

# Historic District Property Owner Informational Meeting

November 19, 2024 | 6 - 7 P.M. | Clovis Senior Center Main Hall

# Staff Introductions

- McKencie Perez, Senior Planner
- George Gonzalez, Interim Deputy City Planner
- Renee Mathis, Planning & Development Services Director
- Andrew Haussler, Assistant City Manager
- John Holt, City Manager

# Purpose of the Meeting

- Obtain feedback from property owners within the proposed Historic District
- Provide background for historic preservation
- Discuss the process and next steps
- Answer questions and comments

# Background

- May 2022: Clovis-Big Dry Creek Historic Society submitted a letter to the City requesting the City form an historic advisory committee
- September 2022: Council directed Staff to establish the advisory committee
- February 2023: Staff went back to the Council for additional direction on the creation of the advisory committee
- March 2023: Council appointed members to the advisory committee
- March 2023 – May 2024: Staff met monthly with the advisory committee
- July 2024: Council considered the advisory committee's recommendations

# Advisory Committee Recommendations

- Final criteria to be used to assess properties in Clovis with the goal of promoting and preserving historic resources:
  - i. Age (75 years plus).
  - ii. An event that made a significant contribution to the broad patterns of local, regional history, or the cultural heritage of Clovis.
  - iii. Is associated with the lives of persons important to local, California, or national history.
  - iv. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
  - v. Is associated with information, items, artifacts or is important to the prehistory or history of the City of Clovis, California, or the nation.
  - vi. Is the resource within the Central Clovis Specific Plan (CCSP) area.
- Designate the original one (1) square mile of Clovis as an historic district to prevent unregulated and insensitive change (Barstow to the South, Minnewawa to the east, Sierra to the north, and Sunnyside to the east).
- Direct staff to bring back before City Council for reconsideration the 2022 Draft Ordinance of the City Council of the City of Clovis adding Chapter 9.81 of Title 9 of the CMC creating an Historic Preservation Board.
- As part of the General Plan Update, create a specific stand-alone element addressing historic resources with goals, policies, and actions

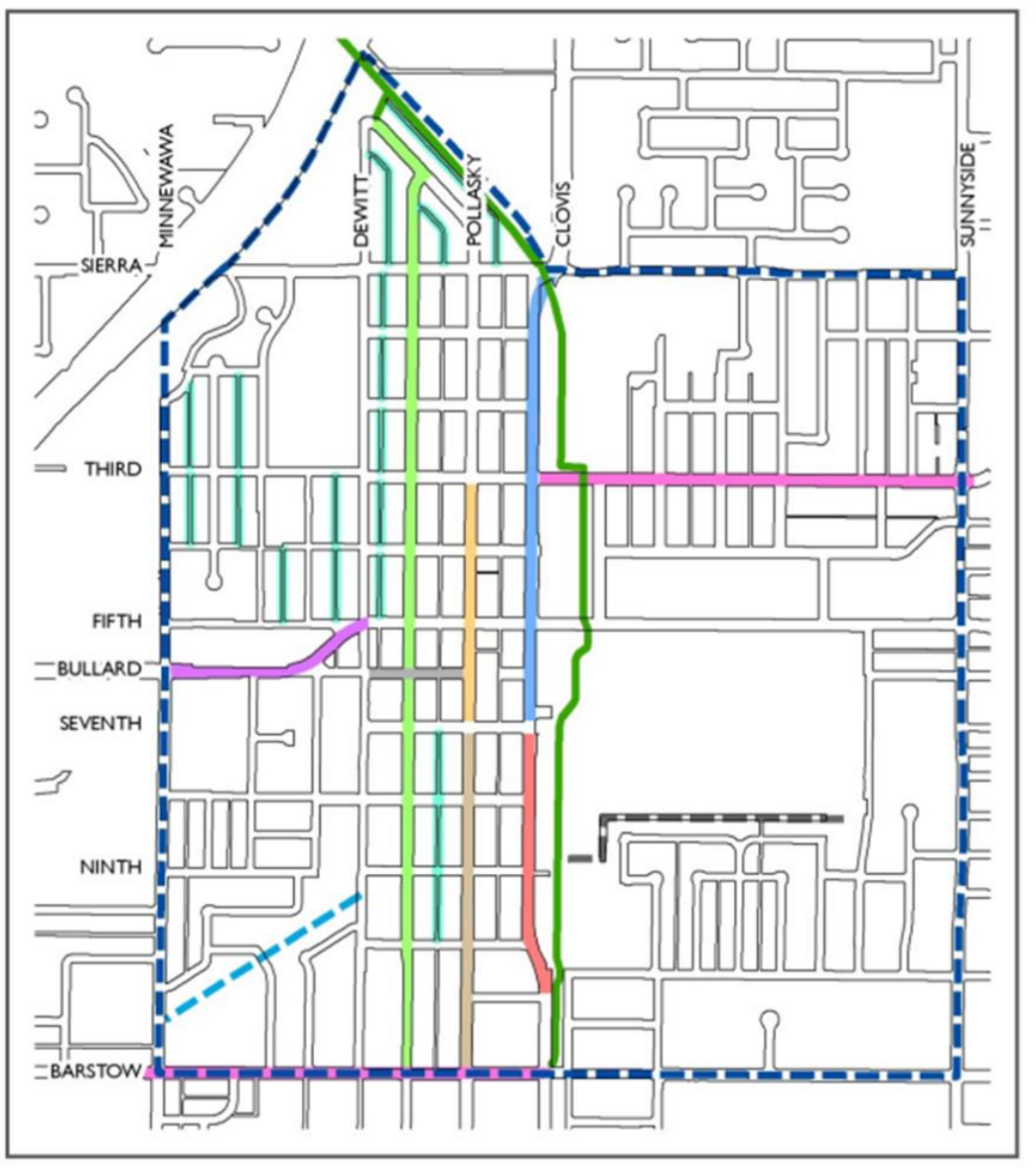
# Council Direction

- Adopted the advisory committee's recommendations
- Direct staff to look into the process to designate the one square mile as an historic district
- Bring back an ordinance to establish Historic Preservation Board

# What is an Historic District?

- A designated area that preserves the historic character and prevents insensitive change
- A local historic district is established through an ordinance

# Location



 = Proposed Historic District Boundary



# Project

- Ordinance Amendment 2024-002
  - Establish the Historic Preservation Board
    - Five members appointed by the City Council to four-year terms
    - Advisory body to the PC & CC
    - Tasked to develop and recommend an initial list of historic landmarks and historic sites for the PC & CC to consider
  - Establish an Historic District

# General Plan & Development Code

- General Plan:
  - *The blueprint for meeting the community's long-term vision for the future.*
- General Plan Policies:
  - *Policy 2.10: Local historic resources. Encourage property owners to maintain the historic integrity of the site by (listed in order of preference): preservation, adaptive reuse, or memorialization*
  - *Policy 2.11: Old Town. Prioritize the preservation of the historic character and resources of Old Town.*
- Development Code:
  - *Implements the policies of the Clovis General Plan*
  - *Defines a Historic Preservation Board, but no additional guidance*

# Frequently Asked Questions

- **What is the criteria for a historic designation?**
  - *Age (75 years plus)*
  - *An event that made a significant contribution to the broad patterns of local, regional history, or the cultural heritage of Clovis*
  - *Is associated with the lives of persons important to local, California, or national history*
  - *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values*
  - *Is associated with information, items, artifacts or is important to the prehistory or history of the City of Clovis, California, or the nation*
  - *Is the resource within the Central Clovis Specific Plan (CCSP) area*

# Frequently Asked Questions

- **How does the Historic District impact renovations or changes to property within the district?**
  - *Currently, there are no specific restrictions or guidelines*
  - *The Historic Preservation Board may create guidelines*
  - *Discretionary approval for SB-9 developments or lot splits*
- **Will the Historic District designation impact property taxes?**
  - *No city assessments proposed as part of the project*
  - *Does not impact property taxes unless you have an active Mills Act contract*
  - *The Mills Act is a benefit for tax savings & may apply to qualified historic resources*

# Frequently Asked Questions

- **Are there financial incentives, such as grants & tax credits?**
  - *There is a potential for financial incentives for sites that have a historic designation*
  - *The City does not currently have any financial programs for historic districts or historic resources*
  
- **What is the role of the Historic Preservation Board?**
  - *Advisory Board to the PC & CC*
  - *Develop & recommend a list of historic landmarks/sites to the PC & CC*
  - *Establish criteria & keep current register of historic resources*
  - *Recommend guidelines for the designation of landmarks/sites to PC & CC*
  - *Other duties as specified by the CC*

# Frequently Asked Questions

- **Will the historic designation impact future zoning and development opportunities?**
  - *Development is based on compliance with the zoning ordinance and general plan*

# Public Comments

- A summary of this meeting will be incorporated into the staff reports for the PC & CC
- Any written comments submitted to staff will be provided to the PC & CC
- Notices for the PC & CC hearings will be mailed to property owners within the boundary and within 300 feet of the boundary at least 10 days prior to the hearings

# Next Steps

- Planning Commission Meeting – Tentatively scheduled for December 19, 2024
  - Notices will be mailed out to property owners
- City Council Meeting – Tentatively scheduled for January 2025
  - Notices will be mailed out to property owners
- If approved by the City Council,
  - They will select board members
  - Board members will begin working on the historic preservation ordinance and establish guidelines
  - Create an initial list of historic landmarks/sites for consideration
  - Maintain a register of historic resources



# Comments & Questions

**McKencie Perez, MPA**

Senior Planner

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