined; others were never even used. OHP will consolidate groups of closely related codes and convert them to the relevant revised code. Technical assistance bulletins and other published materials will be updated to reflect the revised codes and note which former codes have been converted.

We believe that implementation of the California Historical Resource Status Codes (HR Status Codes) will simplify and clarify the identification, evaluation, and understanding of the significance of California’s historic resources and will better promote their recognition and preservation. We thank you for your support in these endeavors.

Sincerely,



Dr. Knox Mellon
State Historic Preservation Officer

Enclosures: California Historical Resource Status Codes
Former National Register Status Codes

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Acknowledgements

San Fernando City Council

Mayor Julie Ruelas
Mayor Pro-Tem Nury Martínez
Council Member Dr. José Hernandez
Council Member Steven Veres
Council Member Maribel De La Torre

San Fernando Planning Commission

Chairperson Rosa Chacón
Vice-Chairperson Robert Montañez
Planning Commissioner Frank Muñiz
Planning Commissioner Olivia Robledo
Planning Commissioner Marisela Torres

San Fernando Historical Commission

Chairperson Ernesto Pantoja
Vice-Chairperson Richard Arroyo
Historical Commissioner John Brooks
Historical Commissioner David Casillas
Historical Commissioner Manuel Godoy

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