

Chapter 7: ACTION PROGRAM

The Historic Preservation Element has 66 actions. Implementing all of them will be ambitious and will probably take years to complete.

The City's "Action Program" for completing the actions is set forth in Table 7-1. The table divides the actions into four priority groups, states the "priority factors" determining the groups and, in a "comments" column, discusses the priority factors further and identifies some of the specific implementation issues to be considered for each action. To facilitate reference, Table 7-2 lists the actions in numerical order showing the priority group for each.

The "Implementing Organization" column identifies City departments or other organizations with primary responsibility for completing each action. The Office of Planning and Building, Comprehensive Planning Division will have overall responsibility for coordinating the Action Program's completion and for monitoring the progress of other organizations with primary responsibility for implementing specific actions. The Comprehensive Planning Division should be assisted by the Landmarks Preservation Advisory Board and the Board's staff in performing these functions. The Board should also assist identification of future changes to the Action Program and to the Element itself as the need for changes becomes apparent.

For further discussion of implementation issues, see the text accompanying each action in Chapters 3-6 and in the corresponding chapters of the Technical Report.

The Element's 66 actions are distributed among the four priority groups as follows:

Priority Group 1	22
Priority Group 2	29
Priority Group 3	11
Priority Group 4	4
<u>TOTAL</u>	<u>66</u>

Within Priority Group 1, three actions (1.1.1, 1.1.3, and 1.2.1) have already been started as part of the Oakland Cultural Heritage Survey and Action 5.1.12 has been started by the City Clerk's Office. An additional action (3.9.1) will be part of the Oakland General Plan's Land Use Element and is probably the most ambitious. Eleven Priority Group 1 actions relate to Objective 2 (Preservation Incentives and Regulations) and should be implemented as a package. Two Priority Group 1 actions (5.1.2 and 5.1.3) will probably be very easy to implement.

Within Priority Group 2, some actions are listed together because they relate to the same subject (e.g. Housing Code compliance), have the same implementing organization (e.g. OHND or OEDE) or are variations of each other and require special expertise (e.g. design guidelines).

Priority Group 1 includes all actions which are considered to have "windows of opportunity" because of either availability of special funding, significant public or staff support, or linkage opportunities with other projects or studies.

Implementation of the four priority groups will probably overlap: once significant work (but not all work) has been completed on a particular group, work on the next highest priority group will begin. Work on some actions (e.g. Action 3.9.1) may be spread over several years and could overlap all the groups.

Future changes to the priority group assignments may be made by staff, but only after the City Planning Commission and Landmarks Preservation Advisory Board have been given an opportunity to comment on the changes. The Commission could also refer the changes to the City Council for direction. These changes will not require formal amendments to the Historic Preservation Element nor to other Oakland General Plan components.

TABLE 7-1: HISTORIC PRESERVATION ELEMENT ACTION PROGRAM
Priority Group 1

Number	ACTION Title See Page		Implementing Organization ¹	Products	Priority Factors							Comments
					Preservation Impact? ²	Time Urgency			Implementation Constraints		Estimated Time Needed to Implement (Months) ³	
						Prerequisite to Other Actions	Prior Action Required	Window of Opportunity ⁴	Funding ⁵	Other ⁶		
OBJECTIVE 1 ACTIONS: IDENTIFYING PROPERTIES POTENTIALLY WARRANTING PRESERVATION												
1.1.1	Complete the Reconnaissance Survey	3-3	OPB-CP	Field maps & notes; photos; photo index.	○	✓		✓	\$		36	Critical priority -- needed to fully implement most other actions. Already started; field maps and notes to be complete September, 1994; other products by September 1996; federal matching grants available. OSP action step (p. 48).
1.1.3	Database, lists and maps of Reconnaissance and Intensive Survey results	3-3	OPB-CP	Database; property lists & maps	○	✓	1.1.1	✓	\$		24	Requires Action 1.1.1's raw data; can be concurrent with remainder of Action 1.1.1. Already started; Reconnaissance Survey database to be completed September 1994; other products by September, 1995. Prerequisite to or concurrent with Action 1.2.1.
1.2.1	List of Potential Designated Historic Properties	3-4	OPB-CP	List	○	✓	1.1.3	✓	\$		18	Can be a product of and concurrent with Action 1.1.3. OSP action step (p.48). Prerequisite to most Objective 3 actions.
OBJECTIVE 2 ACTIONS: PRESERVATION INCENTIVES AND REGULATIONS												
2.1.1	Amend zoning text to incorporate new preservation incentives and regulations	4-2	OPB-CP	Revised zoning text; admin. guidelines	●	✓	2.3.1	✓	\$		12	Should be concurrent with all other Priority 1 actions related to Objective 2 -- preservation incentives and regulations should be implemented as a package. Appears to have significant public support at this time. OSP action step (p.28).
2.3.1	Criteria for designation of Landmarks over owner objections	4-8	OPB-CP	General Plan amendment and/or zoning text changes	●	✓		✓	c		2	Prerequisite to or concurrent with Action 2.1.1. See Action 2.1.1 comments.
2.6.1	Mills Act contracts	4-25	OPB-CP	A.I. (procedure and contract format); fiscal impact analysis	●				\$		6	This and Action 2.6.3 are probably the most significant incentives. Will require assistance from Office of Finance (for fiscal impact analysis) and City Attorney. OSP action step (p.48) See Action 2.1.1 comments.
2.6.2	Conservation easements	4-25	OPB-CP	A.I. (including procedure, easement recordation format & criteria for easement boundaries).	●				c		6	Requires assistance from Real Estate Division and City Attorney. See Action 2.1.1 and 2.6.1 comments.
2.6.3	Transferable development rights	4-26	OPB-CP	Zoning text changes; TDR marketplace.	●				\$		12	See Action 2.1.1 comments. Could be phased -- establishment of TDR marketplace could follow zoning text changes and concurrent Priority 1 Actions. May require assistance of Real Estate Division or Assoc. of Realtors to establish marketplace.
2.6.4	Limit to Landmarks and Preservation Districts existing zoning provisions conditionally permitting additional uses in historic buildings	4-26	OPB-CP	Zoning text changes	●				c		3	See Action 2.1.1 comments
2.6.5	Broader range of conditionally permitted uses for Landmarks and Preservation Districts in certain zones	4-27	OPB-CP	Zoning text changes	●				c		6+	Could be protracted if neighborhood opposition occurs within zones identified for broader range of uses. See Action 2.1.1 comments.
2.6.9	Waivers and reductions of permit fees	4-29	OPB	Master Fee Schedule revisions.	●				\$		6+	Identification of replacement revenue source required. May need to be timed to coincide with annual Master Fee Schedule revision. OSP action step (p.48). See Action 2.1.1 comments.
2.6.10	Apply State Historical Building Code to Designated Historic Properties and other qualified historical buildings	4-29	OPB-BS	A.I.	●	✓			c	X	3	Prerequisite to Actions 2.6.11 and 2.6.12. May require training of Building Services (incl. Code Compliance) staff to become familiar with SHBC. OSP action step (p.48). See Action 2.1.1 comments.
2.6.11	State Historical Building Code information sheet	4-30	OPB	Brochure	○		2.6.10		c		1	Should be simple once Action 2.6.10 is complete. See Action 2.1.1 comments.

Abbreviations: A.I. = Administrative Instruction; CC = City Council; C.Ck. = City Clerk; CM = City Manager; CPC = City Planning Commission; DHP = Designated Historic Property; EDAC = Economic Development Advisory Commission; HAAB = Housing Advisory and Appeals Board; LPAB = Landmarks Preservation Advisory Board; M/Cnd. = Mayor/City Council; OCIS = Office of Corporate Information Services; OEDE = Office of Economic Development and Employment; OFD = Oakland Fire Department; OGS = Office of General Services; OHWD = Office of Housing and Neighborhood Development; OPB = Office of Planning and Building; OPB-BS = OPB-Building Services Department; OPB-CC = OPB-Code Compliance Division; OPB-CP = OPB-City Planning Department; OPB-Op = OPB-Operations Division; OPB = Office of Parks and Recreation; ORA = Oakland Redevelopment Agency; OSP = 1992 Oakland Strategic Plan ("Oakland - Sharing the Vision"); PDHP = Potential Designated Historic Property; SOP = Standard Operating Procedure.

Notes: ¹ Refers to organization with primary responsibility for implementation. Organizations with secondary responsibility are indicated in the comments.

² Preservation impact: ● = Major - direct ○ = Major - indirect ● = Minor - direct ○ = Minor - indirect

³ Refers to current opportunities such as: availability of special funding; significant public support; linkage opportunities with other projects or studies. Applicable to Priority Group 1 only.

⁴ Refers to funding for both staff and materials: c = minimal; \$ = moderate; \$\$ = significant.

⁵ Other implementing constraints include: (a) special expertise not presently available to the City, and (b) need for significant interorganizational cooperation.

⁶ Indicated time is from date work begins on action item. Assumes all necessary staff, funding, and other resources are available and that all necessary prerequisite actions are complete.

⁷ There are no Objective 4 actions in Priority Groups 1, 2 or 3 -- see Priority Group 4.

TABLE 7-1: HISTORICAL PRESERVATION ELEMENT ACTION PROGRAM (continued)
Priority Group 1 (Continued)

Number	ACTION Title	See Page	Implementing Organization ¹	Products	Preservation Impact ²	Priority Factors						Estimated Time Needed to Implement/Annual	Comments
						Time Urgency			Implementation Constraints				
						Prerequisite to Other Actions	Prior Action Required	Window of Opportunity ³	Funding ⁴	Other ⁵	Other ⁵		
OBJECTIVE 3 ACTIONS: HISTORIC PRESERVATION AND ONGOING CITY ACTIVITIES													
3.2.2	Historic preservation management procedure for City-owned properties	5-2	CM	A.I.	●		1.2.1	\$	X	12	Requires participation by City departments (OGS, OPR, City Architect, etc.) responsible for design and operation of City facilities.		
3.5.2	Standard conditions for discretionary permit approvals	5-5	OPB-CP/BS	OPB SOP	●			¢	X	2	Applies to discretionary permits issued by the City Planning and Building Services Departments. Could favorably impact large nos. of DHPs and DHPs. Requires staff training and a monitoring procedure.		
3.8.1	Include historic preservation impacts in City's Environmental Review Regulations	5-11	OPB-CP	CEQA Thresholds of Significance	○			¢		3	Could favorably impact large nos. of DHPs and DHPs. Could be either part of the Environmental Review Regulations themselves, a Regulations Appendix or a CPC-adopted guideline.		
3.9.1	Rezoning studies and possible zoning text changes to promote consistency with existing or eligible Preservation Districts.	5-12	OPB-CP	Land Use Element amendments; Zoning map & text changes	●		1.2.1	✓	\$\$	X	60	Probably the most ambitious of all the actions, but also among those with the greatest preservation impact. Specific proposals should be developed as part of the new Land Use Element (already budgeted) and implemented along with other Land Use Element proposals.	
3.10.1	Review and possible amendment of emergency response documents	5-13	CM-OES; OPB-BS	Amendments to Oakland General Plan Safety Element, Emergency Plan, Departmental Operations Manuals and Earthquake Repair Ordinance; OPB-BS SOP	●			✓	\$	X	36	Already started as part of OFD Emergency Services Division's amendments to the Emergency Plan and preparation of Departmental Operations Manuals. Should also be developed as part of the new Safety Element (already budgeted). OPB-BS SOP will be mostly applicable to post-earthquake responses.	
OBJECTIVE 5 ACTIONS⁷: INFORMATION AND EDUCATION													
5.1.2	Present Landmark certificates at City Council meetings	6-2	M/Cncl.	A.I.	○			¢		2	Easy to implement. OSP action step (p.49).		
5.1.3	Preservation District certificates	6-2	OPB-CP	Certificate design	○			¢		2	Easy to implement.		
5.1.12	City records management and archives program.	6-5	C.Clk	Records inventory and retention schedules; Archival Holdings Manual; Policies and Procedures Manual	○			✓	\$	X	24	Already started. Also involves participation by City Auditor, City Attorney, Office of Finance, Library and OCIS. Needs additional interaction with OPB, OPW, Library's Oakland History Room and Museum.	
5.1.14	Design and construction bookstore	6-6	OPB-Op	Bookstore	○			✓	\$		12	Already planned for implementation during 1993-94	

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⁴ Refers to funding for both staff and materials: ¢ = minimal; \$ = moderate; \$\$ = significant.
⁵ Other implementing constraints include: (a) special expertise not presently available to the City, and (b) need for significant interorganizational cooperation.
⁶ Indicated time is from date work begins on action item. Assumes all necessary staff, funding, and other resources are available and that all necessary prerequisite actions are complete.
⁷ There are no Objective 4 actions in Priority Groups 1, 2 or 3 - see Priority Group 4.

TABLE 7-1: HISTORICAL PRESERVATION ELEMENT ACTION PROGRAM (continued)
Priority Group 2

Number	ACTION Title	See Page	Implementing Organization ¹	Products	Priority Factors							Comments
					Preservation Impact ²	Time Urgency	Implementation Constraints	Estimated Time Needed to Implement (Months) ³	Prerequisite to Other Actions	Other Action Required	Window of Opportunity ⁴	
OBJECTIVE 1 ACTIONS: IDENTIFICATION OF PROPERTIES POTENTIALLY WARRANTING PRESERVATION												
1.1.2	Long range plan for completing the intensive Survey	3-3	OPB-CP	Priority list of property types and areas; schedule; funding sources.	○	1.1.1	○				6	Estimated time and funding does not include the Survey itself, which could take a number of years. OSP action step (p.48).
1.1.4	Process for updating the Surveys	3-4	OPB-CP	Written procedure	○						6	Estimated time and funding does not include the updating process itself which will follow and be ongoing.
OBJECTIVE 2 ACTIONS: PRESERVATION INCENTIVES AND REGULATIONS												
2.1.2	Redesignate existing Landmarks and Preservation Districts. Reclassify existing preservation study list properties as Heritage Properties.	4-3	OPB-CP	Redesignations and reclassifications.	●	2.1.1		○			24	Responding to owner comments and concerns may require considerable time. Does not include final disposition of any interim or provisional Heritage Property designations. OSP action step (p.28)
2.2.1	Guidelines for determination of Preservation District eligibility.	4-3	OPB-CP	Amendments to LPAB Rules of Procedure.	○	2.1.1		○			3	Should be adopted by CPC as well as the LPAB.
2.4.1	Landmark and Preservation District design guidelines.	4-18	OPB-CP	CPC "100" series publication.	●			○	×		24	Should be packaged with all other design guidelines (Actions 3.5.1, 3.7.1 and 3.11.2). Needs a preservation architect (not now on staff). May need consultant.
2.6.6	City development assistance priority to historic preservation projects involving Designated Historic Properties.	4-28	OEDE; OHND	A.I.; SOPs	●	2.1.1		○	×		6	Should be concurrent with Action 3.6.1. Would have been in Priority Group 1's Objective 2 action package had phasing permitted. Requires participation by City departments (OEDE, OHND) responsible for development assistance programs.
2.6.7	Historic preservation revolving fund.	4-28	OEDE; OHND	Reports to CPC and CC; fund established by CC and/or ORA resolution.	●	2.1.1		\$\$\$	×		6	See Action 2.6.6 comments. Funding sources need to be determined.
2.6.8	Marks bonds.	4-28	OEDE	Reports to CPC and CC; bond program established by CC resolution.	●	2.1.1		\$	×		24	See Action 2.6.6 comments. Could require significant staff time to set up. Indicated funding requirement does not reflect funds generated by the bonds themselves. OSP action step (p.49).
2.6.12	State Historical Building Code interpretations.	4-30	OPB-BS	SOP; Code Interpretation Bulletins.	○	2.6.10		○			6	Code Interpretation Bulletins for the most significant SHBC issues should be issued concurrently with the SOP. Subsequent bulletins not reflected in estimated implementation time.
OBJECTIVE 3 ACTIONS: HISTORIC PRESERVATION AND ONGOING CITY ACTIVITIES												
3.3.2	Definition of small-scale projects exempt from Policies 3.3 and 3.6 and Action 3.3.1.	5-3	OPB-CP	Part of A.I.s & SOPs for Actions 3.3.1 and 3.6.1.	○	✓		○			3	Prerequisite to or concurrent with Actions 3.3.1 and 3.6.1. Also involves OEDE and OHND.
3.4.1	Ordinance for acquisition by eminent domain.	5-4	OPB-CP	Ordinance	●			○			6	Concurrent with Action 3.4.2. Requires assistance from City Attorney, OEDE and OHND. Could favorably impact high-profile DHPs and PDHPs.
3.4.2	Procedures and criteria for historic preservation property acquisitions.	5-4	OPB-CP	A.I.	●			○			6	See Action 3.4.1 comments. Requires assistance from Real Estate Division, OEDE and OHND.
3.5.1	Design guidelines for discretionary permit approvals.	5-5	OPB-CP	CPC "100" series publication.	●	1.2.1		\$	×		24	See Action 2.4.1 comments. Very high priority action within Priority Group 2. Could favorably impact many PDHPs due to the large numbers of discretionary permits. Action 1.2.1 PDHP list needed due to the large numbers of discretionary permits to review.
3.6.1	Evaluation and selection procedures for City-sponsored or assisted projects.	5-7	CM	A.I.; SOPs.	●	1.2.1		\$	×		6	Should be concurrent with Action 2.6.6. Very high priority action within Priority Group 2. Could favorably impact large numbers of DHPs and PDHPs due to the large numbers of City sponsored or assisted projects. May require significant staff time to set up. Requires participation by City departments responsible for City sponsored or assisted projects (OPW City Architect, OGS, OEDE, OHND, OPR, etc.). Action 1.2.1 PDHP list needed due to the potentially large numbers of City sponsored or assisted projects to review. A.I. could be amendment to existing A.I. 3002. OSP action step (p.48).
3.7.1	Property relocation procedures and design guidelines for all projects.	5-9	OPB-CP	A.I.(procedure); CPC "100" series publication (design guidelines).	○	✓		○			6	Procedure preparation will involve OEDE and OHND. Action 2.4.1 comments apply to design guidelines. Prerequisite to Action 3.7.2.

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⁵ Other implementing constraints include: (a) special expertise not presently available to the City, and (b) need for significant interorganizational cooperation.
⁶ Indicated time is from date work begins on action item. Assumes all necessary staff, funding, and other resources are available and that all necessary prerequisite actions are complete.
⁷ There are no Objective 4 actions in Priority Groups 1, 2 or 3 - see Priority Group 4.

TABLE 7-1: HISTORICAL PRESERVATION ELEMENT ACTION PROGRAM (continued)
Priority Group 2 (Continued)

Number	ACTION		Implementing Organization ¹	Products	Priority Factors							Comments	
					Preservation Impact ²	Time Urgency			Implementation Constraints				Estimated Time Needed to Implement (months)
						Prerequisite to Other Actions	Priority Action Required	Window of Opportunity	Funding	Other ³	(a)		
OBJECTIVE 3 ACTIONS: HISTORIC PRESERVATION AND ONGOING CITY ACTIVITIES (continued)													
3.7.2	Property relocation procedures for City-sponsored or assisted projects.	5-9	CM	A.I.; SOPs	o		3.7.1	c	X	6	Requires participation by Real Estate Division, OPW City Architect, OPB; OEDE and OHND.		
3.7.3	Building relocation assistance program.	5-9	OEDE, OHND, OPB-BS/CP/OP	Joint OPB, OEDE & OHND SOP.	*			c	X	6	Revolving fund cost would be minimal since building relocation loans would normally be short term and probably in frequent.		
3.11.2	Design guidelines for building safety programs.	5-16	OPB-BS (incl. OPB-CC)	Joint HAAB & CPC "100" series publication.	o			\$	X	6	See Action 3.4.1 comments. Could favorably impact many DHPs and PDHPs.		
3.12.1	Housing Code procedures and notices.	5-17	OPB-CC; OHND; OEDE	Report to CPC & HAAB; Housing Code amendments; joint OPB/OHND/OEDE SOP.	o			c	X	6	Should be packaged with all other Policy 3.12 actions. Could favorably impact many PDHPs. OEDE participation with this and other Policy 3.12 actions mostly limited to Blight Ordinance abatement of deteriorated nonresidential properties.		
3.12.2	Incentives for returning vacant properties to service.	5-17	OPB-CC	Report to CPC & HAAB; Housing Code amendments.	o			c		3	Package with other Policy 3.12 actions. Could favorably impact many PDHPs.		
3.12.3	Earlier property acquisitions.	5-18	OPB-CC; OHND; OEDE	See Action 3.12.1.	*	✓		c	X	3	Package with other Policy 3.12 actions. Prerequisite to or concurrent with Action 3.12.6.		
3.12.4	Additional property acquisition and third-party transfer methods.	5-18	OPB-CC; OHND; OEDE	See Action 3.12.1.	o	✓		c	X	6	See Action 3.12.2 comments. Prerequisite to or concurrent with Action 3.12.6. Funding would be from existing OHND housing acquisition programs, OEDE programs and other sources.		
3.12.5	Repair by City with liens.	5-19	OPB-CC; OHND; OEDE	See Action 3.12.1.	*	✓		c	X	6	See Action 3.12.3 comments. Funding would be from existing OHND housing rehab programs, OEDE programs, or Historic Preservation Revolving Fund (Action 2.6.7). Prerequisite to or concurrent with Action 3.12.6.		
3.12.6	Substandard and public nuisance abatement procedures and criteria.	5-19	OPB-CC; OHND; OEDE	See Action 3.12.1.	o		3.12.3 3.12.4 3.12.5	c		12	See Action 3.12.2 comments. Very high priority action within Priority Group 2. Also involves Police Department.		
3.13.1	Review existing security procedures and methods.	5-20	OPB-CC	Report to CPC, A.I.; SOP and revised standards.	●			\$		12	Very high priority action within Priority Group 2. Difficulty of the problem and wide range of security options could require significant staff time. Could favorably impact many PDHPs. Also involves Police and Fire Departments.		
3.14.1	Historic preservation commercial revitalization project identification and promotion.	5-21	OEDE	Report to EDAC and CPC; SOP; publications.	o	✓	1.2.1	✓	\$/c	6	Should involve economic development hist. pres. specialist. May need consultant. Action 1.2.1 PDHP list will facilitate area identification. Prerequisite to Action 3.14.2.		
GROUP 5 ACTIONS: INFORMATION AND EDUCATION													
5.1.1	Marker program.	6-2	OPB-CP	CC resolution; SOP; initial plaques	o			\$		12	Probably the most cost effective way to create broad public support for historic preservation. Very high priority within Priority Group 2. Could ultimately help preserve many DHPs and PDHPs. Major potential role for LPAB; should also involve potential support groups (Convention and Visitors Bureau, Chamber of Commerce, merchants groups, service clubs, etc.); most funding could be private. Time est. is for program set-up and initial plaque installation; time for all potential plaques is much longer. OSP action step (p.51).		
5.1.4	Heritage Property certificates.	6-3	OPB-CP	Certificate design	o		2.1.1	c		2	Easy to implement.		
5.1.5	Dissemination of Historical and Architectural Inventory.	6-3	OPB-CP	Mail-outs of property lists and individual property information to community organizations and property owners. SOP for ongoing distributions.	o		1.2.1	\$		6	Needs Action 1.1.3 and 1.2.1 lists for effective dissemination. Costs are mostly for printing and mailing. Should also involve presentations to community groups. Time estimate is only for initial information distribution. Complements Action 5.5.1.		
5.1.7	Improved historic preservation information availability within City departments. Possible Historic Preservation Coordinator.	6-4	OPB-CP	A.I.; report to CPC and CC on Hist. Pres. Coordinator; possible integration of hist. pres. information with citywide land-use database	o		1.2.1	\$/c		6	See Action 5.1.5 comments. Coordinator may require additional staff. OSP action step (p.49).		

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TABLE 7-1: HISTORICAL PRESERVATION ELEMENT ACTION PROGRAM (continued)
Priority Group 3

ACTION			Implementing Organization ¹	Products	Priority Factors							Estimated Time Needed to Implement (Months) ⁵	Comments
Number	Title	See Page			Preservation Impacts ²	Time Urgency				Implementation Constraints			
						Prerequisite to Other Actions	Other Action Required	Window of Opportunity ⁴	Funding ³	Other ⁴	Estimated Time Needed to Implement (Months) ⁵		
OBJECTIVE 3 ACTIONS: HISTORIC PRESERVATION AND ONGOING CITY ACTIVITIES													
3.2.1	Designated Historic Property status for City-owned properties	5-2	OPB-CP	DHP eligibility determinations; possible DHP designations.	•					c		6	Number of City-owned eligible DHPs is expected to be small. OSP action step (p.49).
3.3.1	City assistance contract provisions requiring Designated Historic Property status	5-3	OHND; OEDE	Revised contract formats	•		3.3.2			c		3	OSP action step (p.48).
3.6.2	Development and design assistance for City-assisted projects involving existing or Potential Designated Historic Properties	5-7	OHND; OEDE	SOPs; revised informational publications.	○	✓				\$	X	6	Prerequisite to or concurrent with Action 5.1.8. Could also be concurrent with Action 3.14.2. Needs a preservation architect and possibly special staff training; could favorably impact many DHPs and PDHPs. OSP action step (p.43).
3.7.4	Building relocation permit regulations	5-10	OPB-BS/CP/Op	Report to CPC; possible Building Code amendments.	○					c		6	Requires participation by City Manager. Could be concurrent with Action 3.11.1.
3.11.1	Review building codes and other documents related to building safety.	5-15	OPB-BS; OFD	Report to CPC; possible Building, Housing and Fire Code amendments.	○					\$		9	Could be concurrent with Action 3.7.4. Could favorably impact large numbers of DHPs and PDHPs.
3.14.2	California Main Street projects	5-21	OEDE	Report to EDAC and CPC; possible initiation of Main Street projects.	○					\$	X	9	Needs a preservation architect and possibly a historic preservation economic development specialist. Feasibility depends on interest of property owners and business people. Funding could be from existing Neighborhood Commercial Revitalization program, state grants and/or other sources. Could be concurrent with Action 3.6.2.
OBJECTIVE 5 ACTIONS: INFORMATION AND EDUCATION													
5.1.6	Walking tours and guidebooks	6-3	Oakland Tours Program; OPB-CP	Report to CPC; new tours; guidebooks and other publications.	○					c/\$		24	Should include participation by Convention and Visitor's Bureau, business groups, Oakland Heritage Alliance and Art Deco Society. Cash and in-kind contributions could provide some or all of needed funding.
5.1.8	Design assistance and referral	6-4	OHND; OEDE; OPB	SOPs; provision of staff; informational publications.	○		3.6.2			\$	X	6	Needs a preservation architect. Existing OPB and City Architect design staff may assist. Service should be promoted at OPB permit counters.
5.1.10	Rehabilitation training and apprenticeship programs	6-4	School District; Peralta Colleges; private organizations	Report to CPC. Training courses and apprenticeship programs.	○					c/\$	X	24	Participating private organizations may include Alameda County Labor Council and construction firms. Required funding will depend on how much existing programs can be used and on the level of private contributions. OSP action step (p.43).
5.1.11	Oakland history and architecture curriculum in the public schools	6-5	School District	Report to CPC. Curriculum document.	○					c		18	Indicated funding assumes that no new faculty is needed. Could favorably impact large numbers of DHPs and PDHPs in the long term. OSP action step (p.49).

Priority Group 4

OBJECTIVE 4 ACTIONS: ARCHEOLOGICAL RESOURCES													
4.1.1	Archeological sensitivity study	5-23	OPB-CP	Map and Commentary	○	✓				\$	X	6	Needs consultant. Funding source needs to be identified. Prerequisite to Action 4.1.2.
4.1.2	Archeological protection criteria and procedures	5-23	OPB-CP	AI; SOPs	●		4.1.1			c	X	3	May require special staff training and a monitoring procedure. Could favorably impact large numbers of archeological properties.
OBJECTIVE 5 ACTIONS: INFORMATION AND EDUCATION													
5.1.9	Preservation trade fairs	6-4	To be identified	Report to CPC. Regularly scheduled trade fairs.	○					c	X	3	Broad attendance at the fairs could favorably impact large numbers of DHPs and PDHPs. Fair sponsors need to be identified.
5.1.13	Rehabilitation publications	6-6	OPB-CP	Updates of Rehab Right and Retrofit Right with possible Spanish and Chinese translations. Possible new publications.	○					\$		12	Wide distribution of publications could favorably impact large numbers of DHPs and PDHPs. Possible funding sources include National Endowment for the Arts grants and, if commercially published, publisher's advances.

Abbreviations: A.I. = Administrative Instruction; CC = City Council; C.Clk. = City Clerk; CM = City Manager; CPC = City Planning Commission; DHP = Designated Historic Property; EDAC = Economic Development Advisory Commission; HAAB = Housing Advisory and Appeals Board; LPAB = Landmarks Preservation Advisory Board; M.Council = Mayor/City Council; OGIS Office of Corporate Information Services; OEDE = Office of Economic Development and Employment; OFD Oakland Fire Department; OGS = Office of General Services; OHND = Office of Housing and Neighborhood Development; OPB = Office of Planning and Building; OPB-BS = OPB Building Services Department; OPB-CC = OPB Code Compliance Division; OPB-CP = OPB-City Planning Department; OPB-Op = OPB Operations Division; DPR = Office of Parks and Recreation; ORA = Oakland Redevelopment Agency; OSP = 1992 Oakland Strategic Plan ("Oakland - Sharing the Vision"); PDHP = Potential Designated Historic Property; SOP = Standard Operating Procedure.

Notes: ¹ Refers to organization with primary responsibility for implementation. Organizations with secondary responsibility are indicated in the comments.

² Preservation impact: ● = Major - direct ○ = Major - indirect ⊕ = Minor - direct ⊖ = Minor - indirect

³ Refers to current opportunities such as: availability of special funding; significant public support; linkage opportunities with other projects or studies. Applicable to Priority Group 1 only.

⁴ Refers to funding for both staff and materials: c = minimal; \$ = moderate; \$ \$ = significant.

⁵ Other implementing constraints include: (a) special expertise not presently available to the City, and (b) need for significant interorganizational cooperation.

⁶ Indicated time is from date work begins on action item. Assumes all necessary staff, funding, and other resources are available and that all necessary prerequisite actions are complete.

⁷ There are no Objective 4 actions in Priority Groups 1, 2 or 3 - see Priority Group 4.

**TABLE 7-2: PRIORITY GROUP ASSIGNMENTS FOR HISTORIC PRESERVATION ELEMENT
ACTIONS LISTED BY ACTION NUMBER**

<u>Priority Group</u>	<u>Action No.</u>	<u>Action Title</u>	<u>Hist. Pres. Element Page No.</u>
1	<i>Action 1.1.1:</i>	Complete the Reconnaissance Survey	3-3
2	<i>Action 1.1.2:</i>	Long range plan for completing the Intensive Survey	3-3
1	<i>Action 1.1.3:</i>	Database, lists and maps of Reconnaissance and Intensive Survey results	3-3
2	<i>Action 1.1.4:</i>	Process for updating the Surveys	3-4
1	<i>Action 1.2.1:</i>	List of Potential Designated Historic Properties	3-4
1	<i>Action 2.1.1:</i>	Amend zoning text to incorporate new preservation incentives and regulations	4-2
2	<i>Action 2.1.2:</i>	Redesignate existing Landmarks and Preservation Districts. Reclassify existing preservation study list properties as Heritage Properties	4-3
2	<i>Action 2.2.1:</i>	Guidelines for determination of Preservation District eligibility	4-3
1	<i>Action 2.3.1:</i>	Criteria for designation of Landmarks over owner objections	4-8
2	<i>Action 2.4.1:</i>	Landmark and Preservation District design guidelines	4-18
1	<i>Action 2.6.1:</i>	Mills Act contracts	4-25
1	<i>Action 2.6.2:</i>	Conservation easements	4-25
1	<i>Action 2.6.3:</i>	Transferable development rights	4-26
1	<i>Action 2.6.4:</i>	Limit to Landmarks and Preservation Districts existing zoning provisions conditionally permitting additional uses in historic buildings	4-27
1	<i>Action 2.6.5:</i>	Broader range of conditionally permitted uses for Landmarks and Preservation Districts in certain zones	4-27
2	<i>Action 2.6.6:</i>	City development assistance priority to historic preservation projects involving Designated Historic Properties	4-28
2	<i>Action 2.6.7:</i>	Historic preservation revolving fund	4-28
2	<i>Action 2.6.8:</i>	Marks bonds	4-28
1	<i>Action 2.6.9:</i>	Waivers and reductions of permit fees	4-29
1	<i>Action 2.6.10:</i>	Apply State Historical Building Code to Designated Historic Properties and other qualified historical buildings	4-29
1	<i>Action 2.6.11:</i>	State Historical Building Code information sheet	4-30
2	<i>Action 2.6.12:</i>	State Historical Building Code interpretations	4-30
3	<i>Action 3.2.1:</i>	Designated Historic Property status for City-owned properties	5-2
1	<i>Action 3.2.2:</i>	Historic preservation management procedure for City-owned properties	5-2
3	<i>Action 3.3.1:</i>	City assistance contract provisions requiring Designated Historic Property status	5-3
2	<i>Action 3.3.2:</i>	Definition of small-scale projects exempt from Policies 3.3 and 3.6 and Action 3.3.1	5-3

**TABLE 7-2: PRIORITY GROUP ASSIGNMENTS FOR HISTORIC PRESERVATION ELEMENT
 ACTIONS LISTED BY ACTION NUMBER (continued)**

<u>Priority Group</u>	<u>Action No.</u>	<u>Action Title</u>	<u>Page No.</u>
2	<i>Action 3.4.1:</i>	Ordinance for acquisition by eminent domain	5-4
2	<i>Action 3.4.2:</i>	Procedures and criteria for historic preservation acquisitions	5-4
2	<i>Action 3.5.1:</i>	Design guidelines for discretionary permit approvals	5-5
1	<i>Action 3.5.2:</i>	Standard conditions for discretionary permit approvals	5-6
2	<i>Action 3.6.1:</i>	Evaluation and selection procedures for City-sponsored or assisted projects	5-7
3	<i>Action 3.6.2:</i>	Development and design assistance for City-assisted projects involving existing or Potential Designated Historic Properties	5-7
2	<i>Action 3.7.1:</i>	Property relocation procedures and design guidelines for all projects . . .	5-9
2	<i>Action 3.7.2:</i>	Property relocation procedures for City-sponsored or assisted projects	5-9
2	<i>Action 3.7.3:</i>	Building relocation assistance program	5-9
3	<i>Action 3.7.4:</i>	Building relocation permit regulations	5-10
1	<i>Action 3.8.1:</i>	Include historic preservation impacts in City's Environmental Review Regulations	5-11
1	<i>Action 3.9.1:</i>	Rezoning study and possible zoning text changes to promote consistency with existing or eligible Preservation Districts	5-12
1	<i>Action 3.10.1:</i>	Review and possible amendment of emergency response documents	5-13
3	<i>Action 3.11.1:</i>	Review building codes and other documents related to building safety	5-15
2	<i>Action 3.11.2:</i>	Design guidelines for building safety programs	5-16
2	<i>Action 3.12.1:</i>	Housing Code procedures and notices	5-17
2	<i>Action 3.12.2:</i>	Incentives for returning vacant properties to service	5-17
2	<i>Action 3.12.3:</i>	Earlier property acquisitions	5-18
2	<i>Action 3.12.4:</i>	Additional property acquisition and third-party transfer methods	5-18
2	<i>Action 3.12.5:</i>	Repair by City with liens	5-19
2	<i>Action 3.12.6:</i>	Substandard and public nuisance abatement procedures and criteria . . .	5-19
2	<i>Action 3.13.1:</i>	Review existing security procedures and methods	5-20

**TABLE 7-2: PRIORITY GROUP ASSIGNMENTS FOR HISTORIC PRESERVATION ELEMENT
ACTIONS LISTED BY ACTION NUMBER (continued)**

<u>Priority Group</u>	<u>Action No.</u>	<u>Action Title</u>	<u>Page No.</u>
2	<i>Action 3.14.1:</i>	Historic preservation commercial revitalization project identification and promotion	5-21
3	<i>Action 3.14.2:</i>	California Main Street projects	5-21
4	<i>Action 4.1.1:</i>	Archeological sensitivity study	5-23
4	<i>Action 4.1.2:</i>	Archeological protection criteria and procedures	5-23
2	<i>Action 5.1.1:</i>	Marker program	6-2
1	<i>Action 5.1.2:</i>	Present Landmark certificates at City Council meetings	6-2
1	<i>Action 5.1.3:</i>	Preservation District certificates	6-2
2	<i>Action 5.1.4:</i>	Heritage Property certificates	6-3
2	<i>Action 5.1.5:</i>	Dissemination of Historical and Architectural Inventory	6-3
3	<i>Action 5.1.6:</i>	Walking tours and guidebooks	6-3
2	<i>Action 5.1.7:</i>	Improving historic preservation information availability within City departments; possible Historic Preservation Coordinator	6-4
3	<i>Action 5.1.8:</i>	Design assistance and referral	6-4
4	<i>Action 5.1.9:</i>	Preservation trade fairs	6-4
3	<i>Action 5.1.10:</i>	Rehabilitation training and apprenticeship programs	6-4
3	<i>Action 5.1.11:</i>	Oakland history and architecture curriculum in the public schools	6-5
1	<i>Action 5.1.12:</i>	City records management and archives program	6-5
4	<i>Action 5.1.13:</i>	Rehabilitation publications	6-6
1	<i>Action 5.1.14:</i>	Design and construction bookstore	6-6

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