

6.0 NEW MONTEREY AREA PLAN IMPLEMENTATION PROGRAM

A majority of the programs set forth in this plan are statements of actions which implement the adopted goals and policies. Those programs which require City Council appropriation or result in an increased or new level of City services will be referred to the appropriate budget review process. These programs are identified with an asterisk (*) and will be reviewed annually for items to be considered for funding in the annual City budget.

PROGRAM	IMPLEMENTED BY	YEAR
PROGRAM 1A: Retain the present residential General Plan and zoning.	Planning Commission -- initiate General Plan amendment and rezoning to conform.	1992
PROGRAM 1B: Encourage maintenance and new construction of single-family houses in R-3 areas as stand alone single-family houses or single-family houses with secondary units.	Community Development Department -- inform property owners of floor area ratio incentives and secondary unit provisions	Ongoing
PROGRAM 1C: Provide City assistance through the City Housing Rehabilitation Program for rehabilitation of single-family houses for home owners who qualify for the program.	Housing and Property Management Division -- implement following city-wide guidelines.	Ongoing
PROGRAM 1D: No new Planned Unit Developments will be allowed in New Monterey.	Planning Commission -- implement in the use permit approval process. Use Permits must conform to the adopted Area Plan.	1992
PROGRAM 1E: Minimum lot size for subdivisions shall be 5,000 square feet. Lots less than 5,000 square feet may be approved for re-combination of substandard lots in accord with the City's substandard lot policy.	Planning Commission -- implement in the subdivision map process.	Ongoing
PROGRAM 1F: The neighborhood supports consistent enforcement of zoning regulations and City ordinances.	All City Departments -- implement in normal City activities.	Ongoing
*PROGRAM 2A: The D-1 Design Review Overlay zone shall be placed on the single-family-zoned areas of New Monterey.	Planning Commission -- rezone along with program 1A.	1992
PROGRAM 2B: Architectural Review Committee <i>Guidelines for Single-family Dwellings in Design Review Areas</i> shall apply to developments in R-1 areas and for R-3 developments with a single-family house and secondary unit.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and design review process.	1992

<p>*PROGRAM 2C: Design guidelines shall be prepared for apartment areas. New and remodeled apartments should have single-family design elements facing the street.</p>	<p>Architectural Review Committee -- prepare design guidelines.</p>	<p>1992</p>
<p>PROGRAM 2D: On lots greater than 5,000 square feet which have a single-family house existing, secondary unit additions and apartment development should be incorporated within the existing structure as much as feasible.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and design review process.</p>	<p>Ongoing</p>
<p>PROGRAM 2E: In addition to existing <i>Guidelines</i> related to height on hillside lots, buildings on slopes greater than 15% should step up or down the hill to minimize apparent building height. Building understory and wall heights should be kept to a minimum.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and design review process.</p>	<p>1992</p>
<p>PROGRAM 2F: City-wide height standards for hillside areas should be reviewed to consider potential amendment to specify that building height should be measured from the building element to the existing grade or final grade, whichever is lower, directly below that element. Height may be measured to the midpoint of a pitched-roof element.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 2G: Projects shall be designed to save existing trees.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 2H: Encourage windows on the southern exposure to capture sunlight. Windows should be in scale with wall masses.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 2I: Utility meters should not be placed facing a city street.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 2J: Parking lots on the north side of Hawthorne Street should be screened without blocking ocean views.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 2K: Investigate an ordinance to discourage abandoned cars, trash receptacles, trash, and litter in front yards.</p>	<p>Planning Commission -- initiate ordinance review.</p>	<p>1992</p>

PROGRAM 2L: Commercial trash receptacles shall be screened.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 2M: Retain existing stone walls within the neighborhood.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 3A: View analysis shall be done for construction of new structures or additions to existing structures in R-1 and R-3 areas. Where a proposed project would block existing views of Monterey Bay, the project shall be redesigned with the goal of providing a balance between protecting all or part of the view for the existing unit and also providing an equivalent view for the proposed project.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 4A: Parking between buildings and rear property line should be discouraged.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 4B: Driveways should not be wide enough to park three cars abreast.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 4C: Encourage the City to re-examine open space and parking requirements for apartment development and to provide more usable open space areas in new apartment development as much as feasible.	Community Development Department -- initiate re-examination of requirements.	1992
*PROGRAM 5A: Prepare a plan to underground utilities and explore potential for undergrounding throughout the neighborhood.	Plan is funded and is being prepared. Funding sources are being explored in 1990 using Neighborhood Improvement Program funds. Implement the plan as funds are available.	Prepare Plan in 1990. Implement as funding is available.
*PROGRAM 6A: Opportunity buy undeveloped lots and 25-foot-wide lots using Neighborhood Improvement Program, park acquisition funds, and funding from other sources. New Monterey Area Plan October 1991	Parks and Recreation Commission should monitor availability of parcels.	Ongoing

PROGRAM 6B: Use existing parcels such as Irving Avenue right-of-way, the triangular parcel at Prescott and Devisadero, and the 25-foot lot in the 700 block of Parcel to fulfill this policy.	Parks and Recreation Commission should review the Parks and Recreation Master Plan for conformity to area plan policy.	When improvement plans are prepared.
PROGRAM 6C: Rezone existing City-owned park and open space properties to Open Space zoning. Rezone future open space acquisitions to Open Space zoning.	Planning Commission -- rezone along with Program 1A.	1992
*PROGRAM 7A: Small picnic areas and tot lots may be installed in greenbelt, nature preserve, and open space parks, but should not diminish the use of the parks as greenbelt/nature preserve areas. Active uses should not be placed on greenbelt/ nature preserve lands.	Parks and Recreation Commission should review the Parks and Recreation Master Plan for conformity to area plan policy.	Review in 1991
PROGRAM 8A: Implement the Hilltop Park Master Plan programs for the lower floor of the building.	Parks and Recreation Commission should make building improvements by 1992 and install equipment & phase in programs by 1996.	Building improvements 1992. Programs 1992-1996.
*PROGRAM 9A: Encourage parks and recreation use of the Victorian House within a five-year period.	Parks and Recreation Commission should develop program. Funding should be provided through NIP or CIP funds.	Plans 1991. Development by 1995.
*PROGRAM 9B: Opportunity buy the remaining parcels in the Archer Park - Hoffman Park block, as a long-term goal, if the property is offered on open market and funds are available.	Parks and Recreation Commission should monitor offers to sell these properties on the open market.	No time specified.
*PROGRAM 10A: Upgrade and renovate play equipment on Oak/Newton Park.	Plan preparation is funded in 1991 Neighborhood Improvement Program. Implement by 1995.	Plans 1991. Implement by 1995.
PROGRAM 10B: Investigate placing a picnic area closer to the Oak/Newton active play area.	Plan preparation is funded in 1991 Neighborhood Improvement Program. Implement by 1995.	Plans 1991. Implement by 1995.
PROGRAM 11A: Retain the remainder of Cypress Park as primarily an open space use.	Parks and Recreation Commission should review the Parks and Recreation Master Plan for conformity to area plan policy.	Review in 1992
*PROGRAM 12A: Encourage increased access to San Carlos Beach Park from New Monterey and completion of the park.	Parks and Recreation Commission should review the Parks and Recreation Master Plan for conformity to area plan policy.	Review in 1992.

PROGRAM 13A: Maintain pre-school programs in city park centers.	Parks and Recreation Commission should review the Parks and Recreation Master Plan for conformity to area plan policy.	Review in 1992
*PROGRAM 14A: The City should negotiate with the Army to establish better access into the Huckleberry Hill Nature Preserve.	City initiate discussions with the Army.	1992
PROGRAM 14B: The City should negotiate with the Army to provide pedestrian access from New Monterey into the lower Presidio historic park when it is developed.	Access should be provided in the Presidio Historic Park Master Plan.	1992
PROGRAM 15A: Encourage the Monterey Peninsula Unified School District to continue allowing neighborhood use of Bay View school as an active park site when not required for school use.	Continue discussions with the school district.	Ongoing
*PROGRAM 15B: Enter into a joint agreement with the Monterey Peninsula Unified School District for joint design of Bay View School play areas for active park use, and include trees in the landscape program while respecting existing views.	Continue discussions with the school district.	Ongoing
*PROGRAM 16A: Encourage landscaping by the water company between the commercial uses and David Avenue to screen individual buildings, equipment, and storage area, while preserving the view of the reservoir.	Initiate discussions with the water company.	1992
PROGRAM 1613: Encourage water company employees to park on site rather than along David Avenue.	Initiate discussions with the water company.	1992
PROGRAM 17A: Healthy prominent trees should be preserved on public and private property to the maximum extent possible.	Planning Commission/Architectural Review Committee/Zoning Administrator/staff -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 17B: Healthy prominent trees should not be removed unless there is a valid reason for removal and the reason conforms to criteria for removal adopted by the Architectural Review Committee.	Planning Commission/Architectural Review Committee/Zoning Administrator/staff -- implement in the use permit, variance, and/or design review process.	1992

PROGRAM 17C: Emphasis should be placed on preventative care to maintain prominent trees in a healthy and safe condition. Allow removal of diseased or damaged trees only when they cannot be brought back to a healthy and safe condition.	Planning Commission/Architectural Review Committee/Zoning Administrator/staff -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 17D: The City should assure that tree trimming by utility crews is consistent with tree preservation goals.	Engineering and Maintenance Department -- work with utility companies to implement this policy.	Ongoing
PROGRAM 18A: Development projects should be designed to preserve existing healthy prominent trees. The ARC should require redesign if significant trees can be preserved.	Planning Commission/Architectural Review Committee/Zoning Administrator/staff -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 19A: Adopted Architectural Review Committee tree protection standards should be applied to all new development projects.	Planning Commission/Architectural Review Committee/Zoning Administrator/staff -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 19B: In all development projects, trees to be retained should be fenced prior to construction and protected from damage by construction, including damage to tree trunks from vehicles and damage to roots from soil compaction, paving, grading, and trenching.	Building Division -. Building Permits should not be activated until tree protection is confirmed on site. Adopt modifications to Building Code to allow enforcement. Check for conformity to standards during construction.	Adopt Standards and implement in 1992.
PROGRAM 20A: Development projects should be designed to preserve existing Monterey Pine, Monterey Cypress, Bishop Pine, and Coast Live Oak trees whenever possible. ARC review should require redesign of projects in order to preserve existing trees.	Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.	1992
PROGRAM 20B: Replace any trees removed and fill holes in the forest with native Monterey County vegetation derived from native seed stock where possible. Replace trees as specified in the tree protection ordinance.	Planning Commission/Architectural Review Committee -- implement in the use permit and/or design review process.	1992
PROGRAM 21A: The Architectural Review Committee should develop standards for landscaping, including minimum ground level planting areas to protect trunks and roots and clear space for mature tree crowns.	Architectural Review Committee should develop standards. Planning Commission and Architectural Review Committee should implement in the use permit, variance, and/or design review process.	Develop standards 1992.

PROGRAM 22A: Tree removal permits should be processed quickly.	Follow standards of the tree protection ordinance.	1992
PROGRAM 22B: Where trees are removed, they shall be replaced and maintained as specified in the tree protection ordinance.	Follow standards of the tree protection ordinance.	1992
*PROGRAM 23A: There should be neighborhood participation in drafting the street tree program. There should be consultation with the neighborhood on street tree planting until the program is adopted.	Engineering and Maintenance Department --implement after the area plan is adopted.	Implement after neighborhood plan is adopted.
PROGRAM 23B: Implement the New Monterey portion of the City street tree program.	Engineering and Maintenance Department --implement after the area plan is adopted.	Implement after neighborhood plan is adopted.
PROGRAM 23C: Existing street trees and privately-owned trees shall be preserved in future street widening, utility work, and private project approval wherever practical.	Engineering and Maintenance Department --implement with street widening projects.	Implement as projects are proposed.
PROGRAM 23D: Where street trees are removed, they shall be replaced as specified in the tree protection ordinance and the City street tree plan.	Engineering and Maintenance Department --implement with street widening projects.	Implement as projects are proposed.
PROGRAM 23E: Street trees in the urban forest area should emphasize Monterey Pine, Monterey Cypress, Oak, and Bishop Pine trees.	Engineering and Maintenance Department --implement with street widening projects.	Implement as projects are proposed.
PROGRAM 23F: Priority for installation should be given to blocks which desired street tree installation in the 1989 New Monterey Neighborhood Survey (Figure 10) or where property owners request installation.	Engineering and Maintenance Department --implement as part of the city street tree program.	Ongoing
PROGRAM 23G: Street trees should be installed when sidewalks are installed.	Engineering and Maintenance Department --implement with street widening projects.	Implement as projects are proposed.
PROGRAM 24A: The New Monterey Area Plan recommends reclassifying Hawthorne as a collector street, and reclassifying Lighthouse Avenue as an arterial street. Defer decision until completion of the City-wide Traffic Study.	Add as an issue to the City-wide Traffic Study.	General Plan amendment 1992. Traffic study 1991/92.

PROGRAM 24B: The New Monterey Area Plan recommends retaining Hawthorne as a two-way street with no traffic signals except at David Avenue. Defer decision until completion of the City-wide Traffic Study.	Add as an issue to the City-wide Traffic Study.	1992
PROGRAM 24C: The New Monterey Area Plan recommends deleting the Hawthorne/Private Bolio connection from the General Plan. Defer decision until completion of the City-wide Traffic Study.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 25A: Establish traffic controls on Foam and Lighthouse so that there are several entrances to New Monterey with equivalent levels of traffic control. Add one more protected access (Drake suggested) at the east end of Hawthorne Street.	Add as an issue to the City-wide Traffic Study. Add collector designation for the first half block between Hawthorne and Laine Streets.	1991/92
PROGRAM 25B: The Reeside/Lighthouse intersection should be improved to facilitate turning movements.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 25C: The City-wide Traffic Study should investigate ways to increase through traffic use of Lighthouse Avenue and Foam Streets, including improved transition from Pacific Grove Lighthouse Avenue to Monterey Lighthouse Avenue.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 25D: The City-wide Traffic Study should investigate the possibility of returning Foam Street to two-way traffic to determine if such a change would improve traffic flow in the Lighthouse Corridor.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 26A: Work with the Army and the City of Pacific Grove to encourage a direct access from the Defense Language Institute to Highway 68.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 27A: The City-wide Traffic Study should investigate ways to direct traffic entering and leaving Defense Language Institute at Taylor Street to use Prescott Avenue as a direct access to Highway 68, and to discourage this traffic from continuing along Taylor Street or using local streets to reach Highway 68 via David Avenue.	Add as an issue to the City-wide Traffic Study. Work with Caltrans and the city of Pacific Grove to coordinate signals and improve traffic flow at Prescott and Highway 68.	1991/92

PROGRAM 27B: Revise traffic controls to discourage through traffic use of local streets.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 27C: The New Monterey Area Plan recommends designating Taylor Street from the Presidio of Monterey to Prescott Avenue as a neighborhood street. Defer decision until completion of the City-wide Traffic Study.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 27D: It is advantageous to have improved access from the Defense Language Institute to Lighthouse Avenue.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 28A: The City-wide Traffic Study should investigate ways to reduce speeding on local streets.	Add as an issue to the City-wide Traffic Study.	1991/92
*PROGRAM 28B: Use traffic controls to encourage use of Prescott Avenue as a collector and not as a through street.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 28C: In the Lighthouse corridor, Hawthorne Street traffic controls should be limited to stop signs, except at the intersection with David Avenue. Traffic controls which allow filtering into the neighborhood are acceptable, even if not consistent with functional classification.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 29A: A speed survey should be conducted on streets noted to have speeding problems to determine where enforcement activities should be concentrated.	Engineering and Maintenance Department should conduct surveys as needed.	1992 and as needed.
PROGRAM 29B: Speeding should be discouraged by selective enforcement activities in those areas identified as having particular speed problems, such as increased enforcement, use of the speed wagon, increased signage including painted speed limits on streets.	Police Department should identify areas with speeding problems and develop and implement enforcement programs.	Develop program 1992. Implement 1992.
PROGRAM 29C: Speeding should be discouraged by street design features such as trees with overhead canopy, narrowed pavement sections at corners, and discouragement of pavement widths in excess of that appropriate to the street classification.	Street improvement projects should be reviewed with the goal of speed reduction in mind.	Ongoing

*PROGRAM 30A: Establish a "Safe Route to School" program for Bay View School.	Traffic Committee should investigate potential program and should coordinate with the school and parent groups.	1992
PROGRAM 31A: Streets should be widened and curbs, gutters, and sidewalks should be installed on all property frontages when any new development occurs in the lower R-3 area.	Planning Commission -- impose as conditions on project approval.	Ongoing
*PROGRAM 31B: All streets with apartment development in the lower R-3 area should be widened to accommodate increased traffic and parking needs.	Widening should be an ongoing program using Neighborhood Improvement Program and other funding sources.	Ongoing
*PROGRAM 31C: Capital Improvement funds should be used to widen streets in the lower R-3 area.	City -- add to Capital Improvement Program funding list	1992
PROGRAM 31D: Apartment developers should reimburse the City for street widening which was accomplished with Neighborhood Improvement Program and Capital Improvement Program funds.	Engineering and Maintenance Department -- develop program and collect reimbursement funds.	Ongoing
*PROGRAM 31E: Streets in the middle R-1 area should be widened where desired by the neighborhood or where problems of emergency access are identified.	Widening should be an ongoing program using Neighborhood Improvement Program and other funding sources.	Ongoing
PROGRAM 31F: Streets should not be widened in upper New Monterey. There should be no curbs, gutters, or pavement widening in the upper New Monterey area.	Street widening programs should not be initiated in this area.	Ongoing
PROGRAM 32A: Parking restrictions should be placed on areas where necessary to assure emergency vehicle access.	Program would be implemented if emergency access is determined to be restricted.	To be used only if problems arise.
PROGRAM 33A: Work with neighboring jurisdictions to restore Highway 68 to Level of Service C.	Add as an issue to the City-wide Traffic Study.	1991/92
PROGRAM 34A: Test hydrants prior to all new development where current flow data is unavailable. Require hydrant upgrade consistent with Fire Department policies.	Hydrant testing and improvements should be condition of development approval.	Start Immediately

<p>PROGRAM 34B: Continue to test fire hydrants on a routine basis, unless drought conditions prevent testing. Hydrant flows should be calculated to determine flow at 20 p.s.i. residual pressure. Areas of inadequate delivery should be identified based on flow requirements for the surrounding land use, exposures, etc. A plan and schedule to improve the water system for needed flows should be developed. Replacement should be consistent with city-wide policies for water main replacement.</p>	<p>Fire Department should set schedule and should coordinate program for water system improvements.</p>	<p>Ongoing</p>
<p>*PROGRAM 34C: Replace two-inch water mains as proposed in the Cal-Am four-year replacement plan. Replace remaining two-inch water mains as funding is available.</p>	<p>California-American Water Company will continue its water system improvements.</p>	<p>Ongoing</p>
<p>*PROGRAM 35A: Replace intersection drainage systems with headwalls for inlets and outlets using Neighborhood Improvement Program funds and other funding sources such as developer requirements, Capital Improvement Program, street improvement funds, and drainage improvement funds.</p>	<p>Neighborhood and Engineering and Maintenance Department coordinate replacement and funding.</p>	<p>Ongoing</p>
<p>*PROGRAM 36A: Replace ditches with underground or surface drainage where desired by residents using Neighborhood Improvement Program funds and other funding sources such as developer requirements, street improvement funds, and drainage improvement funds.</p>	<p>Neighborhood and Engineering and Maintenance Department coordinate replacement and funding.</p>	<p>Ongoing</p>
<p>*PROGRAM 37A: Investigate use of Bay View School and Hilltop Center as emergency centers with generators, food, medical supplies, and water supply as appropriate.</p>	<p>Disaster Council will develop program.</p>	<p>1990/91</p>
<p>PROGRAM 37B: Assure water supply to the neighborhood. Investigate contingencies should the water system fail (e.g., acquisition of generators).</p>	<p>Disaster Council will develop program.</p>	<p>1990/91</p>
<p>PROGRAM 37C: Prepare a neighborhood emergency plan.</p>	<p>Disaster Council will develop program.</p>	<p>1990/91</p>
<p>PROGRAM 38A: Maintain library bookmobile service at its present level.</p>	<p>Library continue service.</p>	<p>Ongoing</p>

<p>PROGRAM 39A: Building permits for development or remodeling projects on Narlon soils should require erosion control by one or more of the following methods: ponding of runoff water, provision of drainage systems to minimize erosion, maximizing permeable surfaces, and maximizing vegetation and ground cover.</p>	<p>Building Department review for special conditions.</p>	<p>Ongoing</p>
<p>PROGRAM 39B: Grading for single-family dwellings and multi-family dwellings shall follow the City's Guidelines for Single-family Dwellings Design Review Areas.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 39C: Architectural Review Committee should prepare landscape guidelines which would minimize erosion on Narlon soils.</p>	<p>Planning Commission/Architectural Review Committee -- implement in the use permit, variance, and/or design review process.</p>	<p>1992</p>
<p>PROGRAM 40A: The Historic Preservation Commission should survey the New Monterey neighborhood to identify properties eligible for "H" zoning and should initiate rezoning in accord with Historic Preservation Commission timing priorities.</p>	<p>Historic Preservation Commission should initiate survey after commercial studies and designations are completed.</p>	<p>1992</p>
<p>PROGRAM 40B: The neighborhood does not support additional uses beyond those allowed in the base zoning in "H"-zoned buildings because of traffic, parking, street width, and density of development, which do not favor increased intensity of use.</p>	<p>Implement by denial of use permit, variances, based on program findings.</p>	<p>Ongoing</p>
<p>PROGRAM 40C: The Historic Preservation Commission should investigate "H" zoning of the Victorian house at Archer Park Center.</p>	<p>Historic Preservation Commission should initiate study and rezoning.</p>	<p>1992</p>
<p>PROGRAM 41A: A list of buildings and sites with design, architectural, historic, or cultural significance to the neighborhood but which would not qualify for "H" zoning should be prepared. Nominations to the list may be submitted by residents, property owners, or the Historic Preservation Commission. The list shall include an assessment of levels of importance and shall be maintained by the Historic Preservation Commission.</p>	<p>Neighborhood and Historic Preservation Commission may initiate studies when the neighborhood deems appropriate.</p>	<p>1992</p>

PROGRAM 41B: ARC review should encourage maintenance of the distinctive features of the listed buildings during the design review process.

Architectural Review Committee - implement in the use permit, variance, and/or design review process.

Implement when list is adopted.

PROGRAM 42A: If approved by vote, amend the area plan and rezone 360 McClellan Avenue to commercial designation.

City should initiate project and submit to a vote in accord with the City Charter.

Timing depends on City initiation.