



Planning & Community Development Department

Proposed Mesita Road Landmark District Designation and Zoning Map Amendment Public Hearing

**City Council Meeting
August 17, 2026**





Presentation Outline

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- **Process to Become a District**
- **District Location & Boundaries**
- **Examples of Buildings in the District**
- **Landmark District Criteria & Evaluation**
- **Zoning Map Amendment Findings & Evaluation**
- **Property Owner Support**
- **Staff Recommendation**



Landmark District Process

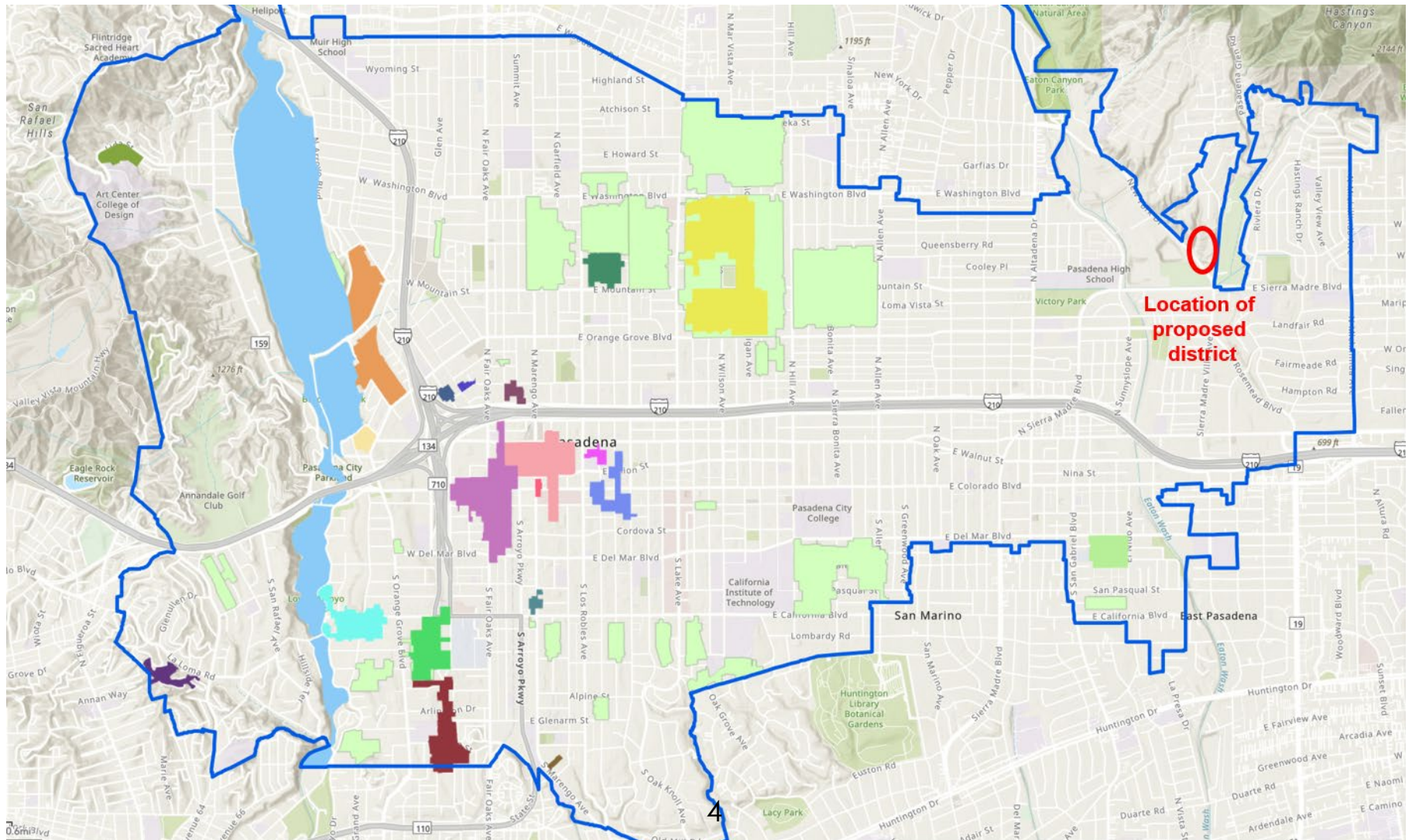
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1. **Submit Eligibility Review Application**
2. **Neighborhood Meeting (August 27, 2025)**
3. **Eligibility Determination (September 2, 2025)**
4. **Submit Formal Review Application**
5. **Historic Preservation Commission Public Hearing (March 3, 2026)**
6. **Planning Commission Public Hearing (June 10, 2026)**
7. **City Council Public Hearing (current step)**
8. **City Council Adoption of Zone Change Ordinance/Zoning Map Change**



District Vicinity Map

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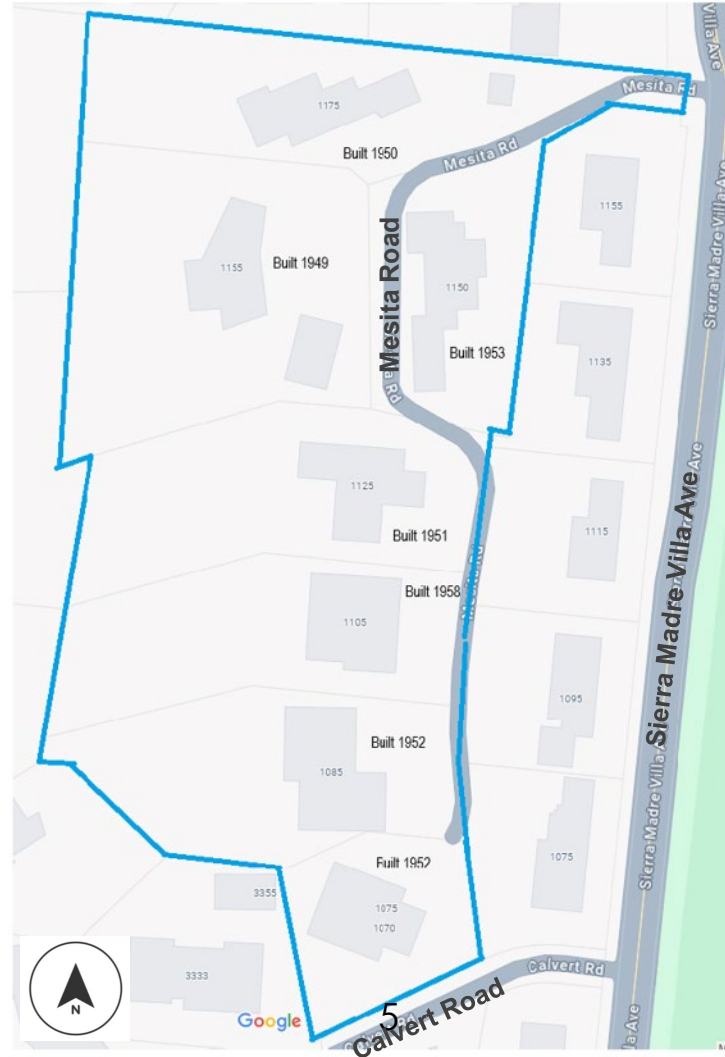




Proposed District Boundaries

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Mesita Road Landmark District (proposed)





Landmark District Description

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- Seven (7) Properties.
- All single-family residences in RS-4 HD Zoning District.
- All buildings built between 1949 and 1958:
 - District context encompasses the Modern Ranch and Mid-Century Modern architectural styles.
- Architect/Builders with work in district:
 - Harold B. Zook and multiple builders.



Example Contributing Buildings: Modern Ranch Style (4 properties)

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1150 Mesita Rd., 1953



1175 Mesita Rd., 1950



1070 Mesita Rd. (left), 1952 & 1085 Mesita Rd. (right), 1952



Contributing Buildings: Mid-Century Modern Style (2 properties)

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1155 Mesita Rd., 1949



1125 Mesita Rd., 1951 (Zook House, designated landmark)



Non-contributing Building (1 Property)

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1105 Mesita Road, 1958



Landmark District Criteria

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- Meets criteria for Landmark District designation because:
 - > All of the buildings were built between 1949 and 1958, the identified period of significance, and remain largely intact on their street-facing elevations (about 86% contributing).
 - > District represents context of an architect-designed residences by Harold B. Zook and is united by the Mid-Century Modern and Modern Ranch styles.
- Historic Preservation Commission agreed that the district meets these criteria and recommended approval at their March 3, 2026 meeting.
- In the final petition certified by the Planning Commission, owners of 57% of the properties within the boundary support the designation (none oppose).



Zoning Map Amendment Findings

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- Consistent with the General Plan:
 - > Guiding Principle 2, Goal 8 & Policies 8.1-8.10 support historic preservation efforts Citywide.
- Would not be detrimental to public interest, health, safety, convenience, or general welfare:
 - > Ensures significant buildings are protected.
 - > Stimulates economic health, residential quality and stabilize and enhance property values.
 - > Encourages development consistent with historical guidelines.
 - > Allowable land uses and development standards remain the same.
 - > Majority of property owners in support.
- Planning Commission agreed that the district meets these findings and recommended approval of the designation at their June 10, 2026 meeting.



Recommendation & Effects

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- Staff recommendation: Approve designation of the Mesita Road Landmark District Overlay Zone.
- Effects of historic designation:
 - > Future protection of exterior features visible from street from inappropriate alteration or demolition.
 - > Eligible to apply for Historic Property Contract (Mills Act).
 - > Eligible to use State Historical Building Code.



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