

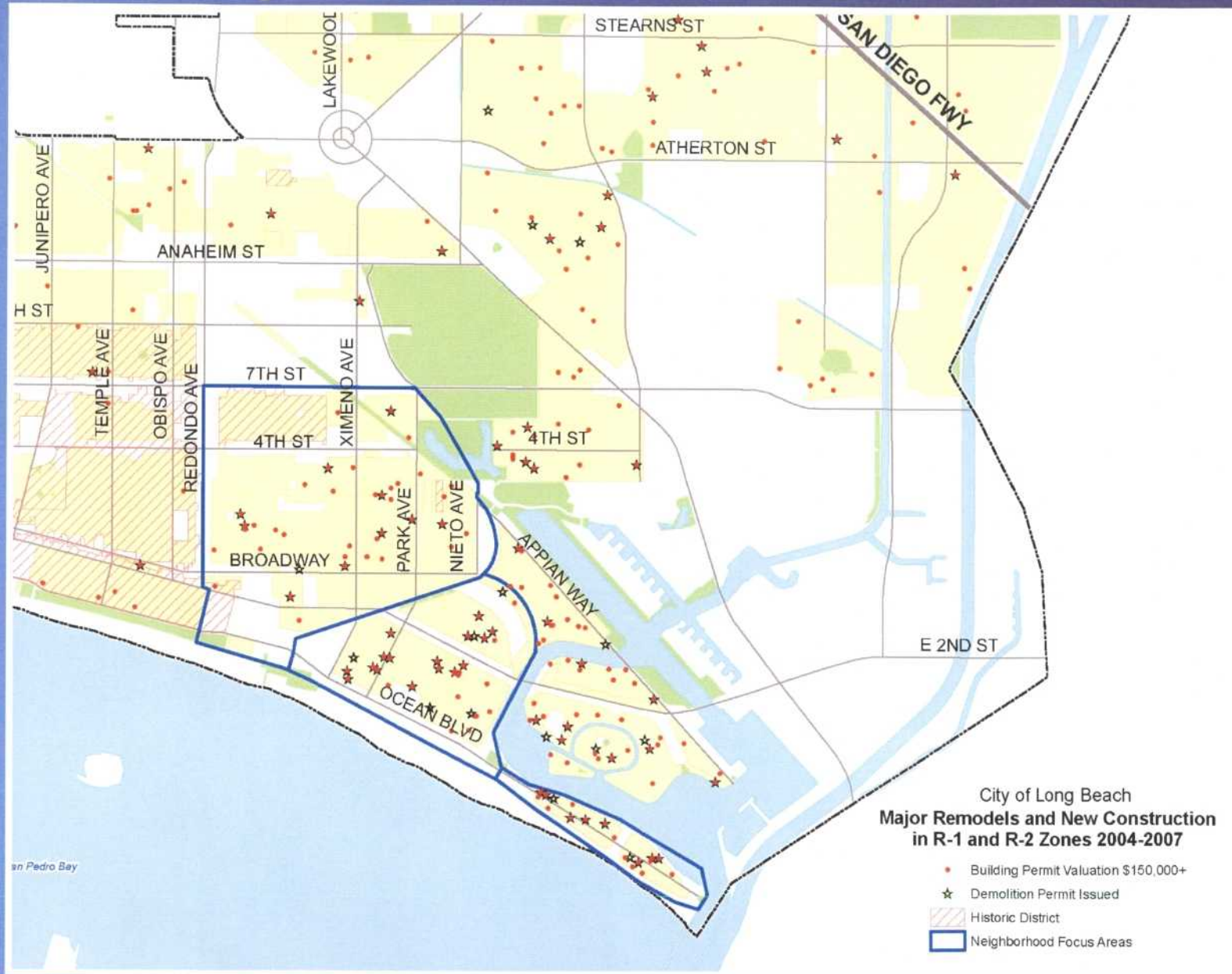
# Neighborhood Character Stabilization

City Council  
October 9, 2007

# Background

- Referred to Housing and Neighborhoods Committee on June 5, 2007 along with demolitions of structures greater than 45 years of age
- Housing and Neighborhoods Committee considered the item July 17, 2007

# Increased Major Remodels and Demolitions (2004-07)



# Housing and Neighborhoods Committee Recommendation

- On July 17, the Housing and Neighborhoods Committee recommended interim changes to the development rights for Belmont Heights
- Based on Committee recommendations, staff held neighborhood meeting with the Rancho Estates, Los Cerritos, Belmont Shore and Peninsula residents regarding possible changes to development standards



# Neighborhood Outreach

- Community Meeting held for Belmont Shore/  
Peninsula areas
  - Direct mail notification to over 2,780 property owners
- Online and Hard Copy Survey
- Direct mail Notice of City Council Meeting(s) to  
over 6,225 Property Owners in Belmont Shore,  
Peninsula, and Belmont Heights Areas



# 9/18 City Council Meeting

- Belmont Heights, Belmont Shore, and the Peninsula area issues held over to 10/9 City Council Meeting

# Issues Identified By the Belmont Heights Community Association

- Demolition and Major Remodeling of older homes
  - New homes that are too large and out of scale with the existing neighborhood
- Design of new larger homes
  - Lack of neighborhood character defining features, such as window types and placement, and exterior finishes

# Belmont Heights Area Recommendations

- Interim Ordinance
  - Demolitions of existing homes subject to Site Plan Review
  - Current definition of “demolition” changed to ensure that more of the home will remain in place during a remodel.
  - Projects that include demolition of an existing structure, or an addition greater than 800 square feet, will be subject to a staff site plan review permit.
  - No demolition of an existing home may occur until a building permit is issued for the replacement project.
  - Request that interim ordinance be in effect on Wednesday Oct. 24
- Direct Planning Commission to Study
  - The development standards for new construction and remodels in the Belmont Heights area.
  - The creation of design guidelines, with community involvement.



# Issues Identified in Belmont Shore and Peninsula Areas

- Recent remodels with 3<sup>rd</sup> Stories
- Standards Variances Requests
  - Are too many variances granted?
  - Are current standards feasible?
- Front Yard Projections (Peninsula)

# Belmont Shore and Peninsula Area Recommendations

- Interim Ordinance
  - In Belmont Shore, Limit new construction to two stories of living space (prohibiting third stories)
- Direct the Planning Commission to Study
  - In both Belmont Shore and the Peninsula, current zoning standards regarding changes that will reduce the number of variances requested. Also appropriateness of decreased vehicle turning-radius for homes on an alley
  - In Belmont Shore, evaluate roof decks and shade covers
  - In the Peninsula, appropriateness of architectural projections in front yard setback

# Demolition of Properties over 45 Years of Age Recommendations

- Consultant Preparation of Historic Assessment
- Initial Determination by Historic Preservation Officer
- Initial Determination by Cultural Heritage Commission
- Many single-family demolitions covered by discretionary review
  - Belmont Heights, Ranchos Estates, and Historic Districts
  - Historic Preservation Element Policy
    - Citywide Historic Resources Assessment

# Questions and Answers