

MOTION

PLANNING & LAND USE MANAGEMENT

As the City finalizes its historic planning protections for single family homes through the Baseline Mansionization Ordinance and Baseline Hillside Ordinance, efforts have centered on removing loopholes and unnecessary bonuses that have negatively impacted quality of life in our neighborhoods. The City should now focus on similar efforts to remove loopholes in our building regulations.

The most detrimental and impactful building practice to neighboring properties is the process of demolition. Building regulations currently allow certain properties to qualify as "remodels" or "major renovations" by simply retaining a fraction of an original home's foundation and a single supporting wood stud. Reports have been received of properties essentially undergoing demolition except for minor portions of a structure to maintain non-conforming rights including lessened setbacks in cases.

Remodels should maintain at least half of an original structure's footprint to qualify. Notification of demolitions or remodels to neighbors is also critical to allow for any potential planning in minimizing impacts associated with demolition and maintaining quality of life in neighborhoods. The City should also review Best Practices in demolition to minimize environmental impacts to neighbors including timely and adequate notification, dust mitigation, among other impacts.

As we move forward to improve quality of life in our neighborhoods, it is imperative that City policymakers have a thorough understanding of what constitutes a remodel, distinction in rules for a demolition, applicable definitions in the Zoning and Building Codes, and how the City may improve its current regulations.

I THEREFORE MOVE that the Council instruct the City Planning Department, with the assistance of the Department of Building and Safety, in consultation with the City Attorney and all relevant departments, to prepare a report that highlights the differences between a 'remodel' and a 'demolition' project in current code, the option to re-define remodels as those that maintain at least 50% of an original structure in order to maintain any non-conforming rights, improve notification requirements to neighbors, and review all applicable building loopholes in the City's codes that may negatively impact neighbors.

I FURTHER MOVE that the Council instruct the City Planning Department, with the assistance of the Department of Building and Safety, in consultation with the City Attorney and all relevant departments, to include in the report "Best Practices for Demolitions" and options the City could adopt to minimize impacts to neighbors, including:

- Timely and adequate notification to neighboring properties,
- Dust mitigation,
- Noise mitigation,
- Construction street parking,
- Other impacts and complaints received by the City.

PRESENTED BY: 

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SECONDED BY: 

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