

# Proposed 2020/2021 UDC Amendments-Historic and Design Review Commission

Running Number	Group Submittal Number	Internal/ External	Submitting Agency/Person	Individual Amendment Number/ Applications & Revisions	Article/ Appendix	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Issue	PCTAC Recommendations	Staff Recommendations
1	2021-0005	Internal	DSD-RID-2021-003 - Corey Edwards/ Logan Sparrow	<a href="#">5-50</a>	Article VI- Historic Preservation and Urban Design	City-Wide/ Historic	<a href="#">35-645</a>	Digital Signs	2-Beyond Editing/ Clarifying	Include a definition for Government Sign to Appendix. Include Signs by a government agency meeting the definition of a Government Sign, provided that all other applicable design standards and guidelines are met or otherwise approved through a Certificate of Appropriateness to the Prohibited Signs List	This section and the exemption language in Chapter 28 for government signs creates a conflict. The UDC should not prohibit government signs/signs by a government agency with the purpose of providing public information, legal notices, or benefit the general public. OHP staff will continue to review signage proposals for general size, placement, material, and lighting standards and guidelines, but should not enforce the prohibition of digital signs as currently defined in the UDC	<b>Approval</b>	<b>Approval</b>
2	2021-0013	External	MSJNA, HWMRNA, Roosevelt NA, and Villa Coronado NA - Theresa Ybanez	<a href="#">13-1</a>	Article III- Zoning	MPOD Properties	<a href="#">35-339.06(b)(1)</a>	"MPOD" Mission Protection Overlay Districts	2-Beyond Editing/ Clarifying	Increase MPOD boundaries radius from 1,500 feet to 2,500 feet	"To better protect the Missions within the World Heritage Buffer Zone from encroaching development that would harm the Outstanding Universal Value - intangible heritage and authentic experience at and around the World Heritage site. The change would be in sync with SA Tomorrow plan and the community's goals."	<b>Approval</b>	<b>Staff recommends Modification at Historic &amp; Design &amp; Review Commission</b>
3	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-1</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-605</a>	District Designation Process	2-Beyond Editing/ Clarifying	Reorganization of subsections; Remove references to non-local designation types; Clarification of when interim controls apply; Additional clarification of required steps in the process; Updates to reflect State Law	Necessary for ease of use and interpretation; compliance with State Law	<b>Approval</b>	<b>Approval</b>
4	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-2</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-606</a>	Landmark Designation Process	2-Beyond Editing/ Clarifying	Reorganization of subsections; Clarification of separate process and application for non-owner applications; Simplify hearing schedule requirements and refer to zoning process; Updates to reflect State Law; Correctly reference non-local designation types as potentially eligible resources; Elimination / consolidation of 35-453	Necessary for ease of use and interpretation; compliance with State Law	<b>Approval</b>	<b>Approval</b>
5	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-3</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-608, 35-610</a>	COA Process	2-Beyond Editing/ Clarifying	Reorganization of subsections; Relate conceptual review to completeness review; Add appropriate references to other sections pertaining to completeness requirements and review criteria according to application type; Update process for subsequent applications; Remove references to non-local designation types and review criteria; Refer appeals process to correct section of code and eliminate contradictory appeals language	Necessary for ease of use and interpretation; Incorporates task force recommendations	<b>Approval</b>	<b>Approval</b>
6	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-4</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-611</a>	Administrative Approval	2-Beyond Editing/ Clarifying	Reorganization of subsections; Distinction of expedited vs. standard reviews and related review periods; Reinforce completeness requirements and conformance with adopted guidelines and standards; Include additional scopes of work eligible for expedited and standard reviews	Incorporates task force recommendations	<b>Approval</b>	<b>Approval</b>
7	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-5</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-614</a>	Administrative Approval	2-Beyond Editing/ Clarifying	Reorganization of subsections; Updates with procedures previously located in 35-455; Clarify applicability to historic landmarks and contributing properties; Remove duplicative language	Necessary for ease and use of interpretation	<b>Approval w/ edits</b>	<b>Approval w/ edits</b>
8	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-6</a>	Article VIII - Administrative Agencies	Historic Properties	<a href="#">35-803</a>	HDRC	2-Beyond Editing/ Clarifying	Expansion of membership including creation of new board; Incorporate Rules of Procedure (2010); Update quorum requirements to reflect State Law	Incorporates task force recommendations with the goal of reducing case load at individual public hearings; Compliance with State Law	<b>Approval w/ edits</b>	<b>Approval w/ edits</b>
9	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-7</a>	Article IV- Procedures	Historic Properties	<a href="#">Table 403-1</a>	Notice Provisions	2-Beyond Editing/ Clarifying	Adding clarifying language which distinguishes different types of requests. For example, a landmark designation application should be zoning notice requirements. This is a different type of request than the initial public hearing regarding eligibility which can be initiated in a few different ways. Adding language to reflect owner notice requirements under State Law.	Adds clarity; Compliance with State Law	<b>Approval</b>	<b>Approval</b>
10	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-8</a>	Article IV- Procedures	Historic Properties	<a href="#">Article IV, Division 5</a>	Notice Provisions	2-Beyond Editing/ Clarifying	OHP proposes consolidating language related to the Historic and Design Review Process in Article VI. This amendment strikes all existing language in Article IV, Division 5 and introduces placeholder text referring users to Article VI. See separate amendments for proposed updated sections in Article VI.	Necessary for ease of use	<b>Approval</b>	<b>Approval</b>



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11	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-9</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-601</a>	Notice Provisions	2-Beyond Editing/ Clarifying	Adds the word "procedures" as they are being relocated from Article IV.	Ease of use / clarifying.	Approval	Approval
12	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-10</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-602</a>	City Historic Preservation Officer	2-Beyond Editing/ Clarifying	Broadens language referring to other City Departments and removes outdated references.	Ease of use / clarifying.	Approval	Approval
13	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-11</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-603</a>	Commission Defined	2-Beyond Editing/ Clarifying	Relocates language from Article IV; indicates that "commission" in Article VI refers to the HDRC	Ease of use / clarifying.	Approval	Approval
14	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-12</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">Article VI. Division 2</a>	Statement of Purpose	2-Beyond Editing/ Clarifying	Broadens language and removes outdated references.	Ease of use / clarifying.	Approval	Approval
15	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-13</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-607</a>	Designation Criteria	2-Beyond Editing/ Clarifying	Removes reference to non-local designation types; Adds "or determined eligible" to Criterion 16	The City can only apply regulations through zoning. The State Historic Preservation Office recommends removing this outdated language; There is an established process by which an individual make seek a determination from the State Historic Preservation Office regarding eligibility of a site for state or federal designation. The outcome is similar to the site actually being designated. The UDC allows state and federal designation to be considered as part of a local assessment for eligibility. This amendment aligns with the State process.	Approval	Approval
16	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-14</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">35-620</a>	Demolition of Permit Review	2-Beyond Editing/ Clarifying	Introduces a new section pertaining exclusively to demolition permit review and eligibility assessment for properties that are not currently designated. This language is relocated from former section 35-455 which was often confused with the review for designated landmarks.	Necessary for ease of use.	Approval	Approval
17	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-15</a>	Appendix A- Definition and Rules Interpretation	Historic Properties	<a href="#">35-A101</a>	Definitions (various)	2-Beyond Editing/ Clarifying	Edits to existing definitions to better define historic designation and provide clarity to process by which a building located within a historic district may be determined non-contributing.	Ease of use / clarifying.	Approval w/ edits	Approval w/ edits
18	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-16</a>	Appendix B- Application Submittal	Historic Properties	<a href="#">35-B129</a>	Historic Preservation Materials	2-Beyond Editing/ Clarifying	Updates and revisions to various application requirements. Most notable is the requirement for multifamily infill requests to complete and submit a new worksheet part of the application. Additional requirements are also proposed when a non-owner requests a public hearing regarding the eligibility of a property including a signed petition and research documentation.	The application requirements for a COA request will vary depending on scope. These changes incorporate the recommendations of the task force.	Approval w/ edits	Approval w/ edits
19	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-17</a>	Article III- Zoning	Historic Properties	<a href="#">35-338</a>	"RIO" River Improvement Overlay Districts	2-Beyond Editing/ Clarifying	Adding references to Woodlawn Lake Area as an eligible area for a RIO District per City Council Resolution 2018-12-13-0055R. Also adding clarification to the process by which a new RIO Development Node is reviews and recommended.	City Council Resolution 2018-12-13-0055R is intended to protect outward views from Woodlawn Lake Park. These related amendments provide enabling language for a future RIO district for Woodlawn Lake Park. No boundaries for a new zoning district nor any new regulations are proposed at this time.	Approval	Approval
20	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-18</a>	Article VI - Historic Preservation and Urban Design	Historic Properties	<a href="#">Article VI. Division 5</a>	Downtown Design Guide	2-Beyond Editing/ Clarifying	Relocates existing 35-456 to Article VI in available Division 5. Also incorporates minor process clarifications.	Since 2018, the Downtown Design Guide has been administered by OHP. It was previously administered by Planning Department. Minor clarifying amendments are necessary to clean up the process and eliminate conflicts.	Approval	Approval
21	2021-0027	Internal	Public Works - Sabrina Santiago	<a href="#">27-44</a>	Article VI- Historic Preservation and Urban Design	City-Wide	<a href="#">35-673(c)</a>	Site Design Standards	2-Beyond Editing/ Clarifying	To provide flexibility in the design of LID components for projects where LID is required, for example, in the RIO overlay districts, for offsite treatment. The additional proposed amendment will address the acute point source pollution such as dog parks, dumpster pads, etc. and design requirements for treatment	Will be in line with the intent of the City adopted LID Manual as well as the RIO overlay. This will provide the developers/owners flexibility in the design to treat offsite runoff that drains through the potential project site rather than treating onsite to allow more buildable area where site's are constrained by size.	Approval w/ edits	Approval w/ edits



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Total Number for Each Category-21

Category 1: 0

Category 2: 21

Category 3: 0


PCTAC Recommendations

Approval: 16

Approval w/ Edits: 5

Denial: 0

KEY

Category 1-Editing/Clarifying 

Category 2-Beyond Editing/Clarifying 

Category 3-Detailed Discussion 