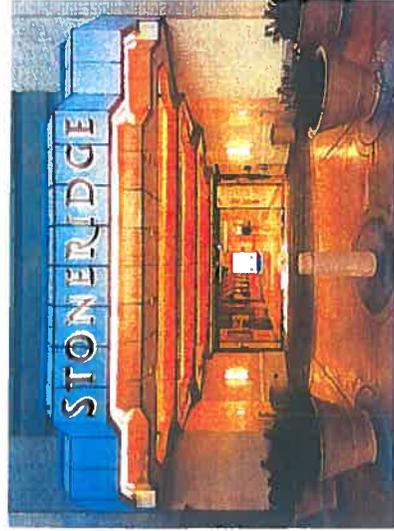
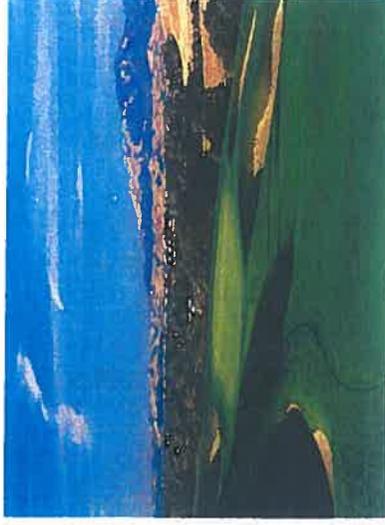


**Background Information on the  
City of Pleasanton Historic Preservation Ordinance**

1. Pleasanton General Plan 2005-2025, July 21, 2009  
Chapter 7. Open Space and Conservation Element  
*Cultural and Historic Resources*, pp. 7-35 to 7-36
2. City of Pleasanton Downtown Specific Plan, March 5, 2002  
Table of Contents  
IV. Land Use, p. 27  
IX. Historic Preservation, pp. 61-69  
X. Design and Beautification, pp. 71, 72, 73, 74, 75, 76, and 82
3. Downtown Design Guidelines, Pleasanton, California, May 2006  
*Preservation & Relocation*, p. 10  
Residential Guidelines  
*New Construction, Remodels and Additions*, p. 34  
*General Criteria*, p. 35  
*Heritage Neighborhoods*, p. 40
4. California Environmental Quality Act – CEQA Guidelines  
Section 21084.1. Historical Resources  
Section 15064.5. Determining the Significance of Impacts on  
Historical and Unique Archaeological Resources  
  
The Secretary of the Interior’s  
Standards for Rehabilitation  
Technical Preservation Services
5. Planning Commission Staff Report, dated November 28, 2001  
PRZ-10, Review of (1) Draft Historic Preservation Ordinance;  
(2) Recommendations for Establishing a Future Historic  
Preservation Task Force; and (3) Draft Negative Declaration

# Pleasanton General Plan 2005 - 2025



Adopted

July 21, 2009

**Sand and Gravel**

**Goal 3: Promote natural resource production in accordance with sensitive environmental management practices.**

**Policy 4:** Reserve all areas designated on the General Plan Map as Sand and Gravel Harvesting exclusively for the production of sand and gravel until such time as quarry operators have depleted the resources.

**Program 4.1:** Ensure that Sand and Gravel Harvesting areas are reclaimed and reused following the *Specific Plan for the Livermore-Amador Valley Quarry Area Reclamation*.<sup>31</sup>

**Program 4.2:** Design natural open space areas adjacent to sand-and-gravel harvesting areas and Zone 7 water retention lakes to include a protective buffer zone, similar to that on the east side of Martin Avenue, particularly north of Mohr Avenue that are open to the public for recreational purposes.

**Program 4.3:** Incorporate waterfowl habitat into planning and reclaiming depleted sand and gravel quarry resources.

**Cultural and Historic Resources**

**Goal 4: Designate, preserve, and protect the archaeological and historic resources within the Pleasanton Planning Area.**

**Policy 5:** Preserve and rehabilitate those cultural and historic resources which are significant to Pleasanton because of their age, appearance, or history.

**Program 5.1:** When reviewing applications for development projects, use information regarding known archaeological finds in the Planning Area to determine if an archaeological study, construction monitoring or other mitigations are appropriate. Require that archaeological studies meet the requirements of the *California Environmental Quality Act Guidelines* Section 15064.5 in identifying mitigation measures if an archaeological site is encountered. Include provisions for the interpretation of cultural resources. Consult with the California Archaeological Inventory, Northwest Information Center, as necessary.

**Program 5.2:** Follow the recommendations contained within archaeological and historical architecture studies regarding rehabilitation or preservation of archaeologically or historically significant structures and sites.

**Program 5.3:** Continue to include a standard condition of project approval to require the cessation of all construction and grading activities within the vicinity of any discovered prehistoric or historic artifacts, or other

<sup>31</sup> Alameda County Board of Supervisors, *Specific Plan for Livermore-Amador Valley Quarry Area Reclamation*, adopted Nov. 5, 1981

indications of cultural resources, until any such find is evaluated by a qualified professional archaeologist, and appropriate mitigation is approved by the City.

- Program 5.4: Adopt an historic landmark preservation ordinance to protect individual buildings and sites of historic significance to Pleasanton.
- Program 5.5: Consider expanding the City's low interest Downtown commercial rehabilitation loan program.
- Program 5.6: Encourage the use of educational workshops, exhibits, and teaching materials that celebrate the city's history, ancestral heritage, and Native American contributions, and encourage participation by Native American groups in developing such programs.

**Open Space**

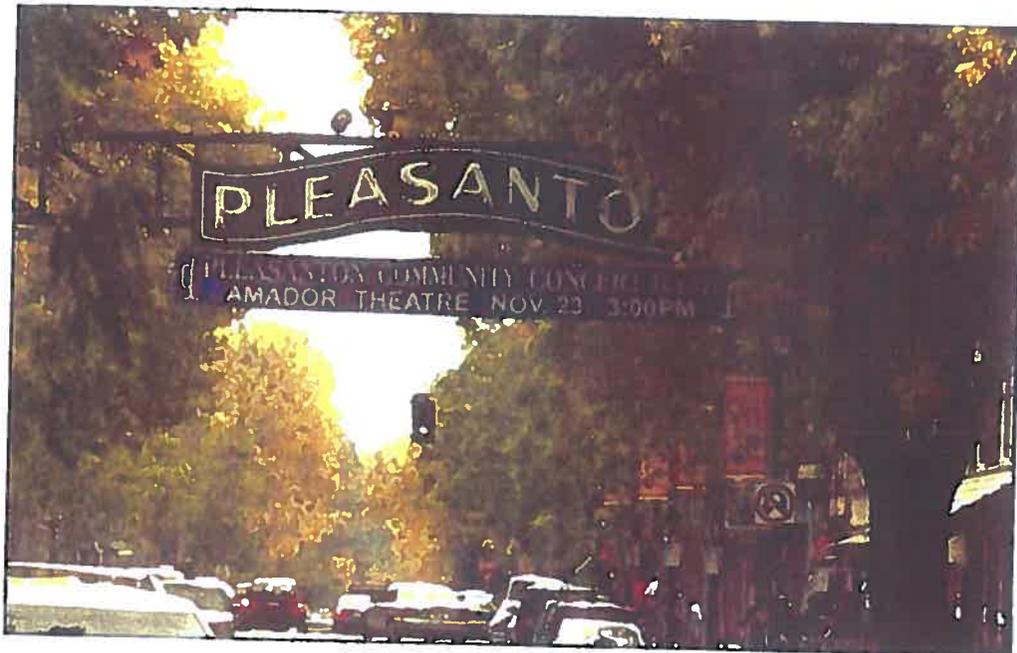
**Goal 5: Preserve and protect existing and proposed open space lands for public health and safety, recreational opportunities, natural resources (e.g., agriculture, sand and gravel mining), sensitive viewsheds, and biological resources.**

**Policy 6: Protect all large continuous areas of open space, as designated on the General Plan Map, from intrusion by urban development. (Measure QQ, Nov. 2008)**

- Program 6.1: Explore working with the Tri-Valley Conservancy or similar entities to use transfer of development rights and conservation easements to preserve open space.
- Program 6.2: Establish appropriate levels for the development of land adjacent to areas designated as Wildlands Overlay through studies which indicate the types of development posing the least potential negative impact on wildlife habitat
- Program 6.3: Preserve large blocks of open space land by encouraging the clustering of development.
- Program 6.4: Investigate methods and pursue opportunities to retain areas designated on the General Plan Map as Open Space for permanent open-space use through acquisition, conservation easements, establishment of land trusts, etc.
- Program 6.5: Encourage developers to publicly dedicate fee title to open space lands: (1) that are determined to have considerable public recreational, scenic, or natural resource value; (2) where operational costs can be met; and (3) where significant potential health or safety hazards do not exist. Developers should offer public access to the fullest extent possible.

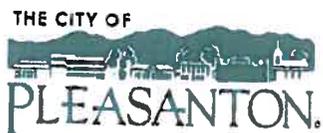
**CITY OF PLEASANTON**

# **DOWNTOWN SPECIFIC PLAN**



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

**MARCH 5, 2002**



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2. Prepare a plan containing site-specific development standards and design guidelines for rebuilding and intensifying uses on appropriate sites such as the following:
  - A. **Northern Gateway**, including the five lots located east of the Mt. Diablo National Bank building between Stanley Boulevard and Vervais Street; and the Del Valle Plaza located at the northwest corner of Del Valle Parkway and Main Street.
  - B. **First Street Gateway**, including vacant land on both sides of First Street at Stanley Boulevard.
  - C. **Southern Main Street Properties**, including the 100 and 200 blocks of Main Street but excluding the Gay 90's building.
  - D. **Core Main Street Properties**, including the Domus store property located on the east side of Main Street between Spring Street and Division Street; the Round Table Pizza restaurant property located on the east side of Main Street between Division Street and Neal Street; and the Bank of America property located on the west side of Main Street between Angela Street and Old Bernal Avenue.
  - E. **Core First Street Properties**, including Pleasant Plaza located at the southwest corner of Ray Street and First Street; and the six contiguous lots located along the west side of First Street immediately south of Spring Street.
3. Future development at 325 Ray Street shall be designed as a garden office complex with a one-story maximum building height, residential architectural style, and preservation of the area nearest the Arroyo del Valle. Public pedestrian access through the property to the Arroyo is strongly encouraged. Future development of this site should be carefully designed to mitigate potential impacts on adjacent properties.

#### RESIDENTIAL USE

The Downtown provides a particularly suitable location for affordable and special-needs housing because it contains substantial land designated for High Density Residential use, is located near major arterial streets and the ACE Train Station for commute purposes, has convenient access to public bus service, and provides nearby shopping. These characteristics are all stressed throughout the General Plan as being beneficial to the development of affordable housing.

4. Encourage the inclusion of affordable housing in all future multi-family residential projects through incentives such as density bonuses, financial assistance programs, etc.

## IX. HISTORIC PRESERVATION



*Historic Buildings*

The rich character of Downtown Pleasanton stems from its abundance of historic buildings that have been constructed over the past 150 years. The architectural styles, small-town scale of buildings, and tree-lined streets all combine to create a setting unique to Pleasanton. Unlike many other communities in the Bay Area where old town areas have long since been replaced with newer and more intensive urban development, Pleasanton's Downtown has remained substantially intact. This character is highly valued by the community and desired to be preserved and enhanced wherever feasible.

The following chapter presents an overview of the historic resources in Downtown Pleasanton and provides guidance for protecting and enhancing these resources.

### INVENTORY OF HISTORIC RESOURCES

The Downtown has played a vibrant role as a center of commerce in Pleasanton for over 150 years. It originated on one of the main routes to the gold fields in the Sierra Nevada mountains and quickly became a mercantile stopover for miners seeking their fortune in the Mother Lode.

In 1863, John Kottinger subdivided a small portion of his land holdings at the north end of Main Street into three "downtown" lots. Another property owner, Joshua Neal, began to subdivide his adjacent land at the south end of Main Street in 1867. Lots were quickly developed, and commercial activity began to flourish. With the coming of the Central Pacific Railroad in 1869, the Downtown area soon became a shipping center for agricultural and manufactured products. Many of the Chinese workers that helped build the Railroad through the valley settled here and established laundries and stores along north Main Street. Numerous tunnels were built under Main Street to transport and store foods from their various businesses.

From a handful of business establishments in the 1870's, Main Street grew to include hotels, general stores, blacksmith shops, professional offices, warehouses, and several saloons by 1894. After the turn of the 19th century, many more buildings were constructed from revenues generated by the hop industry located north of the Downtown. In 1927, Pleasanton was chosen as the background for the movie "Rebecca of Sunnybrook Farm" starring Mary Pickford. As a result, Pleasanton became a favorite filming location in the late 1920's because of its historic downtown and rural environs which led Pleasanton to be called "the Hollywood of the North."

In addition to the historic Downtown commercial core area, residential neighborhoods sprung up in the outlying area to house local merchants and other workers. Homes were designed using a variety of architectural styles including Victorian, Queen Anne, Colonial Revival, and Mission Revival. Neighborhoods were laid out using the typical grid pattern with tree-lined streets. A "small-town scale" resulted which is still largely intact today.

During the current Specific Plan update process, a Preliminary Historic Resources List and Map of the Downtown historic resources (Technical Supplement) were developed which identify the individual sites and neighborhoods that contain outstanding examples of heritage structures within the Plan Area. These documents are intended to expand the City data base for implementing the currently proposed Historic Preservation Ordinance. The list identifies: (1) specific sites containing structures of at least 50 years in age which possess outstanding architectural and/or historic quality; and (2) five neighborhoods (residential and commercial) which contain a significant collection of historic buildings.

The high number of historic sites and neighborhoods that were identified underscores the significance of historic resources in the Downtown. Several of the prominent individual Main Street sites include:



*Johnston Building*

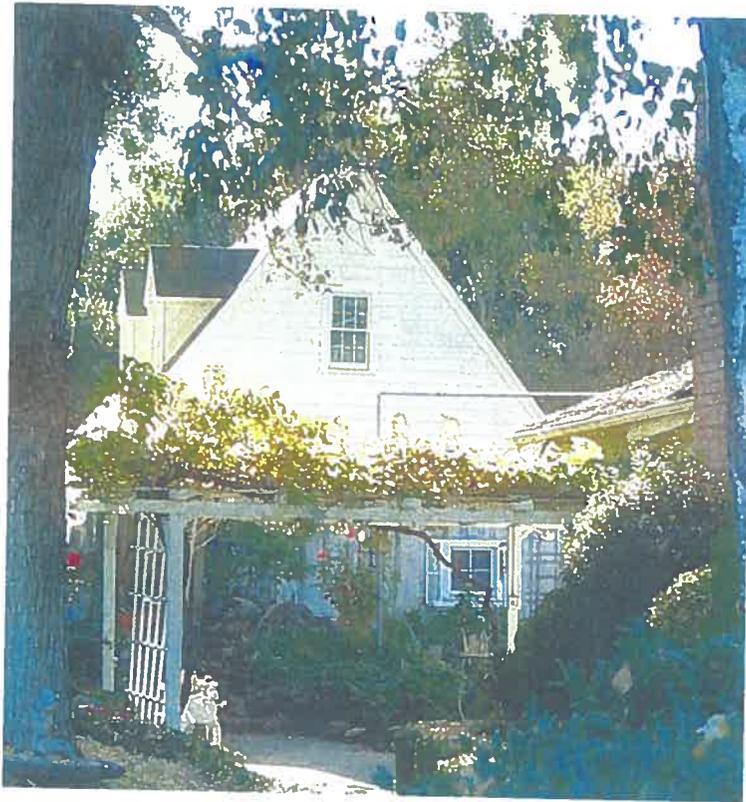
- The **Johnston Building** located at 465 Main Street is a fine example of brick construction using Romanesque-style architecture. This two-story building was constructed in 1896 as one of Pleasanton's first commercial speculation buildings.
- The **Kolln Hardware Store** at 600 Main Street is an example of Victorian Revival-style architecture. It was constructed in 1890 and has been used as a hardware store since 1905. Through the years, it has maintained much of its original character including oak floors and many of the original store fixtures.
- The "**Pleasanton**" Arch Sign has been identified as the gateway to the Downtown since 1932 when it was constructed for \$538 from funds donated by the Women's Improvement Club.
- The original Pleasanton Town Hall located at 603 Main Street was designed in the Mediterranean style in 1915 on land donated by the Women's Improvement Club. The building has also housed the City library and in later years served as the headquarters for the Police Department. In 1984, after extensive historic renovation, the building became the current home of the **Livermore-Amador Valley Historical Museum**.
- The original Farmer's Hotel at 855 Main Street was constructed in 1864 by town founder John Kottinger. The hotel was the scene of many gala events and was later renamed the **Pleasanton Hotel**. It has twice been destroyed by fire and most recently rebuilt in 1915 to appear as it did in 1898.



*St. John Street House*

The five heritage neighborhoods identified on the Historic Resources List and Map include the following:

- The **St. Mary Street and St. John Street** neighborhood consists of many fine examples of period revival and cottage-style architecture and represents a strong collection of similarly scaled and styled homes. Its tree-lined streets, front-yard landscaping, and generous setbacks between buildings further add to its historic quality. Many of the Downtown's early merchants and civic leaders had homes located in this neighborhood.
- The **neighborhood on the south side of Stanley Boulevard** consists of modest vernacular residences. All of the homes back onto the Arroyo del Valle, thus giving the neighborhood a uniquely unified theme. Originally called Livermore Road, this street was sparsely developed until the early twentieth century due to its distance from the Downtown commercial area.
- The **First Street, Second Street, and Third Street** neighborhood presents a variety of architectural styles with homes been built over an 80-year time period. Many of the homes on First Street serve as fine examples of Victorian-style architecture. Homes located on Second and Third Streets vary from small cottages built by the Southern Pacific Railroad to more stately homes on the south end of Second Street built during the early 20th century.



*Variety of  
Architectural  
Styles*

- The **Spring Street and Ray Street** neighborhood was developed generally between 1920 and 1940. The building designs range from bungalow cottages on Ray Street to Mission Revival architecture on Spring Street. These groupings of small residential buildings share consistent scale, height, setbacks, and massing characteristics that further their unique character. The Spring Street neighborhood is considered to be the City's first "modern subdivision tract."
- The **Downtown Commercial Center** consists of a variety of architectural styles with many buildings retaining a high degree of integrity. It possesses a series of commercial storefront buildings running nearly the entire length of Main Street, with only a few modern buildings dispersed within. The side streets in this area generally have a more modest scale but also contribute to the historic character of the Center. The historic character of Downtown Pleasanton is further enhanced by the "Pleasanton Sign," which caused Pleasanton to receive the nickname "P-Town" during World War II when all of the lighted sign letters except the "P" were turned off in the event of air raids. The Main Street portion of the Downtown is one of the best preserved of its type in the East Bay, thus heightening its regional significance as a center for tourism.

## **HISTORIC PRESERVATION GOAL**

The primary Specific Plan goal for historic preservation is to provide for the protection and enhancement of the historic and "small town" character of the Downtown Plan Area.

## **HISTORIC PRESERVATION OBJECTIVES**

1. To complete a thorough inventory of the Plan Area's historic resources, implement a program of designating such resources, and take the necessary measures to protect and preserve them through a historic preservation ordinance.
2. To prevent the demolition of appropriately-designated historic resources which can otherwise reasonably be preserved.
3. To ensure that the design of new buildings and modifications to existing heritage buildings and heritage neighborhoods are compatible with the Downtown's traditional design character and scale.
4. To implement a comprehensive system of incentives to assist in the preservation of the Plan Area's historic resources.

## **HISTORIC PRESERVATION POLICIES AND PROGRAMS**

Major attention is given throughout this Specific Plan to the preservation and enjoyment of historic resources (i.e., land use, design and beautification, circulation, and economic vitality). The primary purpose of this Chapter is to provide specific standards and incentives for historic preservation. In addition, a major focus of the Specific Plan process was to provide guidance for the preparation of the City's proposed Historic Preservation Ordinance. This Ordinance is intended to enable the formation of a new City process to facilitate the identification, designation, and preservation of major historic resources throughout the Plan Area as well as the remainder of the City.

The following policies and programs constitute the action plan to implement the historic preservation goal and objectives outlined above.

**MODIFICATIONS TO HISTORIC BUILDINGS**

Preservation of the Plan Area's historic character will generally rely upon protecting historic buildings from demolition and minimizing exterior changes to original architectural features whenever feasible. In addition, modifications to these buildings will need to closely reflect the existing architecture, and the construction of new ones in historic areas will need to be consistent with the Downtown's traditional design character and scale. This will require greater focus on these items in the future.

1. Identify all properties with buildings older than 50 years on a list to be updated every two years by the City.
2. Require the completion of the State of California Department of Parks and Recreation Survey Form-523 to develop and document a statement of historic significance prior to the issuance of demolition permits for any historic resource older than 50 years. Evaluate these properties using the State of California criteria for the California Register of Historic Resources.
3. Prohibit the demolition of any building found to be historically significant with regard to the California Register criteria unless such building is determined by the Chief Building Official to be unsafe or dangerous, and if no other reasonable means of rehabilitation or relocation can be achieved. A 45-day public notification period shall be implemented for buildings proposed to be demolished which do not pose an immediate safety hazard in order to assess alternatives and give the public an opportunity to make proposals for rehabilitation or relocation.
4. Prohibit the demolition of primary buildings located in the Ray Street/Spring Street Neighborhood unless such buildings are considered to be unsafe or dangerous and if no other feasible means of rehabilitation can be achieved. These buildings may be retained in residential use or may be converted to another permitted or conditionally-permitted use as long as the primary building's exterior is preserved.
5. New building design, including the design of replacement buildings for buildings older than 50 years which are approved for demolition, should draw upon the primary exterior features of the Downtown's traditional design character in terms of architectural style and materials, colors, details of construction, height, floor area, bulk, massing, and setbacks. These building elements should be consistent with those elements of buildings in the immediate neighborhood, and the design of new/replacement buildings should not represent a significant departure from the existing neighborhood character. Buildings should be designed to reflect, but not necessarily replicate, the architectural time period they represent.

6. Additions and other modifications to the exteriors of buildings exceeding 50 years in age should match the original building exterior in terms of architectural style and all other exterior design elements.
7. Future residential development should generally provide for the preservation and rehabilitation of existing on-site street frontage homes which exceed 50 years in age or which otherwise substantially contribute to the "small town" character of the neighborhood in terms of architecture and scale. Exceptions may be permitted to: (1) relocate such homes to other appropriate Downtown locations for permanent preservation and rehabilitation; or (2) demolish and replace such homes which are specifically found by the City to demonstrate minimal redeeming historic and/or architectural significance.
8. Permit historic houses to be relocated within the Downtown where: (1) the new neighborhood contains older homes; (2) the replacement home is consistent with the design quality of the relocated home; and (3) the replacement home is compatible with the neighborhood's architectural styles and scale.
9. Specify individual City staff representatives from the Building Inspection, Planning, and Fire Departments to review development permit applications relating to historic resources. These individuals should further be provided with the technical education adequate to perform high-level review.
10. City departments responsible for the review of projects involving modifications to historic buildings should prepare and distribute a public informational flyer that details the application submittal requirements, step-by-step review process, and available historic preservation incentive programs.

**HISTORIC BUILDING PRESERVATION INCENTIVES**

The success of historic preservation in the Downtown will rely substantially upon the implementation of a program of incentives for the owners of heritage buildings. This will allow for the historic character of the Downtown to be more readily preserved in the face of market demands for more intensive development.

11. Undertake the following historic preservation incentive measures:
  - A. Develop and routinely update a comprehensive list of historic preservation incentives to assist the owners of historic buildings and to encourage investment in historic properties (such as tax incentives, streamlined permit processing, etc.).
  - B. Establish a National Register Historic District in the Downtown and encourage participation in the Federal Historic Preservation Tax Certification program when eligible properties are upgraded or rehabilitated.
  - C. Provide application assistance to property owners who wish to certify their rehabilitation project for the Federal Historic Preservation Tax Certification Program.
  - D. Assist the Pleasanton Downtown Association in its efforts to implement the "Main Street Program."
  - E. Implement an award program for the rehabilitation of historic structures.

## X. DESIGN AND BEAUTIFICATION



*Well-maintained  
Historic  
Buildings*

Downtown Pleasanton is known for its well-maintained historic buildings, inviting streetscape, pedestrian scale, and ambiance. Many of its newer buildings have been designed with care to fit into this established setting. Both the commercial district and surrounding neighborhoods convey Pleasanton's heritage and sense of community through building architecture and pattern of development. Maintaining and enhancing the design character of the Downtown will strengthen its appeal and economic vitality, and is a community priority.

### EXISTING CONDITIONS

Downtown's visual image is a product of its private buildings and sites as well as its public areas. Buildings with architectural styles from several different eras of the last 100 plus years, such as Victorian, Mission Revival, and Classical Revival, co-exist in a mixture that is unique to Pleasanton. Several landmark commercial buildings are found Downtown. There are also many fine older homes in the residential neighborhoods, some of which have been enlarged and rehabilitated over the years in ways which are compatible with other houses on the block. The degree of maintenance of existing buildings over time, and the architecture and manner of construction of new buildings, can either strengthen or detract from the Downtown's image. For example, the recently constructed commercial building located at 349 Main Street was designed to reflect an existing Downtown architectural style without appearing as a stylized reproduction, and it has enhanced both the appearance and commercial success of the area.



*Typical  
Residential  
Neighborhood  
Streetscape*

Streets with on-street parking and mature trees also define the Downtown. In the commercial district, the pattern of building to the sidewalk and clustering retail uses in a compact, walkable environment distinguishes the area from other retail centers. Sidewalk dining has become a popular activity which contributes to the vitality of the area. The Pleasanton Sign is a public landmark and focal element, and street furniture invites pedestrians to enjoy the public spaces. Occasional green spaces such as the front yard of the Livermore-Amador Valley Historical Museum and the Veterans Memorial Building complement and add to the visual quality of the area.

The streetscapes of the surrounding residential neighborhoods are characterized by sidewalks with planter strips, street trees, landscaped yards, and houses with front porches and a visible presence on the street. The proximity of the neighborhoods to the commercial district is an attraction which encourages walking and bicycle riding.

Changes to existing structures or sites and new private development proposals are subject to the City's design review process. Design guidelines are in place to provide direction on such physical improvements, and the review process applies the City's design policies and standards on a case-by-case basis. Similarly, any modifications to the design of City streets, sidewalks, and parks require public input and review to ensure that they are attractive and compatible with the area.

**DESIGN AND BEAUTIFICATION GOALS**

1. Encourage attractive building architecture and signs which reinforce the traditional, pedestrian-oriented design character and scale of the Downtown.
2. Provide streetscape enhancements and improvements which are compatible with the Downtown's buildings.
3. Enrich the artistic, cultural, and historic aspects of Downtown Pleasanton.

**DESIGN AND BEAUTIFICATION OBJECTIVES**

1. To develop new design guidelines for the commercial and residential portions of the Downtown.
2. To enhance the streetscapes of the Downtown commercial streets beyond Main Street, and to create a system of mini plazas along Main Street and on other commercial streets where appropriate.
3. To modify the Sign Ordinance to encourage signs which are creative, artistically designed, and pedestrian in orientation and scale.
4. To improve the major gateways into the Downtown to create a sense of arrival and to enhance the aesthetics along these roadways.

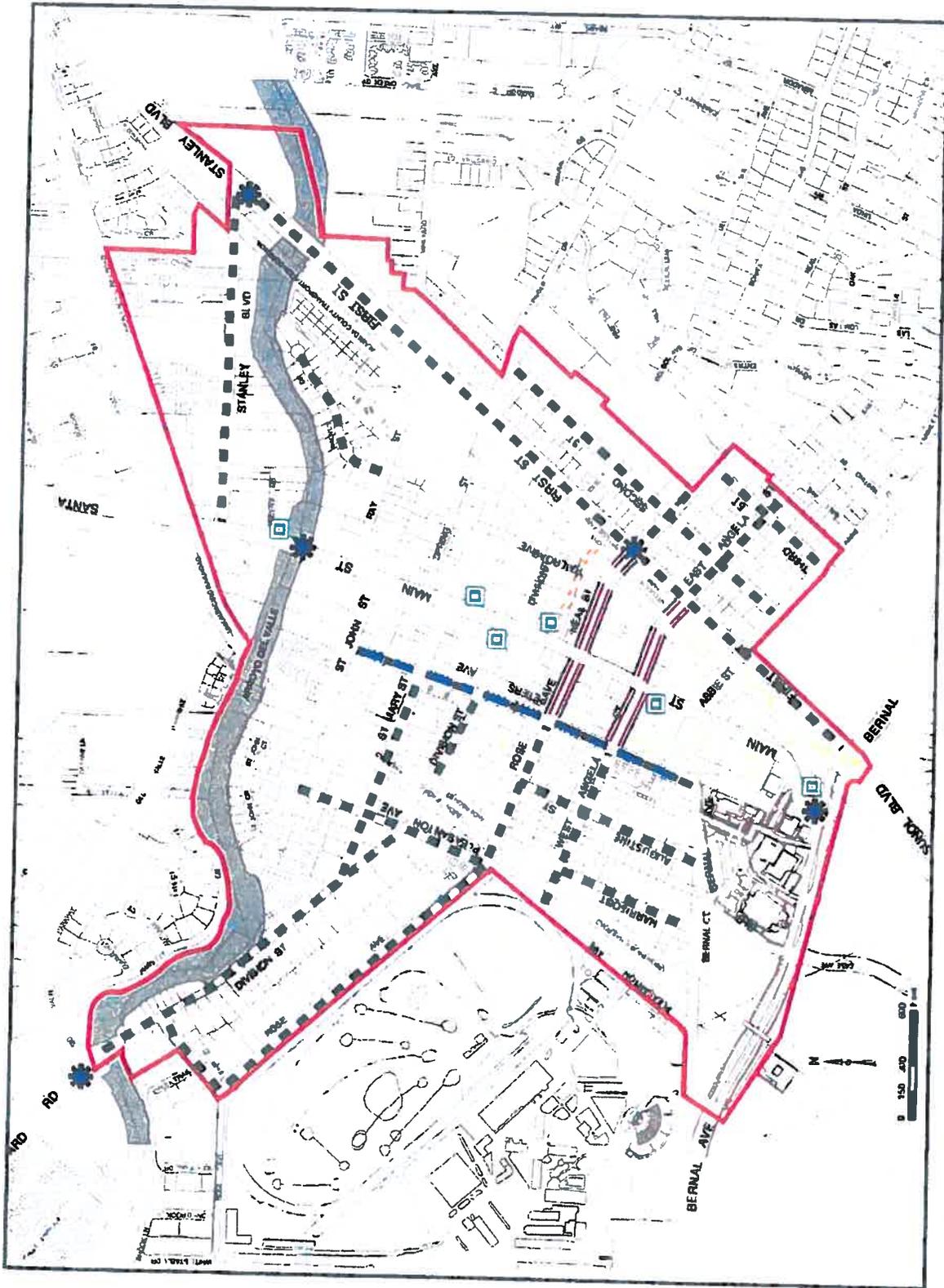
**DESIGN AND BEAUTIFICATION POLICIES****DESIGN CRITERIA**

The following design policies and principles are intended to form the basis of the Downtown Design Guidelines and to help define the desired design character of the Downtown (also, please see Figure X-1 for planned Downtown beautification projects):

**COMMERCIAL**

1. Protect and enhance the pedestrian-friendly scale of the Downtown by continuing its mixture of one-to-two-story facades at the sidewalk, at-grade entrances, and display windows every 25-30 feet. Three-story buildings may be allowed on a case-by-case basis subject to special design requirements, as presented in Chapter IV.
2. Maintain the existing architectural variety of the Downtown by encouraging that original facade materials and storefront elements, such as transom windows, are uncovered, rehabilitated, and maintained, where appropriate.

DOWNTOWN SPECIFIC PLAN



- DOWNTOWN GATEWAY
- POTENTIAL MINI-PLAZA
- POTENTIAL GREENBELT
- POTENTIAL PEDESTRIAN WAY
- STREET TREE PLANTING
- STREETScape ENHANCEMENT (FIRST PHASE)
- RESIDENTIAL STREET TREE PROGRAM
- BORDER OF DOWNTOWN SPECIFIC PLAN AREA

FIGURE X - 1  
PLANNED DOWNTOWN BEAUTIFICATION PROJECTS

3. Enhance Pleasanton's unique series of sidewalk arcades by encouraging existing and new arcades to be open, attractively-detailed, landscaped, and appropriately-scaled to both pedestrians and the building facade.
4. Maintain the Downtown's variety of stucco, brick, and wood facades with high quality materials in new construction appropriate to the architectural style of the building. Simulated materials may be used for resource conservation if determined to have an authentic appearance.
5. Encourage a diversity of architectural styles in new construction using architectural details, shapes, and colors in the common commercial elements of roofline, upper facade, and storefront.
6. Design new buildings to be unique (not corporate, chain, or franchise standard), unless it is determined that they are clearly in conformance with the design goals for the Downtown, are of high quality design and construction, and are compatible with the existing buildings in the vicinity.
7. Use consistent storefront elements in buildings with multiple storefronts, including recessed entries, display and transom windows, and bulkheads. Materials may be varied for buildings with several storefronts.
8. Avoid the use of residential-type building setbacks, rooflines, and materials in new construction.
9. Encourage pedestrian-oriented signage of high quality materials and design detail.
10. Maintain clean sidewalks and facades, windows, awnings, and signs.
11. Encourage the use of landscaping, such as flowering vines on trellises or arcades, ivy over blank side walls, and flower pots and window boxes.
12. Promote the use of "green building" principles (i.e., sustainable sites, water efficiency, energy efficiency, materials and resources, and indoor environmental quality) which decrease resource consumption and improve livability while meeting the high design standards for the Downtown. Also, new development must comply with all future standards relating to "green building" and energy efficiency.
13. Maintain the residential character of the Spring Street transitional area in terms of window treatment, front entrances, roofline, and front yard landscaping. Signage should be low-key and small scaled.

## **RESIDENTIAL**

14. Preserve and protect the character of the East Side neighborhood around Second Street from tear-downs, large-scaled and inappropriately-styled additions, and lot consolidations. Preserve and encourage similar architectural elements and details such as porches, picket fences, and flower boxes. Preserve the neighborhood's orientation of street-facing entrances and windows.
15. Protect the character of the West Side neighborhood around St. Mary Street and Division Street from inappropriately-scaled additions or new construction unrelated to the density, size, and character of the neighborhood.
16. Enhance the charm and diversity of the West Side neighborhood around Rose Avenue. Protect its cottages; encourage second units in the rear of existing homes and the construction of duplexes instead of multi-story apartment buildings.
17. Protect the established size and spacing of buildings in residential neighborhoods by avoiding excessive lot coverage and maintaining appropriate separations between buildings.
18. Foster harmonious visual transitions between apartment buildings and single family homes with the stepping down of forms, spacing, and landscaping.
19. Maintain the original character of homes by encouraging additions at the rear of the site, where possible.
20. Encourage garages at the rear of lots. Provide screened rear yard parking for multi-family units.
21. Prevent the use of industrial or commercial building elements and materials in residential areas.
22. Discourage the demolition of single family homes which exceed 50 years of age. The replacement of any single family home should be compatible with the neighborhood scale and architectural style.

## HERITAGE BUILDINGS AND NEIGHBORHOODS

The Downtown's historic commercial buildings and residential neighborhoods help to define the area, and the establishment of a historic preservation ordinance to identify and protect these resources emerged as one of the objectives of the Specific Plan. It is recognized that from time to time heritage buildings need to be repaired, remodeled, and enlarged, and occasionally their deteriorated physical condition requires demolition. As a result, standards for handling these types of situations are necessary. Chapter IX of the Specific Plan (Historic Preservation) includes policies for the demolition, relocation, and design of heritage buildings and buildings located in heritage neighborhoods.

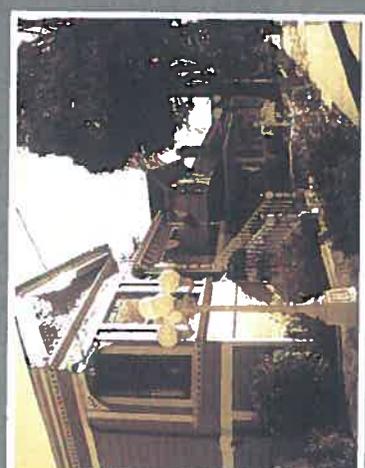
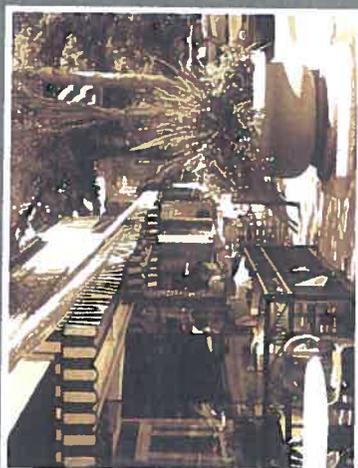
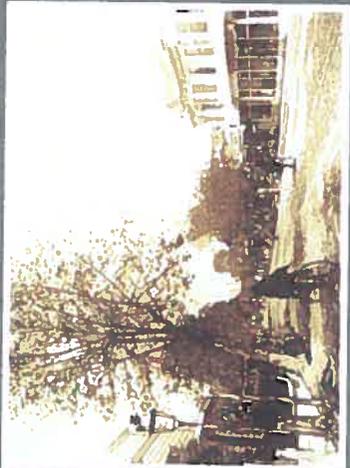
### MINI-PLAZA DESIGN CRITERIA

A large, formal town square was considered during the Specific Plan process but determined to be impractical for the Downtown given its linear configuration, and since the proposed improvements to Lions Wayside and Delucchi Parks will be able to accommodate larger public gatherings and activities typically associated with a town square. However, a series of small plaza areas should be planned and constructed along Main Street and in other appropriate locations in order to enhance the Downtown's pedestrian environment and to provide a visual break along the streetscape. Furthermore, a greenbelt pedestrian way linking a mini-plaza on Main Street near Division Street to Lions Wayside Park, and potentially including a portion of Railroad Avenue near Division Street, should be studied.

49. Mini-plazas should be attractively designed and used for small public gatherings, such as musical, dance, or dramatic performances; art displays; and special events.
50. Mini-plazas should enhance and be compatible with the design elements found in adjacent structures and public streetscape improvements, whenever feasible.
51. Mini-plazas should typically be lighted and contain decorative paving and benches or other form of seating. Wherever possible, raised planters with landscaping, vertical accent features such as arbors or kiosks, and public art should be incorporated within the plaza. Mini-plazas should be designed so as not to interfere with the use and visibility of nearby tenant spaces.
52. Mini-plazas should be accessible and functionally relate to the public sidewalk.
53. Provisions for the on-going maintenance of the mini-plazas should be made prior to construction.
54. A mini-plaza shall be provided on Main Street in the vicinity of the Division Street-Main Street intersection, and it shall be linked to Lions Wayside Park via a greenbelt pedestrian way. The final design of this mini-plaza/greenbelt shall be subject to further study, which shall include the potential of closing Railroad Avenue southerly of Division Street to further accommodate the greenbelt connection. The study shall include options for mini-plaza and greenbelt designs and locations, environmental review, and full public input.

# DOWNTOWN DESIGN GUIDELINES

**P**leasanton, California



May 2006



## reservation & Relocation

The prevalence of older buildings in the Downtown contributes to the area's character; they should be maintained and preserved whenever possible.

- Demolition of buildings over 50 years of age is generally discouraged.
- The architectural style, bulk, height, and building setbacks of replacement buildings should be consistent with and contribute to the small town character of the area in which they are located.
- Replacement homes in heritage neighborhoods should use building materials and details of construction which draw upon surrounding heritage developments and which closely reflect the architectural style they represent.
- Relocation of an existing building of heritage value within Downtown should meet the following criteria:
  - The relocated building is compatible with the new area in terms of scale and architectural style; and
  - Moving the original building does not jeopardize its historic status.
- Remodeling is encouraged over replacement. Remodeling retains the essential floor area, roof and walls of the existing structure while making changes to the interior and/or exterior.



# RESIDENTIAL GUIDELINES

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## **N**ew Construction, Remodels and Additions

As with commercial buildings, new construction, remodels and additions for residential use must be sensitive to Downtown's unique character and scale. If done properly, additions and remodels will look comfortable with the original buildings. New construction needs to be especially sensitive to surrounding structures. These guidelines seek to ensure that the historic character of the Downtown is enhanced while providing options for homeowners to upgrade and enrich their homes.





## General Criteria

### Siting

- Merging lots is not encouraged unless the combined lots are in scale with the neighborhood.
- Continue the existing density and spacing of homes. Match the side yard setbacks of surrounding homes.
- Generally align homes with adjacent houses.
- New homes should face the street.
- Place garages in the rear of lots.

### Height & Mass

- Design 2 story homes and additions to fit into predominately single story neighborhoods using techniques such as hip roofs and dormers to minimize building height.
- Floor area of new homes and additions to existing homes are to be compatible with surrounding houses.
- Reflect the general massing of surrounding homes, including roof forms and step backs, front porches, bay windows, and balconies.
- Reduce mass through roof forms such as hips, dormers, small gables, and articulations such as balconies.
- Integrate additions into the existing massing of the house to avoid a 'tacked-on' appearance.

### Design

- New construction, additions and remodels should reflect the architectural style and detailing of the surrounding neighborhood.
- Additions should also match the original home's architectural style. Details such as existing roof lines and forms, window design and trim, wall materials, and level of craftsmanship should be addressed by the addition's design.
- Additions to and remodeling of the exterior of heritage buildings should replicate the existing structure in terms of architectural style and exterior design elements and details.





## Heritage Neighborhoods

The following guidelines apply specifically to new construction and remodeling in Downtown's four heritage neighborhoods:

### First, Second, and Third Streets

- The front door should be visible from the street.
- Elements such as front porches, picket fences, and window boxes are encouraged; existing elements are to remain during remodeling.
- Architectural detailing consistent with that used on houses in the neighborhood should be used for new construction; detailing consistent with the existing home should be used in remodeling.
- Windows, if added or replaced, are to match the original windows in material, operation, profile, height, width, and glazing pattern.
- Particular attention is to be paid to the scale and height of adjacent homes.

### Spring and Ray Streets

- Retain original porches and entryways, roof form, wall materials, trim, and architectural details.
- If remodeling, match original window material and pattern.
- Maintain front and side yard landscaping.

### St. Mary and St. John Streets

- Entrances may be more private, parallel rather than perpendicular to the street.
- New homes or additions to be the same or lower height than other homes in the neighborhood.

### South Side of Stanley Boulevard

- To maintain the street's rural character, avoid excessive building coverage.
- Maintain existing separations between neighboring buildings.
- Additions should be in scale with neighboring buildings.



# 2010

## California Environmental Quality Act

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### CEQA Guidelines

ACEC

AMERICAN COUNCIL OF ENGINEERING COMPANIES

*California*

## **§ 21084.1. HISTORICAL RESOURCES**

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

**15064.5. Determining the Significance of Impacts on Historical and Unique Archeological Resources.**

- (a) For purposes of this section, the term "historical resources" shall include the following:
- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
  - (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
  - (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:
    - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    - (B) Is associated with the lives of persons important in our past;
    - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
  - (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.
- (b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.
- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the

resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

- (2) The significance of an historical resource is materially impaired when a project:
    - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
    - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
    - (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.
  - (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.
  - (4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.
  - (5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.
- (c) CEQA applies to effects on archaeological sites.
- (1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subdivision (a).
  - (2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and

the limits contained in Section 21083.2 of the Public Resources Code do not apply.

- (3) If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
- (4) If an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.
- (d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code Section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission." Action implementing such an agreement is exempt from:
  - (1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
  - (2) The requirements of CEQA and the Coastal Act.
- (e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:
  - (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
    - (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
    - (B) If the coroner determines the remains to be Native American:
      1. The coroner shall contact the Native American Heritage Commission within 24 hours.
      2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
      3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the

human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

- (2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
  - (A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
  - (B) The descendant identified fails to make a recommendation; or
  - (C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.
- (f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

[Amended effective November 1, 2005]

# Standards

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Standards  
Guidelines

Masonry  
Wood  
Metals

Roofs  
Windows  
Entrances/Porches  
Storefronts

Structural Systems  
Spaces/Features/Finishes  
Mechanical Systems

Site  
Setting

Energy  
New Additions  
Accessibility  
Health/Safety

## The Secretary of the Interior's Standards for Rehabilitation Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



### Credits

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

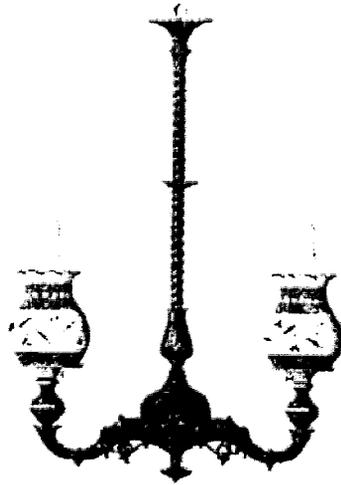
The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and

**cultural values."**

provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



## **The Secretary of the Interior's Standards for Rehabilitation**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

**2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

**3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

**4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

**5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

**6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

**7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

**The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical**

feasibility.

**8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

**9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**



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Technical Preservation Services

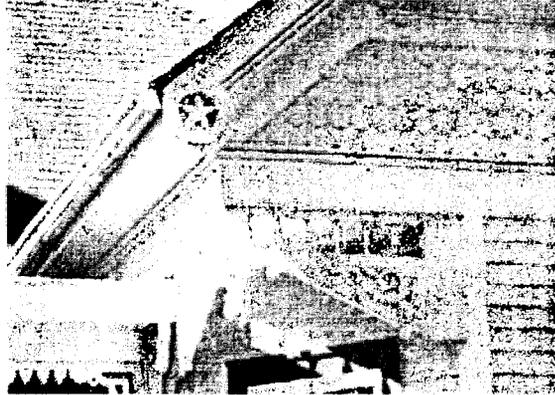
Building Exterior **Wood**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL

- Standards
- Guidelines
- Masonry
- Wood
- Metals
- Roofs
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- Entrances/Porches
- Storefronts
- Structural Systems
- Spaces/Features/Finishes
- Mechanical Systems
- Site
- Setting
- Energy
- New Additions
- Accessibility
- Health/Safety

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades.



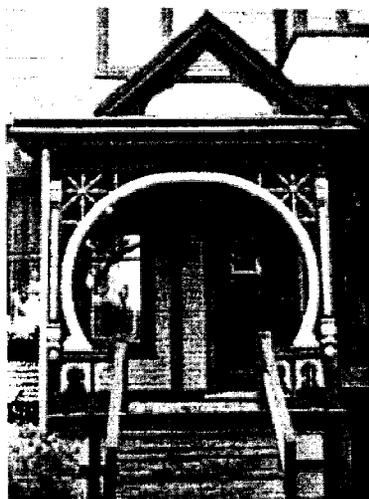
Decorative exterior wood trim and siding.

These wooden features, both functional and decorative, may be important in defining the historic character of the building and thus their retention, protection, and repair are important in rehabilitation projects. Wood has played a central role in American building during every period and in every style.

Whether as structural membering, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic and older buildings.

Wood ....Identify, retain, and preserve

recommended.....



Wood features on porch repaired and preserved during rehabilitation.

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

not recommended.....

Removing or radically changing wood features which are important in defining

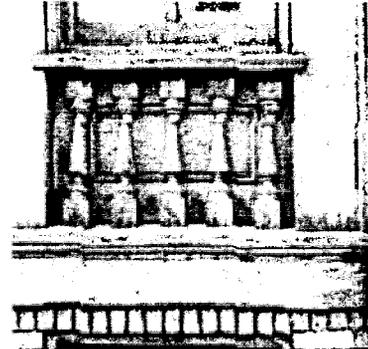
the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grain finish to an exterior wood feature such as a front door.



Wood features inappropriately stripped of traditional painted finish.

## Wood

### ....Protect and Maintain



recommended.....

**Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.**

**Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.**

**Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.**

**Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.**

**Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.**

**Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.**

**Using chemical strippers primarily to**

supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may--with the proper safeguards--be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.



Hand scraping wood column prior to repainting.

**not recommended....**

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.



Moss on wood shingles indicative of damaging moisture retention.

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as a propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Using thermal devices improperly so that the historic woodwork is scorched.

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the protection of wood features.

Wood ....Repair



recommended.....

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods.



Limited replacement-in-kind of deteriorated wood clapboards.

Repair may also include the limited replacement in kind-- or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

not recommended.....

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

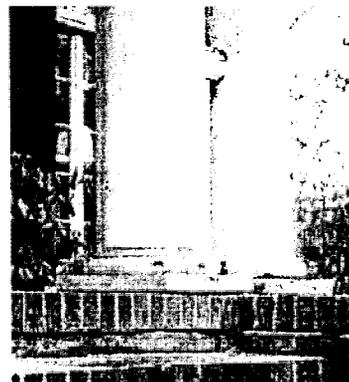
Wood ....Replace



recommended.....

Replacing in kind an entire wood feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.



Replacing rotted wood column base with new wood.

not recommended.....

Removing a feature that is unreparable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

## Design for Missing Historic Features

*The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.*

recommended....

**Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.**

not recommended....

Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material and color.



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- SUBJECT:** PRZ-10, Review of: (1) Draft Historic Preservation Ordinance; (2) Recommendations for Establishing a Future Historic Preservation Task Force; and (3) Draft Negative Declaration
- APPLICANT:** City of Pleasanton
- PURPOSE:** Establishment of a framework for designating, protecting, and encouraging the enhancement of historic resources in Pleasanton.
- LOCATION:** City-wide.
- ATTACHMENTS:**
1. "Draft Historic Preservation Enabling Ordinance," dated October 16, 2001
  2. "Draft Recommendations for Establishing a Historic Preservation Task Force and Its Charge of Responsibilities," dated October 16, 2001
  3. Draft Negative Declaration

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## BACKGROUND

The Historic Preservation Ordinance Task Force was appointed by the City Council in September 2000 to develop a draft ordinance for designating and encouraging the preservation of Pleasanton's historic resources. This four-member group was chaired by Bonnie Shamblin and included James Hoge, Les Layer, and Roger McLain. These four individuals also served on the Downtown Specific Plan Committee and its Historic Preservation Subcommittee. The Task Force was served by Wayne Rasmussen of the Planning staff and the Architectural Resources Group, a professional historic preservation-consulting firm. In addition to overseeing the preparation of the draft Historic Preservation Ordinance, it has also prepared recommendations for establishing a future task force to help the Planning Commission implement the Ordinance. These two draft documents, plus a draft Negative Declaration, are now being forwarded to the Planning Commission for public hearing and recommendations prior to going to the City Council for consideration of adoption.

## **HISTORIC PRESERVATION ORDINANCE**

### **Primary Elements of the Ordinance**

The main purpose of the draft Historic Preservation Ordinance is to help preserve Pleasanton's primary historic resources (buildings, other structures, and archaeological sites) while minimizing the resultant City bureaucracy and maximizing the benefits to the owners of these resources. The City's key historic resources would first be inventoried and then applications for "landmark" and "property of merit" designations would be considered for approval by the Planning Commission. Only the exteriors of designated resources would be subject to the Ordinance.

Landmark designations would be considered for only the City's most historic resources, i.e., those exceeding 100 years in age and meeting substantial qualitative criteria. The only exception would be that City-owned historic sites exceeding 50 years (i.e., Veterans Memorial Building and the Livermore-Amador Valley Historical Society Museum) could also be designated. It was estimated by Task Force that 12-15 buildings and structures in the City might qualify for landmark designation at this time. Either the City Council, Planning Commission, proposed future historic preservation task force, or property owner could initiate the designation of a landmark. Landmark designations could be established with or without the consent of the property owner.

Property of merit designations could be considered for historic resources exceeding 50 years in age which meet somewhat less strict criteria than that required for landmarks. Only the property owner could submit a request for property of merit status. Designation would require property owner consent.

Alterations to designated resource sites (landmarks and properties of merit) would require City approval in accordance with specified criteria. "Minor alterations" (i.e., additions of less than 100 square feet in building floor area and other limited changes) would be subject to approval by the Zoning Administrator. "Major alterations" (additions of 100 square feet or more in floor area and other significant changes) would require approval by the Planning Commission through the development plan review process.

The proposed Ordinance would be administered by the Planning Commission and a future nine-member task force to be appointed by the City Council. The task force would gather background information, conduct a citywide historic resources survey, and make recommendations to the Planning Commission regarding the designation of historic resources, preservation programs, historic building standards, etc. The Planning Commission would have the final authority for approving resource designations, preservation programs (except those involving funding which would require Council approval), historic building standards, etc.

More technical City staff assistance and professional historic preservation consulting service would become a fundamental part of the resource designation and alteration processes. The City Planning, Building Inspection, and Fire Department staff members involved in the preservation process would need to possess or otherwise acquire demonstrated background and training in preservation matters. A City historic preservation architect would be retained on an as-needed basis to provide recommendations on proposed historic designations and alterations. The cost of initial recommendations regarding alterations would be funded by the City.

Designated historic resources would be required to be permanently maintained in a safe condition and good repair. However, provisions are made in the Ordinance for the demolition of designated sites which may become damaged by natural causes.

Building setbacks, height, and/or floor area ratio exceptions could be granted by the Planning Commission where the applicant can demonstrate that the exception is necessary to permit the restoration of or improvement to a historic resource and that it would not negatively impact adjacent properties.

In addition to zoning exceptions, the Planning Commission could approve proposed alterations which do not otherwise satisfy the requirements of the Ordinance if it finds that failure to do so would result in an economic hardship because of conditions particular to the historic resource involved.

Finally, a comprehensive incentive program would be developed to encourage historic preservation and provide assistance to property owners.

## **FUTURE HISTORIC PRESERVATION TASK FORCE**

Adoption of the Historic Preservation Ordinance would require a substantial effort to implement. This is proposed to be accomplished in part by a future nine-member task force to be appointed by the City Council. With the assistance of City staff and consultants, this group would conduct a citywide historic resources inventory, provide recommendations for historic development standards, develop a comprehensive incentives program, and recommend specific landmark site designations to the Planning Commission for consideration.

It is anticipated that this new task force would complete its duties within three years and then sunset, unless additional time is considered necessary by the City Council for the task force to complete its work. All future preservation activities which follow would become the responsibility of the Planning Commission with assistance from staff and City consultants.

## **HISTORIC BUILDING CODE**

The State of California requires that all cities and counties in the State adopt and implement the State Uniform Building Code (UBC). The purpose of the Code is to ensure that construction conform to contemporary safety standards. However, since the UBC was developed and is continuously updated to address primarily new building construction techniques, some of its standards, when applied to old structures, can make it very difficult and costly to maintain the original historic character.

In recognition of this problem, the State has developed a model Historic Building Code (HBC) which can also be adopted by cities and counties (at their discretion) for use with regard to historic buildings. The HBC provides flexibility for the project designer and local building official to utilize alternative design means to accomplish the same safety objectives intended by the UBC but in a more historically sensitive manner. Use of the HBC requires that the local governing board (i.e., City Council) adopt the Code and establish criteria for determining the kinds of buildings for which the Code may be used instead of the UBC.

During the recent Downtown Specific Plan Committee process, it was recognized by the Committee that it would be useful to the owners of older buildings in the Downtown to be able to take advantage of the HBC. Upon recommendation by the Committee, the City Council adopted an interim resolution last year which temporarily allows for use of the Code by the owners of buildings exceeding 50 years in the Downtown. This resolution is still in effect and will remain in effect until it is replaced with a new permanent city-wide ordinance.

A new draft ordinance is now being prepared by staff (City Attorney's Office and the Planning, Building Inspection, and Fire Departments). Although it was originally hoped that the draft could be completed in time for review at the upcoming Planning Commission meeting, it has turned out to be more complex than first thought and, therefore, has been postponed to a later time.

## **ENVIRONMENTAL ASSESSMENT**

A draft Negative Declaration accompanies this report. Based on an initial study, staff believes that approval of this project would not have any significant adverse effects on the environment. If the Commission concurs with this environmental assessment, it should recommend to the City Council that it grant the Negative Declaration prior to taking action on the project. Since the purpose of the project is to protect and preserve the City's primary historic resources, staff further recommends that the Commission recommend that the City Council make a finding of De Minimus impact for purposes of the Department of Fish and Game fee structure.

## **RECOMMENDATIONS**

Staff recommends that the Planning Commission take the following actions regarding the above items:

1. Recommend to the City Council that it find that the project would not have a significant effect on the environment, adopt a resolution approving the attached draft Negative Declaration, and find that the project has a De Minimus environmental impact;
2. Recommend to the City Council that it adopt the "Draft Historic Preservation Enabling Ordinance," dated October 16, 2001; and
3. Recommend to the City Council that it adopt the "Draft Recommendations for Establishing a Historic Preservation Task Force and Its Charge of Responsibilities," dated October 16, 2001.

Project Planner: Wayne Rasmussen, Principal Planner, (925) 931-5606

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**DRAFT**  
**Chapter 17.14**  
**HISTORIC PRESERVATION**  
**ENABLING ORDINANCE**  
**October 16, 2001**

**Sections:**

- 17.14.010 Purpose and Intent**
- 17.14.020 Definitions**
- 17.14.030 Designation of Resources**
- 17.14.040 Removal or Change of Designation**
- 17.14.050 Demolition of Historic Resources**
- 17.14.060 Alterations to Designated Historic Resources**
- 17.14.070 Maintenance and Repair**
- 17.14.080 Exceptions to Zoning District Regulations**
- 17.14.090 Notice and Appeals**
- 17.14.100 State Historical Building Code**
- 17.14.110 Economic Hardship**
- 17.14.120 Economic and Other Incentives**
- 17.14.130 Applicability of Provisions**
- 17.14.140 Violation of Provisions**

**17.14.010 Purpose and Intent**

The purpose of this chapter is to:

- A. Promote the designation, protection, enhancement, and perpetuation of certain buildings, structures, objects, and sites of historic and/or architectural significance located within the City that are of cultural, aesthetic, or economic benefit to the community and the region;
- B. Conserve raw materials, energy, and natural resources through the continued use of the existing developed environment;

- C. Promote and encourage the rehabilitation and maintenance of historic resources through an incentive program;
- D. Implement the goals and policies of the General Plan and applicable Specific Plan provisions as they pertain to the preservation of the existing historic character and sense of place;
- E. Foster economic development and enhance property values;
- F. Protect and enhance the City's attraction to visitors, thereby stimulating business;
- G. Encourage public understanding of and involvement in the unique architectural, and cultural heritage of the City;
- H. Foster civic pride in the beauty and accomplishments of the past; and
- I. Promote the general welfare of the community by preserving the historic quality of past generations.

#### **17.14.020 Definitions**

For the purposes of this Chapter, certain words and terms are defined as follows:

- A. *Alteration* means any act or process that modifies the exterior character-defining features of a designated historical resource, excluding color.
- B. *Archaeological Resource* means a resource that may yield important historic or pre-historic information.
- C. *Building* means a structure created to shelter any form of human activity, as more specifically defined by the adopted Uniform Building Code.
- D. *Certificate of Appropriateness* ("Certificate") means an official City certificate approving a proposed project involving an Alteration to or Demolition of a designated historic resource.
- E. *Character-defining feature* means any exterior features of a building, structure, or object that help convey the significance of a historic resource and which were present during the period of significance.
- F. *Demolition* means any act or process that destroys in part or in whole a historic resource, or impairs its structural integrity.

- G. *Demolition by Neglect* means the act or process of allowing a building or structure to physically deteriorate to the point of where it may necessitate demolition in accordance with the provisions of the State Building Code.
- H. *Design Guidelines* means standards adopted by the City Council to guide the architectural, site, and landscape treatments for historic resources for the purpose of addressing renovation issues of importance to the City and to assist the owners of historic resources in the design of restoration projects.
- I. *Good Repair* means to maintain and keep a designated historic resource so as to comply with all applicable building codes and other State and City codes to prevent the deterioration and decay of the resource's character-defining features and to maintain the integrity of the resource.
- J. *Historic Resource* means a designated Landmark or Property of Merit, including buildings, structures, objects, and sites as defined in this chapter.
- K. *Historic Resource Application* means a historic and architectural background information form prepared by the Planning and Community Development Department which is to be completed on behalf of the originator of a request for the designation of a Historic Landmark or Property of Merit.
- L. *Historic Resource Survey* means the gathering and interpretation of information about historic resources.
- M. *Integrity* means the ability of a historic resource to convey its significance. To retain integrity, a historic resource must retain most of the aspects that closely relate to the historic resource's period of significance, including location, design, setting, materials, workmanship, and association.
- N. *Maintenance* means the process by which a property owner preserves the condition of a historic resource.
- O. *Major Alteration* means a relocation of a designated historic resource; construction of a new building on a designated historic resource site; or a modification to the exterior of a designated historic resource which:
1. Substantially changes the existing exterior materials or features as determined by the Zoning Administrator; or

2. Adds 100 square feet or more of building floor area; or
3. Modifies or removes ten percent (10%) or more of the total exterior wall surface of a building or ten percent (10%) or more of the exterior wall surface of any public-street-facing wall of a building.

P. *Minor Alteration* means a modification to the exterior of a designated historic resource which:

1. Moderately changes the existing exterior materials or features, including the painting or staining of previously untreated exterior wall surfaces, as determined by the Zoning Administrator;
2. Adds less than 100 square feet of building floor area; or
3. Modifies or removes less than ten percent (10%) of the total exterior wall surface of the building, or less than ten (10%) of the exterior wall surface of any public-street-facing wall of a building.

An exterior alteration need not require a building permit to be considered a Minor Alteration.

Q. *Object* means a material thing of functional, aesthetic, cultural, educational, architectural, historical, or scientific value that may be, by nature or design, moveable yet related to a specific setting or environment. This term is used to distinguish objects such as signs or other objects from buildings and structures.

R. *Period of Significance* means the time when a historic resource was associated with an important event, activity, or person, or attained the architectural or historic characteristics which qualify its designation.

S. *Relocation* means the movement of a historic resource from the place where it was originally situated to a new place on the same parcel or to a different parcel.

T. *Repair* means any change to a historic resource that is not new construction, relocation, alteration, or demolition as defined in this chapter.

U. *Site* means the location of a significant event; prehistoric or historic occupation; or building or structure or object, whether standing, ruined, or vanished, where the location itself maintains historical, cultural, or archaeological value.

- V. *Structure* means a functional construction made for purposes other than creating shelter, such as a bridge or tunnel.
- W. *State Historical Building Code (SHBC)* means the California building code that regulates alterations to qualified historic structures. The code provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of qualified resources.
- X. *State of California Department of Parks and Recreation (DPR) 523-A-L series survey forms*, as may be amended, means the official State of California form to be completed with information pertaining to the significance of a historic resource.

17.14.030 **Designation of Resources**

A. Types of Resources and Criteria for Designation

- 1. *Landmark*: A City-owned building, structure, or object exceeding 50 years in age and possessing significant historic and/or architectural character; or any other building, structure, or object exceeding 100 years in age and possessing significant historic and/or architectural character; or a site possessing historic significance that exceeds 100 years and meets at least one of the following criteria for Landmark designation:
  - a. The resource exemplifies and reflects special or exemplary elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history or has important archaeological or anthropological associations;
  - b. The resource is identified with persons or events significant in local, state, or national history;
  - c. The resource embodies distinctive or exemplary characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

- d. The resource represents the work of a significantly notable builder, designer, engineer, or architect important at the local, state, or national level;
  - e. The resource is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type; or
  - f. The resource may yield important archaeological or anthropological information about the region's past.
2. *Property of Merit*: A building or structure exceeding 50 years in age which meets at least one of the following criteria for Property of Merit designation:
- a. The resource reflects important elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
  - b. The resource is identified with persons or events important in local history;
  - c. The resource embodies important characteristics of a style, type, period, or method of construction: or
  - d. The resource represents the work of a notable local builder, designer, or architect.

**B. Procedures for Designation**

- 1. *Landmark Designation*: The City Council or Planning Commission, or a historic preservation task force appointed by the City Council, or the property owner may initiate the designation of a Landmark through the submittal of a completed Historic Resource Application form. Designation of a Landmark may occur with or without owner consent.
- 2. *Property of Merit Designation*: The property owner may initiate the designation of a Property of Merit through the submittal of a completed Historic Resource Application form. Designation of a Property of Merit requires owner consent.

3. Following the initiation of the designation of a historic resource, a City-appointed historic preservationist shall prepare a report evaluating the merits of a proposed designation pursuant to the criteria set forth in this Chapter. This report shall include a completed State of California Department of Parks and Recreation (DPR) 523-A-L series survey form. Following notice and public hearing, the Planning Commission shall act on the designation of Landmarks and Properties of Merit based upon the criteria for designation provided in Section 17.14.030.

**17.14.040 Removal or Change of Designation**

A property owner of a designated historic resource may file a written request with the Planning Commission that the property designation be removed or changed. Following a noticed public hearing, the Planning Commission shall act on the request regarding the removal or change in designation of the historic resource based upon the criteria set forth in Section 17.14.030. The designation of a historic resource which has sustained damage due to an earthquake, fire, or other natural disaster for which at least 50 percent of the primary structure requires demolition in accordance with this section shall be rescinded.

**17.14.050. Demolition of Historic Resources**

Designated historic resources shall be permanently maintained in a safe condition and good repair in accordance with all applicable State and City codes. However, this Chapter shall not restrict the authority of the City and the Chief Building Official, or his or her designee (collectively the "building official"), to issue permits for the demolition of a designated historic resource that is determined to be immediately dangerous due to damage sustained from an earthquake, fire, or other natural disaster. However, the building official shall consult with the Planning Director and may consult with the State Historic Preservation Officer, for the purpose of determining the following:

- A. Whether the condition of the designated historic resource is immediately dangerous within the meaning of the Uniform Building Code;

- B. Whether there are any feasible alternatives to demolition of the historic resource that will adequately protect the health and safety of the public, including, but not limited to, abatement of the immediate threat through repair, securing the premises through security fencing or other measures, stabilization and/or limited demolition; and
- C. Whether the unsafe or dangerous condition could be corrected through the use of the State Historic Building Code.

If the building official determines that the designated historic resource is immediately dangerous and that there are no feasible alternatives to demolition, the building official may immediately issue a permit authorizing the demolition of the designated historic resource. Such determination shall be followed by the filing of written findings by the building official in support of his or her determination.

**17.14.060 Alterations to Designated Historic Resources**

- A. No persons shall alter the exterior of a designated historic resource, or cause or permit such alteration to be done, nor shall any permit for such work be issued unless the alteration has been approved by the City in accordance with this Chapter.
- B. Nothing in this Chapter shall prevent the ordinary maintenance and repair of any exterior architectural feature on any designated historic resource that does not involve a Major or Minor Alteration to the historic resource. Furthermore, nothing in this Chapter shall prevent a modification to the interior of any historic resource, so long as such interior modification does not impact the exterior or compromise the structural integrity of the historic resource.
- C. Minor Alterations are subject to review and approval by the Zoning Administrator based upon compliance with the standards for rehabilitation specified in Section 17.14.060F. If, after review, the Zoning Administrator finds that the project meets the standards, then a Certificate of Appropriateness shall be issued.

- D. Major Alterations are subject to review and approval by the Planning Commission based on compliance with the standards for rehabilitation as specified in Section 17.14.060F. If, after a noticed public hearing, the Planning Commission finds that the project meets the standards, then a Certificate of Appropriateness shall be issued.
- E. An application for a Certificate of Appropriateness which is denied by the City may not be resubmitted for a period of at least one year following the date of the denial or date of denial of any subsequent appeals. A substantially different application may be submitted at any time following a denial.
- F. All alterations to a designated historic resource shall comply with the following standards for rehabilitation:
1. The property shall be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.
  2. The historic character of the property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
  3. The property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of features or elements from other historic properties, shall be avoided.
  4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
  5. Distinctive materials, features, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
  6. Deteriorated historic features shall generally be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means practical. Treatments that cause damage to historic properties shall not be used.
  8. Archaeological resources should be protected and preserved in place. If such resources must be disturbed, appropriate mitigation measures shall be undertaken.
  9. New additions, exterior alterations, or related new construction shall not destroy historic materials and spatial relationships that characterize the property. The new work shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the historic integrity of the property and its environment.
  10. New additions and adjacent or related new constructions shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- G. The Planning Commission shall be assisted in reviewing proposed alterations to designated resources by staff members appointed by the Planning, Building Inspection, and Fire Departments with demonstrated background and training in historic preservation matters. In addition, the City shall retain the on-going services of a historic preservation architect to provide written recommendations to (1) the Planning Commission on all proposed Major Alterations, and (2) the Zoning Administrator on all proposed Minor Alterations deemed useful to the Zoning Administrator. The cost of the initial recommendation shall be funded by the City.

**17.14.070 Maintenance and Repair**

- A. To prevent Demolition by Neglect, owners of designated historic resources shall keep in good repair all of the portions of such resources whose maintenance is necessary to prevent the deterioration and decay of the resource's character-defining features consistent with all State and City codes.

- B. The Planning Director may require a property owner to maintain a historic resource in a manner designed to prevent vandalism and destruction if such property is not occupied.

**17.14.080 Exceptions to Zoning District Regulations**

Any application for an Alternation to a designated historic resource or new building construction on a designated site may include a request for an exception to the zoning district regulations pertaining to building setbacks, height, and/or floor area ratio. If the Planning Commission determines that the applicant has demonstrated that the requested exception to the zoning district regulations is necessary to permit the preservation or restoration of, or improvement to, a historic resource in such a manner that will not negatively impact adjacent properties, then the Planning Commission may grant the exception.

**17.14.090 Notice and Appeals**

- A. All decisions of the Planning Commission and City Council shall be forwarded in writing to the property owner of the historic resource within ten (10) days of the decision.
- B. When a noticed public hearing is required by this Chapter, notice shall be given not later than ten (10) days prior to the date on which the public hearing is scheduled. The Planning Director, or his or her designee, shall give notice of the proposed action by mail to all property owners within 1,000 feet of the subject property, based on the information on the last equalized tax assessment roll. Notice shall further be published one (1) time in a newspaper of general circulation.
- C. Any decision by the Zoning Administrator may be appealed to the Planning Commission by the applicant or any other interested party within fifteen (15) days of the date of the decision. The appeal shall be made in writing on a form approved by the City and shall state specifically wherein it is claimed there was an error or abuse of discretion by the Zoning Administrator. An appeal of the decision of the Zoning Administrator shall be heard by the Planning Commission

within forty (40) days of the date when the appeal was filed. The hearing on the appeal shall be a noticed public hearing.

- D. Any decision by the Planning Commission may be appealed to the City Council by the applicant or any other interested party within fifteen (15) days of the date of the decision. The appeal shall be made in writing on a form approved by the City and shall state specifically wherein it is claimed there was an error or abuse of discretion by the Planning Commission. An appeal of the decision of the Planning Commission shall be heard by the City Council within forty (40) days of the date when the appeal was filed. The hearing on the appeal shall be a noticed public hearing.

**17.14.100 State Historical Building Code**

The State Historical Building Code (SHBC) may, at the request of the property owner, be applied but not limited to designated Landmarks and Properties of Merit.

**17.14.110 Economic Hardship**

The Planning Commission may, in its discretion, approve a proposed Alteration which does not otherwise satisfy the requirements of this Chapter, if it finds that the property owner has clearly demonstrated that failure to issue a Certificate of Appropriateness will result in immediate and substantial economic hardship because of conditions particular to the historic resource involved. The property owner shall demonstrate that the hardship is the result of the application of this Chapter and is not the result of any act or omission by the property owner or the property owner's predecessor in interest. The property owner shall provide substantiation of the economic hardship claimed in a manner deemed reasonably appropriate by the Planning Commission.

**17.14.120 Economic and Other Incentives**

The Planning Commission shall recommend and maintain a list of incentive programs to encourage historic preservation, to stimulate investment in historic properties, and to assist property owners. The programs shall be subject to adoption by the City Council and be made available to property owners who preserve designated historic resources and, in the case of direct

City expenditures. the program shall ensure that the cost of incentives is a reasonable use of public funds.

**17.14.130 Applicability of Provisions**

The provisions set forth in this Chapter shall not be implied or construed to apply to any building, structure, object, or site within the City in advance of designation of such as a Landmark or Property of Merit.

**17.14.140 Violation of Provisions**

Any person violating any of the provisions of this Chapter shall be guilty of an infraction. In addition to all other remedies, criminal or civil, which may be pursued by the City to address any violation of this Chapter, the City may issue administrative citations pursuant to Chapter 1.24.

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Final Draft, October 16, 2001

**DRAFT RECOMMENDATIONS FOR ESTABLISHING A  
HISTORIC PRESERVATION TASK FORCE AND ITS  
CHARGE OF RESPONSIBILITIES**

**October 16, 2001**

A Historic Preservation Task Force should be nominated by the Mayor and appointed by the City Council to promote the designation, protection, enhancement, and perpetuation of certain buildings, structures, objects, and sites of historic and/or architectural significance located within the City that are of cultural, aesthetic, or economic benefit to the community and the region.

This should be accomplished through the completion of the following tasks and in the following order:

1. Develop a historic context statement to guide the preparation of historic resource surveys, as needed, of buildings, structures, objects, and sites within the City that may qualify for designation as a Landmark or Property of Merit in accordance with the City's Historic Preservation Ordinance;
2. Recommend measures for adoption by the Planning Commission (and City Council where funding is involved) for the protection, retention, and preservation of historic resources, including, but not limited to, standards for rehabilitation; means of obtaining financial support from individuals and local, state, and federal agencies; a program of incentives to encourage preservation; and a volunteer maintenance assistance program potentially involving local service organizations to aid owners of historic resources experiencing financial hardship;
3. Develop a program to foster the understanding of historic resources in the community;
4. Provide a recommended list of Landmarks for the Planning Commission to consider for designation, pursuant to the City's Historic Preservation Ordinance; and
5. Conduct a comprehensive review of the Historic Preservation Ordinance at the completion of the Task Force process and recommend updates as may be appropriate.

The Task Force should consist of nine members as follows (if available):

- California-licensed architect
- California-licensed general contractor
- Architectural historian, historian, archaeologist, or preservationist from a local historic preservation organization
- Real estate finance officer or real estate broker
- Member of the Pleasanton Downtown Association
- Four at-large members of the community who either own a building in Pleasanton exceeding fifty (50) years in age and/or have other demonstrated background relating to historic buildings.

All meetings of the Task Force should be open to the public in accordance with the provisions of the Ralph M. Brown Act. Public input throughout the process should be strongly encouraged.

The Task Force should sunset no later than three years following the appointment of its members, except this term may be extended for a temporary period of time by the City Council in order to complete the above Charge of Responsibilities, if necessary.

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Final Draft, 10-16-2001

# DRAFT

## CITY OF PLEASANTON

### NEGATIVE DECLARATION

Date: November 3, 2001

Proposed Project:

**Draft Historic Preservation Ordinance**

An Initial Study has been prepared under the direction of the City of Pleasanton Department of Planning and Community Development for the application by the City of Pleasanton for the Draft Historic Preservation Ordinance.

On the basis of this Initial Study, which evaluated the environmental effects of the proposed project, the City of Pleasanton has found that the proposed project would not have a significant effect on the environment. The City of Pleasanton has concluded, therefore, that it is not necessary to prepare an Environmental Impact Report for the proposal.

# CITY OF PLEASANTON

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

### I. BACKGROUND

1. Name of Proposal: **Draft Historic Preservation Ordinance**
2. Proponent: City of Pleasanton  
Contact Person: Wayne Rasmussen  
Principal Planner
3. Address: 200 Old Bernal Avenue  
P.O. Box 520  
Pleasanton, CA 94566-0802  
Phone: (925) 931-5606  
E-Mail: wrasmussen@ci.pleasanton.ca.us
4. Date Checklist Submitted: November 3, 2001
5. Person Preparing Checklist: Wayne Rasmussen  
Principal Planner

### II. PROJECT DESCRIPTION

The applicant, the City of Pleasanton, has submitted a draft ordinance for consideration of adoption by the City Council. The proposed project consists of a draft City ordinance prepared by the Historic Preservation Ordinance Task Force intended to enable the designation of historic resource sites in Pleasanton and accomplish related preservation activities.

**III. POSSIBLE ENVIRONMENTAL IMPACTS**

**1. Conformance of Proposal with Pleasanton General Plan Policies.**

The Ordinance and Resolution are intended to implement the historic preservation policies and programs of the General Plan.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>                  </u> Insignificant if Mitigated
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**2. Impact on Existing Uses (On and Off Site)**

Existing historic resources will be more readily able to be preserved.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>                  </u> Insignificant if Mitigated
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**3. Geologic Impacts (Hazards, Change in Topography, Erosion, etc.)**

Potential seismic hazards will be addressed through the application of State building code requirements.

Not applicable

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>                  </u> Insignificant if Mitigated
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**4. Air Quality Impacts (Emissions, Odors, Change in Microclimate)**

Not applicable.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>                  </u> Insignificant if Mitigated
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5. **Water Related Impacts (Runoff, Flood Hazard, Quality and Quantity of Surface and Ground Waters)**

Not applicable.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>          </u> Insignificant if Mitigated
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6. **Plant and Animal Impacts (Effect on Existing Ecosystem, Rare or Endangered Species, etc.)**

Not applicable.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>          </u> Insignificant if Mitigated
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7. **Transportation/Circulation Impacts (Additional Traffic, Congestion, Parking, Hazards, etc.)**

Not applicable.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>          </u> Insignificant if Mitigated
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8. **Noise Impacts (Increases, Exposure to High Levels)**

Not applicable.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>          </u> Insignificant if Mitigated
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9. **Impacts on Public Services (Fire, Police, Schools, Parks, Maintenance, etc.)**

The proposed project is expected to create a negligible increase in the need for Planning, Building Inspection, and Fire Department staff needs.

<u>          </u> May be Significant	<u>      X      </u> Insignificant	<u>          </u> Insignificant if Mitigated
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**10. Impact on Utilities (Water, Sewer, Storm Water Drainage, Solid Waste, etc.)**

Not applicable.

<u>          </u> May be Significant	<u>    X    </u> Insignificant	<u>          </u> Insignificant if Mitigated
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**11. Growth-Inducing Impacts**

Not applicable.

<u>          </u> May be Significant	<u>    X    </u> Insignificant	<u>          </u> Insignificant if Mitigated
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**12. Energy Impacts**

Not applicable.

<u>          </u> May be Significant	<u>    X    </u> Insignificant	<u>          </u> Insignificant if Mitigated
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**13. Aesthetic Impacts (Obstruction of Views, Design, etc.)**

The preservation of historic resources would assist in the preservation of the City's aesthetic quality.

<u>          </u> May be Significant	<u>    X    </u> Insignificant	<u>          </u> Insignificant if Mitigated
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**14. Impacts on Archaeological or Historical Sites**

Both archaeological and historic sites would have the opportunity to be designated for permanent preservation. Historic building preservation would more easily be achieved through utilization of the State Historic Code.

<u>          </u> May be Significant	<u>    X    </u> Insignificant	<u>          </u> Insignificant if Mitigated
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	<u>YES</u>	<u>NO</u>
<b>15. Is there any serious public controversy concerning the environmental effects of the proposed project? If so, list below.</b>	—	<u>X</u>

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

	<u>YES</u>	<u>NO</u>
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	<u>X</u>
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in relatively brief, definitive period of time while long-term impacts will ensure well into the future.)	—	<u>X</u>
3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources, where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	—	<u>X</u>
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	<u>X</u>

**IV. STAFF RECOMMENDATION**

X I find the proposed project would not have a significant effect on the environment and, thus, recommend that a Negative Declaration be prepared.

\_\_\_\_\_ I find that the mitigation measures recommended for the development for those aspects of the project which could have a significant effect would reduce the effects to insignificant levels and, thus, since such measures are included as conditions to project approval, I recommend a Negative Declaration be prepared.

\_\_\_\_\_ I find the proposed project may have a significant effect on the environment, and, thus, recommend that an Environmental Impact Report be prepared.

Date 11/3/01 Signature Wayne P. Rasmussen

Wayne Rasmussen  
Principal Planner

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