



Office of the City Manager

CONSENT CALENDAR

April 1, 2014

To: Honorable Mayor and Members of the City Council

From:  Christine Daniel, City Manager

Submitted by: Eric Angstadt, Director, Planning and Development Department

Subject: Grant Application: Accepting Funds and Authorizing Certified Local Government Grant Application to the California Office of Historic Preservation

RECOMMENDATION

Adopt a Resolution authorizing the City manager to accept a donation from Equity Residential in the amount of \$20,000, to be used as matching funds in a Certified Local Government (CLG) grant application to the California Office of Historic Preservation (OHP) for the Downtown Shattuck Avenue Commercial Corridor Refined Historic Context and Intensive-level Survey Project (Project).

FISCAL IMPACTS OF RECOMMENDATION

The CLG grant application requires a 40 percent match, which can be provided in public and/or private funds, and/or allowable in-kind donations. With the acceptance of the \$20,000, the City can apply for a grant of up to \$30,000 to fully fund a \$50,000 project. The donation and the grant funds will be deposited in revenue code 421-8502-331.80-94 in the current fiscal year and expended from budget code 421-8502-463.30-38 in FY 2015. If the grant application is not successful, alternate uses for the \$20,000 in funds would be reviewed and proposed, including but not limited to future grant applications.

CURRENT SITUATION AND ITS EFFECTS

The City of Berkeley General Plan Urban Design and Preservation Element calls for the preparation of historic resource surveys in order to “maintain, expand, and update the inventory of historic and cultural resources ... with particular attention to areas where development pressure is expected.” Surveys are a critical tool for providing permitting and preservation incentive information to the public, decision makers, and property owners. While local non-profit history and advocacy organizations have conducted extensive research and numerous survey efforts, the City of Berkeley is in need of an updated comprehensive historic resource survey. The Landmarks Preservation Commission (LPC) recognizes the need to survey and designate historic resources as one of primary importance to the City’s heritage, and is working to develop a strategy to identify and nominate individually significant properties as well as historic districts.

## BACKGROUND

In discussing the Acheson Commons (2133 University Avenue) Structural Alterations Permit in December 2012, the LPC expressed frustration that the review of this project and others like it occurs without certified historic resource survey data within the Downtown Area Plan (DAP). Without the data, the potential significance of buildings is not known until well into the development review process. Equity Residential then offered a \$20,000 contribution to assist the City in completing historic resource survey work downtown. At the February 6, 2014, LPC meeting, Rhoades Planning Group on behalf of Equity Residential, formally offered the \$20,000 contribution to the City.

The CLG program is a partnership among local governments, the State of California-OHP, and the National Park Service (NPS) which is responsible for administering the National Historic Preservation Program. At least ten percent of California's annual allocation of federal funds received through the Historic Preservation Fund Grants Program must be passed through to local governments. As a CLG the City of Berkeley is eligible for these grants, which are awarded on a competitive basis, require a 40 percent local government match, and are used to facilitate the recognition and preservation of local historic resources. In 2013, OHP awarded \$185,000 in CLG grants to nine cities and counties. The exact amount of money that will be available for CLG grants is contingent on the amount OHP receives from the Federal Government. Based on previous appropriations, OHP anticipates that, at a minimum, \$150,000 will be available to fund grants for CLG projects in amounts from \$2,500 - \$40,000.

Grants are awarded to CLGs on a competitive basis through a review process that considers the proposed scope of work, the plan to administer the project, the benefits of the proposed project to the community, and the budget. Bonus points may be awarded for projects that complement the goals and objectives outlined in *Sustainable Preservation: California's Statewide Historic Preservation Plan 2013-2017*. Grant applications are due April 21, 2014. Each year the State Historic Preservation Officer (SHPO) convenes an application review committee made up of both fiscal and program staff from the OHP. The committee ranks applications in order of their scores and recommends to the SHPO awarding grants for the highest ranked applications. The SHPO will seek the concurrence of the chair of the State Historical Resources Commission (SHRC). The SHPO reports the results of the grants selection at the next regular SHRC meeting.

## RATIONALE FOR RECOMMENDATION

While a reconnaissance historic resource survey was completed for the DAP EIR, intensive level survey work remains incomplete within the area. The DAP Historic Preservation and Urban Design Policy *HD-2.2: Historic Subareas* specifically recommends consideration of creating a historic district along Shattuck Avenue using historic district criteria in Berkeley's Landmark Preservation Ordinance and applicable National Park Service guidelines.

An AdHoc Survey Subcommittee of the LPC has been appointed and staff has met with the subcommittee to discuss survey strategies in general and the grant application in particular. The intention is to apply for a \$30,000 grant, the maximum available with a match of \$20,000. At the February 6, 2014, meeting the LPC voted to accept the Subcommittee's recommendation to identify the Project as the first survey priority by a 8-0-0-0 vote (Yes: Beil, Hall, Linvill, Ng, Olson, Pietras, Schwartz, Wagley; No: None; Abstain: None; Absent: None).

The City will enter into a contract with a preservation consultant to refine the historic contexts developed in the DAP EIR focusing on the downtown Shattuck Avenue commercial corridor, complete Department of Parks and Recreation (DPR) 523 D forms to note the significance, period(s) of significance, and boundaries of any identified district, and complete DPR 523 A and B forms for contributors. The consultant will be expected to work closely with the community and the LPC. Public outreach will be provided at project initiation and final review. Regular updates on the project will be posted on the City of Berkeley Planning and Development website, and regular reports will be made to the LPC. The LPC will review the final work product, and make a recommendation to the City Council as to whether to accept the final survey report and recommendations.

The Project will provide the mapping, research, and analysis necessary to fully consider a possible nomination or certification process for a downtown Shattuck Avenue commercial corridor historic district. The Project information will also be used to inform the City's environmental review processes for development proposals; allow owners of properties within a historic district to apply for valuable historic rehabilitation tax credits; and assist in broader efforts, such as interpretive signage and public art programs.

#### ENVIRONMENTAL SUSTAINABILITY

The Project will include requirements to comply with the City's Environmentally Preferable Purchasing Policy. In addition, the re-use of transit-oriented historic resources which may result from the Project would achieve construction and demolition waste diversion, promote clean transportation options such as cycling, walking, and transit; and would not negatively affect natural habitat.

#### ALTERNATIVE ACTIONS CONSIDERED

Without authorization from the City Council to accept these funds, the City would need to find other matching funding sources in order to seek the Office of Historic Preservation Grant funds for the Project. Without authorization from the City Council to apply for the Grant, the City cannot seek outside funds to help offset the cost of completing the Project. Should the City wish to continue with the Project, in order to provide vital information and preservation incentives, it would need to fully fund it. Alternatively, some detailed historic assessments would be conducted on a site-by-site basis as sites are proposed for development.

CONTACT PERSON

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Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

GRANT APPLICATION: ACCEPTANCE OF FUNDS AND AUTHORIZATION TO SUBMIT CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION FOR THE DOWNTOWN SHATTUCK AVENUE COMMERCIAL CORRIDOR REFINED HISTORIC CONTEXT AND INTENSIVE-LEVEL SURVEY PROJECT TO THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION

WHEREAS, historic resource surveys are critical tools for providing permitting and preservation incentive information to the public, decision makers, and property owners; and

WHEREAS, to date the City has completed the reconnaissance survey and initial contexts, conducted as part of updating the City's 2012 Downtown Area Plan (DAP); and

WHEREAS, the DAP Historic Preservation and Urban Design Policy *HD-2.2: Historic Subareas* specifically recommend consideration of creating a historic district along Shattuck Avenue using historic district criteria in Berkeley's Landmark Preservation Ordinance and applicable National Park Service guidelines; and

WHEREAS, Equity Residential, at the February 6, 2014 LPC meeting, offered a donation in the amount of \$20,000 to be used towards the survey of historic resources in downtown Berkeley; and

WHEREAS, the California Office of Historic Preservation (OHP) annually offers grants to the State's Certified Local Governments (CLG) to facilitate the recognition and preservation of local historic resources; and

WHEREAS, the City's Landmarks Preservation Commission (LPC), at the February 6, 2014 meeting, voted to identify the Downtown Shattuck Avenue Commercial Corridor Refined Historic Context and Intensive-level Survey Project (Project) as the first survey priority by a 8-0-0-0 vote (Yes: Beil, Hall, Linvill, Ng, Olson, Pietras, Schwartz, Wagley; No: None; Abstain: None; Absent: None); and

WHEREAS, it is financially beneficial to the City to apply for a grant to supplement the funds required to complete the Project.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager is authorized to accept funds in the amount of \$20,000 donated by Equity Residential; and staff is authorized to utilize the accepted funds to submit an application to the California Office of Historic Preservation for a CLG grant to complete the Project.

