

Vice Mayor Bonnie Lowenthal, Chair  
Rae Gabelich, Vice Chair  
Val Lerch, Member



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## FINISHED AGENDA & MINUTES

### CALL TO ORDER

[see media](#)

At 2:40 P.M., Vice Mayor B. Lowenthal called the meeting to order.

### ROLL CALL

[see media](#)

**Councilmembers** B. Lowenthal, Gabelich and Lerch  
**Present:**

[see media](#)

1. [07-0284](#) Recommendation to discuss and review demolition permits of potentially significant historic buildings greater than 45 years in age.

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A motion was made by Vice Chair Gabelich, seconded by Chair B. Lowenthal, to recommend to the City Council to:

1) Implement short term measures to provide immediate relief to the communities identified as experiencing major development out of character with the neighborhood, including the Belmont Heights community. Short term measures may include, additional review or prohibition of demolition permits for single family homes 45 years or older, reducing current development rights and standards, increasing required setbacks and stepbacks, reducing Floor Area Ratios (FAR), and the increasing of lot coverage requirements. Meet with community associations in the other impacted neighborhoods of Belmont Shore, Los Cerritos and Rancho Estates to determine interest in the implementation of the short term relief measures in their communities.

2) Direct the Planning Commission to undertake a study and submit recommendations to the City Council regarding the development of long term zoning standards related to the prevention of mansionization and preservation of historically significant buildings, including additional review of demolition permits for single family homes 45 years and older, design guidelines and revised development standards . The long-term study should include community input and involvement from all neighborhoods experiencing demolitions and major remodels. The long-term recommendations should also include neighborhood design guidelines prepared collaboratively with the community.

(3) Include in the interim ordinance, standards for use of sight poles and increase the radius notice requirements to 500 feet or 2 blocks, whichever is greater. Direct the Planning Commission to study these additional requirements for citywide implementation and amend the Zoning Ordinance accordingly. The motion carried by the following vote:

**Yes:** 3 - B. Lowenthal, Gabelich and Lerch

[see media](#)

2. [07-0613](#)

Recommendation to discuss the development of a "Neighborhood Character Stabilization" (NCS) plan to prevent the demolition of character defining structures. The "NCS" could include an educational component, financial incentives and design guidelines, and permitting to enforce adaptive re-use and restoration.

Vice Mayor B. Lowenthal announced that Agenda Item Nos. 1 and 2 be discussed concurrently.

Suzanne Frick, Director, Planning and Building Department, presented the staff report, which included slides.

Councilwoman Gabelich spoke.

Councilmember Lerch spoke.

John Deats, 3600 Pacific Avenue, spoke regarding the fiscal consequences and enforcement.

Lorraine Healey, Belmont Heights Neighborhood Preservation Committee, spoke regarding the staff recommendations.

Harvey Cochran, 1248 E. 10th Street, spoke in regards to repairing historical homes.

Mike Ruehle, Belmont Shore resident, spoke regarding the impact of changes in Belmont Shore, and the housing scale.

Rob Belleview, Alamitos Bay Beach Preservation Group, spoke in regards to the residents opposition to height variances .

Doug Kramer, Rancho Estates, spoke regarding countering the assesment that the activity in Rancho Estates was not in acceptable bounds.

Marc Coleman, Belmont Heights Neighborhood Preservation Committee, spoke regarding the staffs comments today.

Cheryl Navarro, 3021 Shipway, spoke regarding the Rancho Estates mansionization .

Sarah Arnold, 261 Newport Avenue, spoke in support of the moritorium.

Nancy Buchanon, 36 LaVerne, requested that Belmonst Shore be included.

Melinda Cotton, 158 Park Avenue, spoke regarding problems in Belmont Shore.

Councilwoman Gabelich spoke site poles and noticing over 300 feet.

Vice Mayor B. Lowenthal spoke.

Suzanne Frick, Director of Planning and Building, spoke.

Councilwoman Gabelich spoke.

Mike Mais, City Attorney, spoke.

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**Yes:** 3 - B. Lowenthal, Gabelich and Lerch

PUBLIC PARTICIPATION:

No members of the public addressed the committee at this time.

ADJOURNMENT

[see media](#)

At 3:36 P.M., there being no objection, Vice Mayor B. Lowenthal declared the meeting adjourned.