

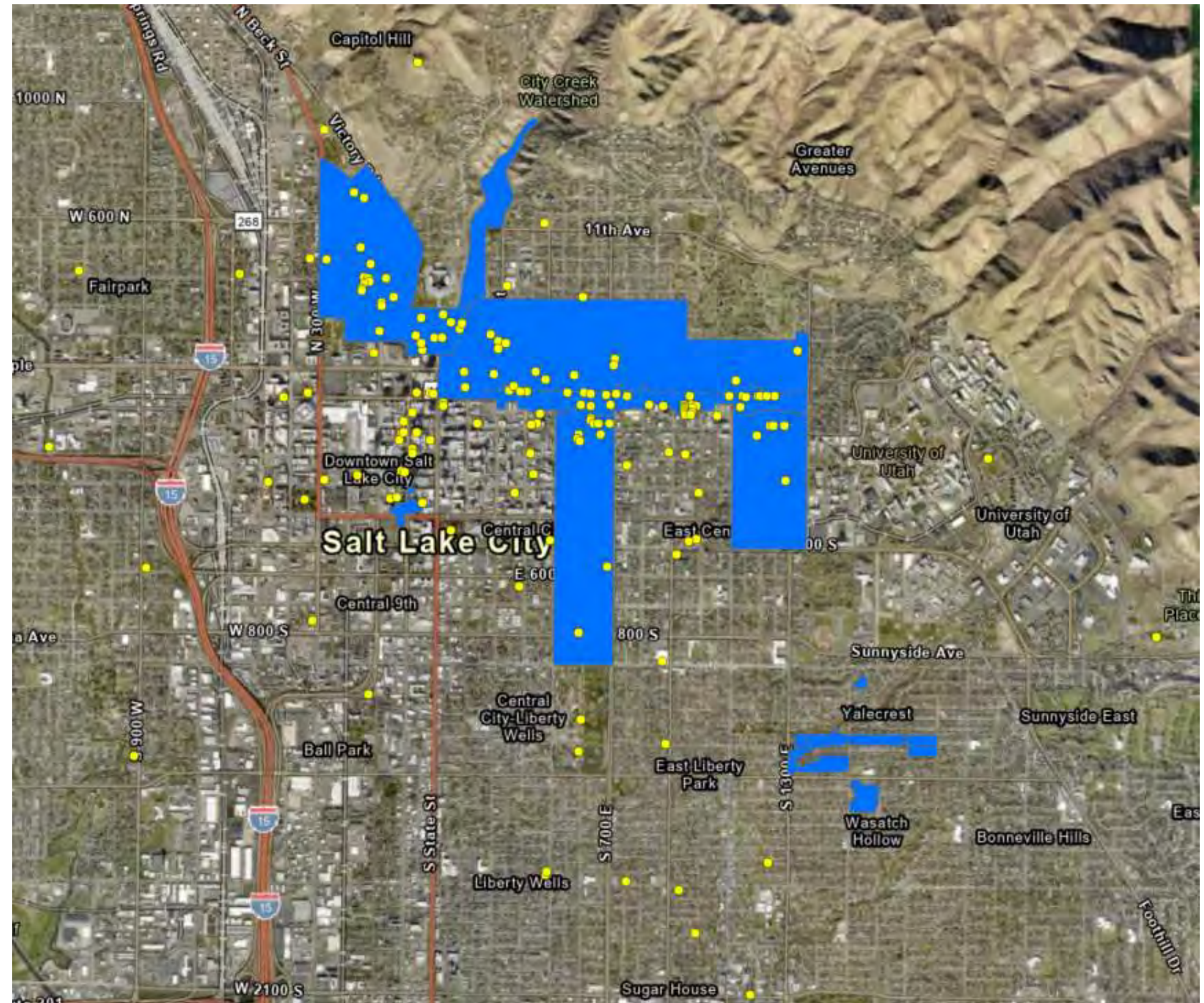


TEXT AMENDMENT – ENFORCEMENT ON WORK WITHOUT COA

City Council Briefing – April 2, 2024

OVERVIEW

- City initiated
- Addresses unlawful construction and demolition activities
- Impacts properties subject to the H Historic Preservation Overlay District citywide



■ Local Historic Districts
● Local Landmark Sites

BACKGROUND/ISSUE

The loss of a historic resource is irreversible

Development pressure

Zoning enforcement



OBJECTIVE:

- Prevent and counter violations



PROPOSED CHANGES

1. Adds enforcement subsection within the H Overlay
2. Limits redevelopment
3. Establishes a reconstruction process
4. Addresses violations & historic status determinations
5. Clarifies eligibility for Economic Hardship
6. Changes to related sections



RELATED PROPOSED CHANGES



- Work without COA for full or partial demolition of a contributing structure or landmark site: **\$250/day** (new)
- Increase boarded building: **\$14,000** (\$1,560)
- Enhanced fee for boarded contributing structures: **\$14,850** (new).
- Stop work order: **\$250/day** (new)
- Increase general fines for violations to **\$50-\$200/day**

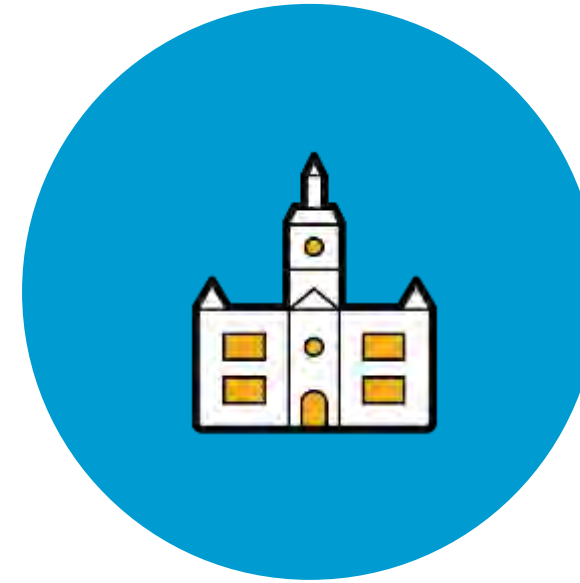
KEY CONSIDERATIONS



1. Enforcement
Limitations



2. Additional
Tools



3. City Goals &
Policies



4. Feedback from
HLC and PC

1. ENFORCEMENT LIMITATIONS



CONTEXT



PROBLEM



TOOLS

- 1. STOP WORK ORDER
- 2. FINES
- 3. CERTIFICATE OF NONCOMPLIANCE

SOLUTION



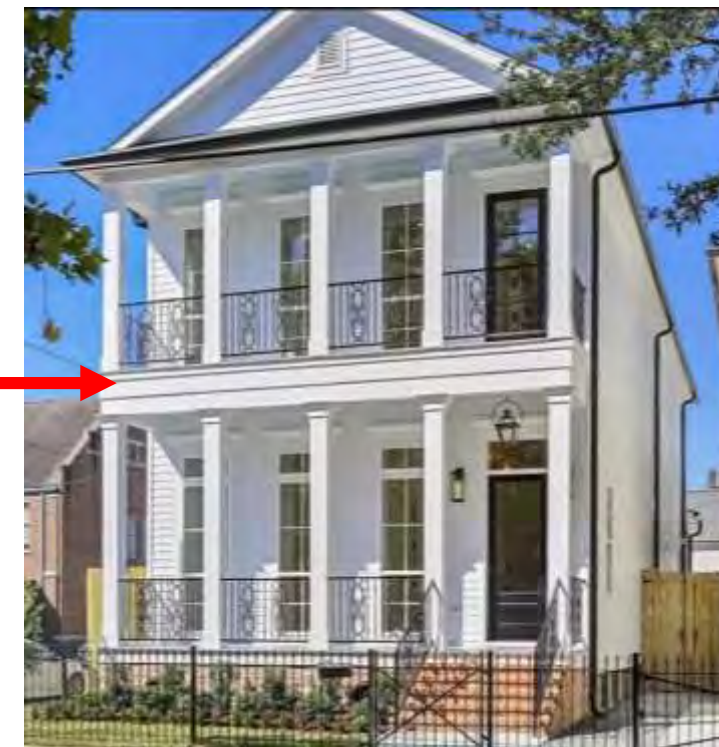
- 1. STOP WORK ORDER
- 2. FINES
- 3. CERTIFICATE OF NONCOMPLIANCE



2. ADDITIONAL TOOLS



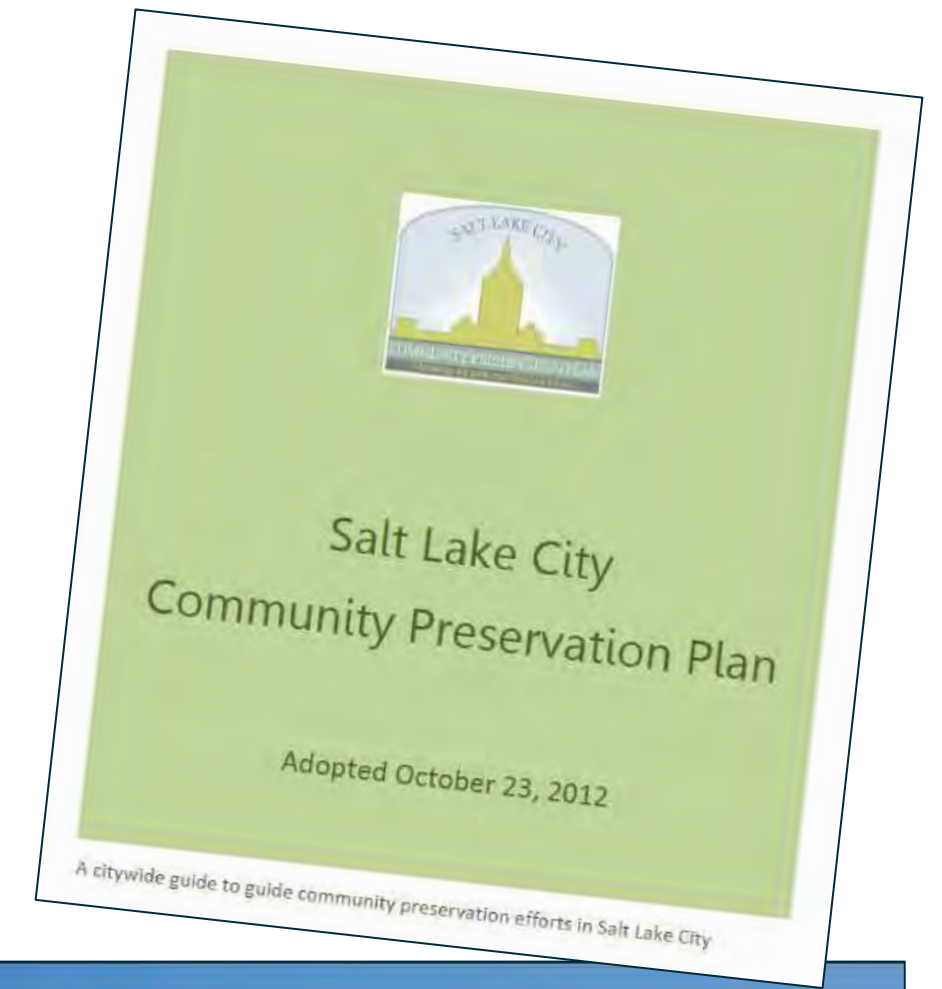
- Restrict future redevelopment
- Prevent greater development potential
- Additional costs
- Unfavorable outcome



3. CITY GOALS & POLICIES



- Wider Range of Preservation Tools
- Enforcement of Regulation and Approvals
- Ensure Preservation Regulations are Enforced
- Guiding Principle: Preservation



4. FEEDBACK FROM HLC AND PC



PUBLIC PROCESS



Notices



Briefings



Hearings

COUNCIL CONSIDERATIONS

PC RECOMMENDATION

Forward a positive recommendation to City Council

HLC RECOMMENDATION

Forward a positive recommendation to City Council with considerations:

- Increase the 25 year to 50 years
- Explore a fee charge for vacant property

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