

Resilient City Combining District Update

File No: PRJ23-010

City Wide

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Staff is seeking input from the Cultural Heritage Board for an upcoming Zoning Code Text Amendment to modify Zoning Code Section 20-28.100, Resilient City Combining District (-RC), which provides a streamlined permitting process for properties impacted by disasters:

- Adopted in response to the Tubbs/Nuns/Glass Fires.
- Set to automatically expire on December 31, 2023, unless amended by Council
- Created to address rebuilding, reconstruction, and repair on damaged parcels
- Utilized alongside the Resilient City Development Measures

- Permit streamlining to facilitate reconstruction, repair, and rebuilding for properties involved in a catastrophic event
- Avoid a bottle-neck during the permitting process
 - Reduce review authority for an expedited review process.

- City Department Feedback Sessions: April to August 2023
- Developer Outreach: July 2023
- Public Survey: July to August 2023
- Design Review Board: August 3, 2023
- Cultural Heritage Board: September 13, 2023
- Planning Commission: October 2023
- City Council: November 2023
- Ordinance in Effect: December 2023

- New permit streamlining for Landmark Alteration
- Only applicable to properties affected
- Reduces processing time for rebuilding
- Previously only needed for Hillside Development and Design Review
- Process will be available during any natural disaster
- No rezoning to -RC will be required

Resilient Landmark Alteration Process

- Residential project process
 - Concept Review with CHB and Building Permit
- Nonresidential project process
 - Concept Review with CHB and Zoning Administrator Action
- Architectural Compatibility
 - Color, Siding, Materials and Patterns, Architectural Features, Setbacks, Building Height, District Character
- Preservation of Damaged Structures
 - Photo documentation, Restoration, Incorporation
 - Historic report or evaluation

- Many of the City's Preservation Districts include Planned Development zoning
- Planned Developments in -RC combining district have been able to utilize different standards than originally allowed with their Policy Statements
- Proposed changes would clarify existing Resilient City standards and permitting requirements for Planned Developments

It is recommended by the Planning and Economic Development Department that the Cultural Heritage Board provide comments and recommendations to Staff about the proposed Landmark Alteration permit streamlining for the upcoming Resilient City Zoning Code Text and Map Amendments.

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