



SAN MATEO HERITAGE ALLIANCE

RECOMMENDED ALTERNATIVE HISTORIC RESOURCES ELEMENT GENERAL PLAN 2040

HISTORIC RESOURCES

The Historic Resources component of the General Plan confirms the City's commitment to the protection, enhancement, perpetuation, and use of historic resources as economic, cultural, and aesthetic benefits to the City of San Mateo.

GOALS

GOAL CD-3.1 Identify and preserve historic, architectural and cultural resources, including individual properties, districts and sites, to maintain San Mateo's sense of place and special identity, and to enrich our understanding of the city's history and continuity with the past.

GOAL CD-3.2 Use historic preservation principles as an equal component in the planning and development process. Fully integrate the consideration of historic, architectural and cultural resources as a major aspect of the City's planning, permitting and development activities.

GOAL CD-3.3 Ensure compatibility between new development and existing historic, architectural and cultural resources.

POLICIES

Policy CD-P3.1 Historic Resource Definition. A district, landscape, object, sign, site, or structure significant in American archeology, architecture, culture, engineering, or history that is either designated or eligible for designation under city, state, or national criteria.

Policy CD-P3.2 Historic Preservation. Identify and preserve historic buildings, districts and sites, unless proven not feasible.

Policy CD-P3.3 Demolition. The City shall consider demolition of historic resources as a last resort, to be permitted only if rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.



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Policy CD-P3.4 Historic Districts. Actively identify and protect concentrations of buildings which convey the flavor of local historical periods or provide an atmosphere of exceptional architectural interest or integrity, when they meet national, state or local criteria.

Policy CD-P3.5 Downtown Historic District. Maintain the identified historic district along portions of 3rd Avenue and B Street, and continue to implement regulations to protect the overall historic and architectural character and integrity of the area.

Policy CD-P3.6 Scale and Character of New Construction in Historic Districts. Promote an architecturally sensitive approach to new construction in Historic districts. Demonstrate the proposed project's contextual relationship with land uses and patterns, spatial organization, visual relationships, cultural and historic values, and relationships in height, massing, modulation, and materials.

Policy CD-P3.7 Downtown Building Heights. Relate the height of new buildings to the pattern of downtown and to the character of existing and proposed development. New development shall be encouraged to step down towards some existing buildings in order to be compatible with the pattern of Downtown.

Policy CD-P3.8 Historic Surveys and Context Statements. For areas that have not been surveyed, the City shall seek funding to prepare new historic context surveys. In these surveys, the potential eligibility of all properties 45 years and older for listing in National, California or local registers shall be evaluated.

Policy CD-P3.9 Historic Structure Renovation, Rehabilitation, and Adaptive Reuse. Promote the renovation and rehabilitation of historic structures that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures and the California Historical Building Code and prioritize historic structures for available rehabilitation funds.

Policy CD-P3.10 Public Awareness. Foster public awareness and appreciation of the City's historic, architectural, cultural and archaeological resources and educate the community about how to preserve and improve these resources.

Policy CD-P3.11 Historic Preservation Funding. Pursue and promote historic preservation funding sources to incentivize the protection of historic resources such as the California Mills Act Property Tax Abatement Program and Federal Historic Preservation Tax Incentives Program.

Policy CD-P3.12 Encourage both public and private stewardship of the City's historic and cultural resources.



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ACTIONS

Action CD-A3.1 Incorporate preservation as an integral part of the general plan, specific plans, environmental processes, planning, permitting, and development activities.

Action CD-A3.2 Historic Resources Survey. Establish and maintain an inventory of architecturally, culturally, and historically significant structures, districts and sites. Proactively update and maintain an up-to-date historic resources inventory. Actively seek funding opportunities to update the historic survey.

Action CD-A3.3 Historic Preservation Ordinance. Update and maintain the City's Historic Preservation Ordinance to be consistent with State and Federal standards and guidelines, and to support local historic preservation objectives. Incorporate zoning tools such as Historic Preservation Overlay Zones (HPOZs) and conservation districts.

Action CD-A3.4 Historic Design Standards. Create objective design standards for development within commercial and residential historic districts and adjacent properties, to maintain the historic character of these resources. Revise the Downtown and Historic District Design Standards to give consideration to new development within a historic preservation context.

Action CD-A3.5 Demolition Alternatives. Require an applicant to submit alternatives to full demolition on how to preserve a historic building as part of any planning application and implement methods of preservation unless health and safety requirements cannot be met.

Action CD-A3.6 Encourage and assist owners of historically significant buildings in finding ways to adapt and rehabilitate these buildings, including participation in state and federal tax relief programs.

Action CD-A3.7 Streamline, to the maximum extent feasible, any future processes for design review of historic structures to eliminate unnecessary delay and uncertainty for the applicant and to encourage historic preservation.

Action CD-A3.8 Preservation Incentives. Create incentives to preserve historic and cultural resources such as reducing parking requirements, allowing a flexible use, or establishing a transfer of development rights program.

Action CD-A3.9 Create incentives to encourage salvage and reuse of discarded historic building materials.