

PLNPCM2023-00336

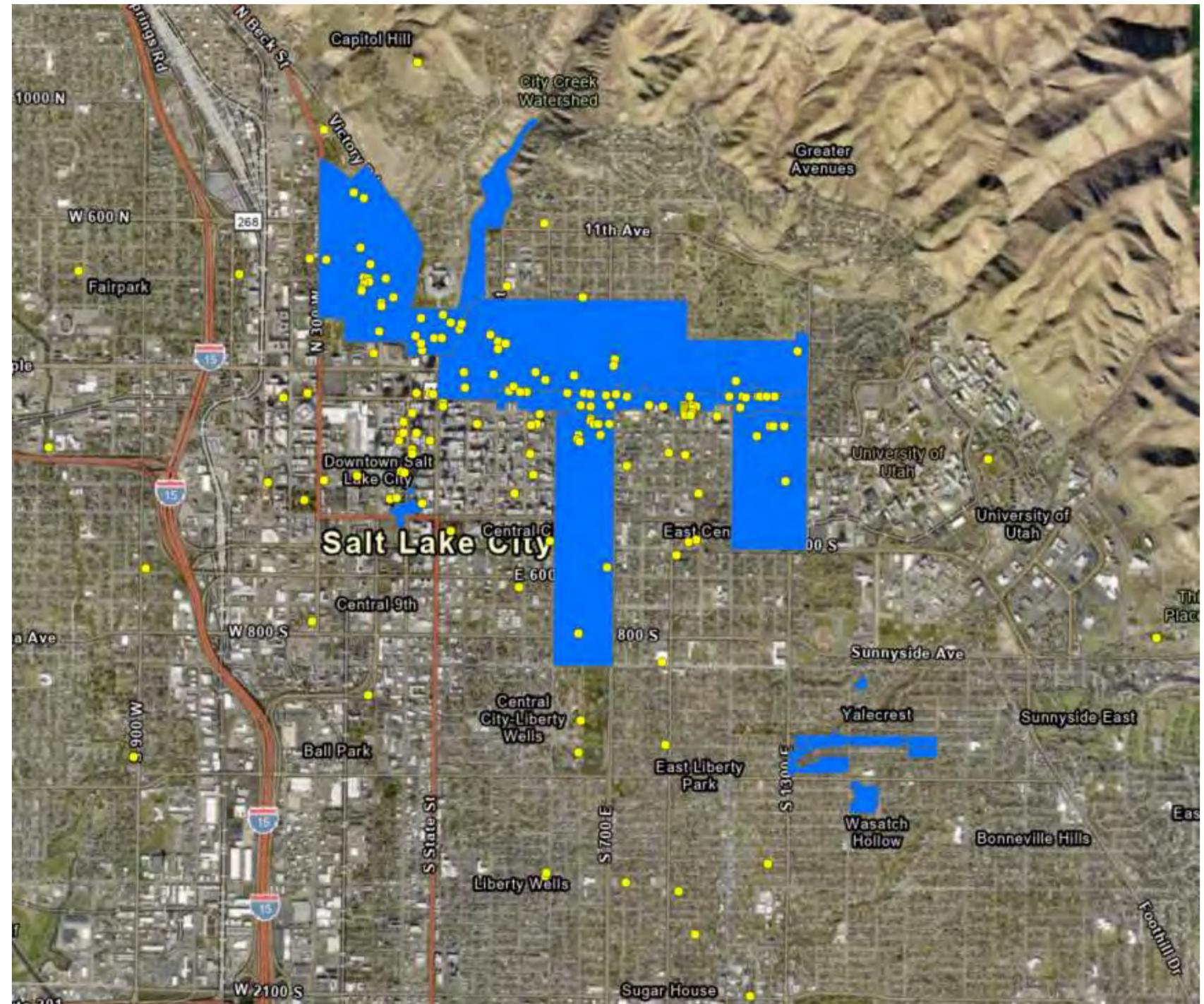


# TEXT AMENDMENT – ENFORCEMENT ON WORK WITHOUT COA

*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

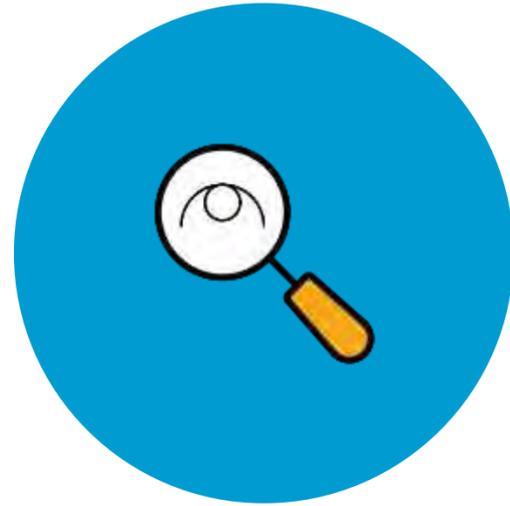


- Work without COA for full or partial demolition of a contributing structure or landmark site: **\$250/day** (new)
- Increase boarded building: **\$14,000** (\$1,560)
- Enhanced fee for boarded contributing structures: **\$14,850** (new).
- Stop work order: **\$250/day** (new)
- Increase general fines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

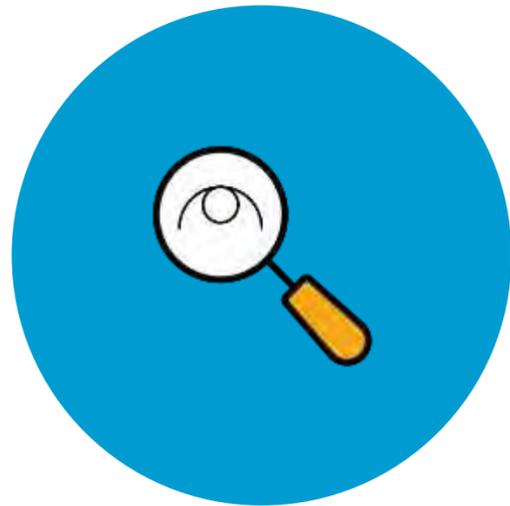
## SOLUTION



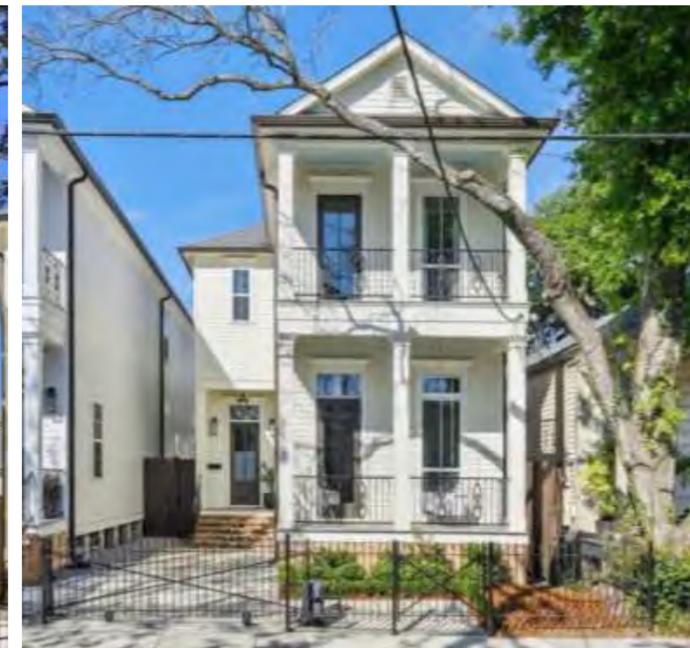
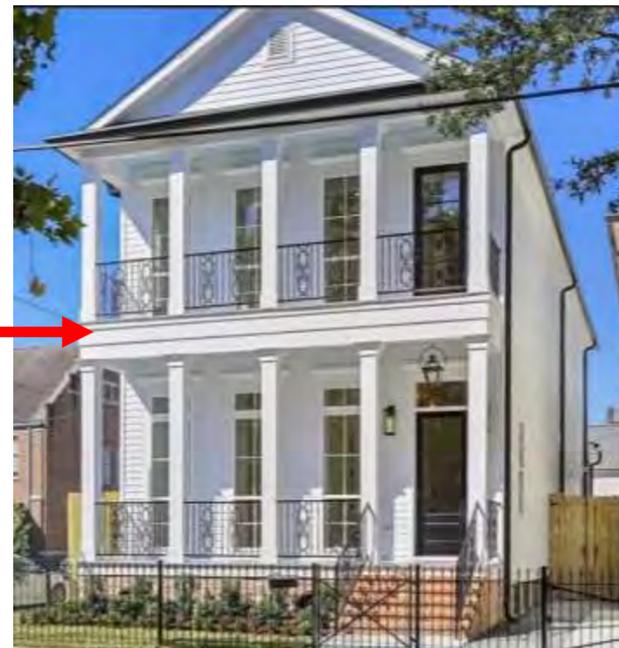
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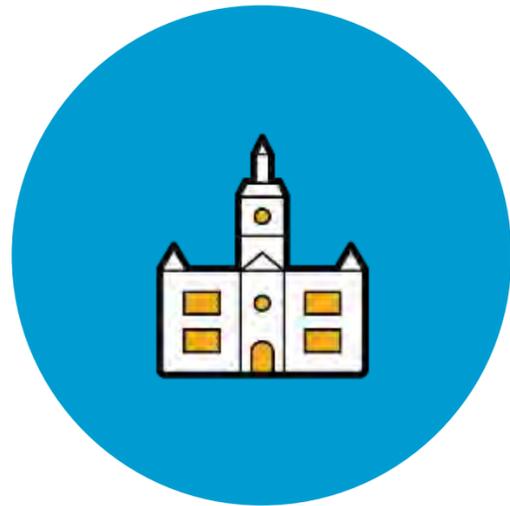
# 2. ADDITIONAL TOOLS



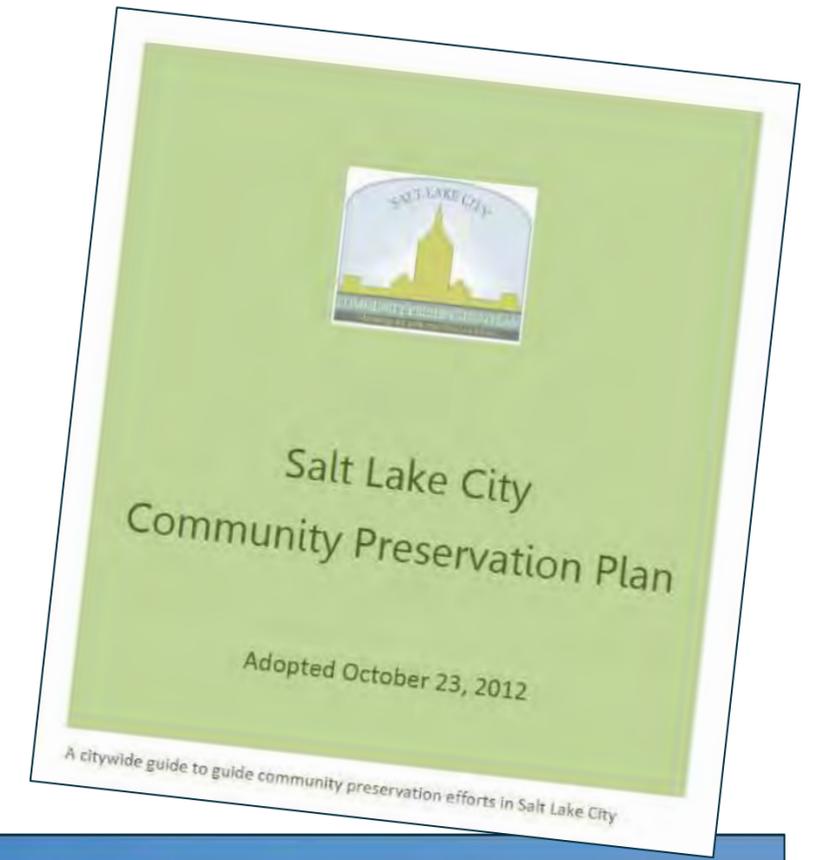
- Restrict future redevelopment
- Prevent greater development potential
- Additional costs
- Unfavorable outcome



# 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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