

MOTION

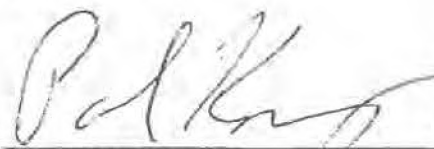
The Orange Grove Avenue-Gardner Street Multi-Family Residential Historic District, defined by the R3 (Multiple Dwelling) and RD1.5 (Restricted Density Multiple Dwelling) zoned parcels, is bounded by Orange Grove Avenue., Gardner Street., Melrose Boulevard., and Beverly Boulevard., is a neighborhood built-out with a cohesive collection of Period Revival duplexes, triplexes and four-plexes, built mostly in the late 1920s.

In addition to the neighborhood's architectural significance, the area contains a high concentration of rent-stabilized multi-family structures that need to be protected, inasmuch as the City's Housing Element emphasizes the need to protect rent stabilized multi-family structures as a strategy to ensure housing affordability.

While current RD1.5-1-O zoning is generally consistent with density within the area, it does not provide protection of existing structures, and allows development across multiple properties, inconsistent with cohesive neighborhood character.

I THEREFORE MOVE that the Council instruct the Planning Department to initiate and complete proceedings to establish the *Orange Grove Avenue – Gardner Street Multi-Family Residential Historic District* Historic Preservation Overlay Zone (HPOZ), as provided for in Municipal Code Section 12.20.3, which features an excellent example of Period Revival duplexes, triplexes, and fourplexes built in the late 1920s.

I FURTHER MOVE that the Council instruct the Planning Department to prepare a report within 60 days on potential zoning solutions to minimize demolition of existing structures that may work in concert with, or in lieu of an HPOZ.

PRESENTED BY: 
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: 

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DEC 14 2016