

for units within designated cultural resources, than would be permitted under current ordinance restrictions.

Bill Meeker, Associate Planner, gave the staff report. Mr. Meeker reported that of 119 properties, 54 buildings, or 471 registered rental units, are subject to rent control. He reminded Council that the views in the staff report do not represent Rent Stabilization Department views.

Anne Browning, Planning Manager, commented that preservation is preservation; there are two goals--to preserve (buildings), and to protect the people who live there; not every incentive is appropriate for every property.

Councilmember Koretz expressed concern about impacts on low-income people; he would be happier with vacancy decontrol with some logical limit; was uncomfortable with pass-throughs.

Mayor Pro Tem Guarriello said he is opposed to vacancy decontrol and was also uncomfortable with pass-throughs.

Anne Browning suggested a capped vacancy decontrol.

Councilmember Land felt a complete pass-through is not a good idea, and she didn't have enough information.

Councilmember Heilman said we need to focus on whether a property is historic or not. He asked whether any of the 18 properties approved for designation have applied for incentives.

Mill Meeker replied that one on Fountain applied for a Mills contract, and there is one in process--Colonial House.

Councilmember Heilman commented that of the designated buildings, few have even taken advantage of incentives. Either the incentives are not attractive to them or we're not getting out enough information.

Anne Browning said that some properties, the Harper buildings, for example, don't need upgrading; in the future we can be more pro-active.

Councilmember Heilman said that we must realize that when we designate there is a cost to the owner; we need to be flexible. He favors limited vacancy decontrol; against complete pass-throughs; would look at some pass-throughs; against greater annual increases in maximum allowable rent.

Councilmember Koretz asked if there could be a pass-through that would not apply to low-income tenants.

Mayor Lang felt it should be on a case-by-case basis; if we do

decontrol and pass-through, people will apply for designation.

Councilmember Guarriello asked if the incentives had been explained in detail to each owner. Bill Meeker replied that they had.

Gay Forbes said that there is only the Mills act and the rehab loan program that apply to residential. There is a need to provide more incentives through rent stabilization.

Councilmember Heilman commented that in fact there is no system for transfer of development rights. He would rather see the TDR move forward than significant changes to Rent Stabilization

Gay Forbes commented that TDR's are difficult to set up and administer.

Mark Johnson stated that he does not support the positions as stated; he would support a partial pass-through.

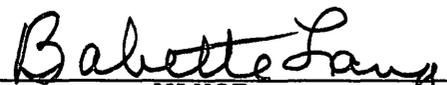
Councilmember Koretz said that he would be open to a pass-through if there's a way to deal with low income tenants; would favor a 10 percent vacancy factor every two years into ten years.

After concluding discussion, Council decided to appoint a Subcommittee composed of Councilmember Heilman and Mayor Lang, who would meet with Charles Loveman of the Cultural Heritage Advisory Board, and look at ways to "tighten up" the Cultural Preservation Ordinance. Approved by consensus.

It was agreed to set July 22, Wednesday, at 6:00 p.m., as the first date for a subcommittee meeting.

The meeting was adjourned at 8:20 p.m. to Monday, July 6, 1992, for a closed session at 6:00 p.m. and a regular meeting at 7:00 p.m.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 16TH DAY OF NOVEMBER, 1992.


MAYOR

ATTEST:


CITY CLERK