Background: Mt. Carmel Historic Neighborhood Study

- The General Plan has policies that support retention of neighborhood historic qualities.
- The Historic Resource Committee has recommended moving forward with a historic study for several years.
- Growing economy has placed additional pressure to build large additions and tear down/build new homes.
Architectural Permits Issued for Single Family Residences (Citywide)
New Two-Story Homes and Second Story Additions/Expansions

Year | Architectural Permits
--- | ---
2008 | 49
2009 | 17
2010 | 17
2011 | 20
2012 | 22
2013 | 40
2014 | 35
2015 | 62
2016 | 50
2017 | 42
2018 | 17
Historic Study: Context and Survey

- A Historic Study Would Have Two Primary Parts: Context and Survey

- **Context:** What makes the area historically important?

- **Survey:** Identifies the boundaries of the potentially historic neighborhood.

- **Survey:** Identifies properties within the neighborhood which contribute to historical context
Results of Past Historic Surveys

- Mezesville and Stambaugh Heller are Historic Residential Neighborhoods
- The historic districts are smaller than actual neighborhood
- **Stambaugh-Heller**: 16 of 31 homes were considered historical contributors
- **Mezesville**: 52 of 75 homes considered historical contributors
Current Two-Story Home Review Process

- **Objective Standards:** Zoning Code limits the size of new homes through lot coverage, setbacks and other standards

- All new/modified second story homes require Architectural Permit (AP)

- Adjacent Neighbor Notification is Required (by applicant)

- “Subjective” Findings Made to a Approve an Architectural Permit

- Additional Review for Pre-1940 homes required
### Architectural Permit (AP) Findings

<table>
<thead>
<tr>
<th>House Design</th>
<th>Neighborhood Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Design variety and avoidance of monotony.</td>
<td>A. Structure conforms to the general character of other structures in the vicinity</td>
</tr>
<tr>
<td>B. House is proportional to building site</td>
<td></td>
</tr>
<tr>
<td>D. The house does not have excessive ornamentation</td>
<td></td>
</tr>
<tr>
<td>E. The building site retains natural features</td>
<td></td>
</tr>
<tr>
<td>F. The parking provided is accessible</td>
<td></td>
</tr>
<tr>
<td>I. Permeable surface areas are sufficient</td>
<td></td>
</tr>
</tbody>
</table>

**Factors typically considered to make this finding:**

- Placement, size and prominence of garage
- The “step-back” of the second story from the first story
- Plate height of each story (total distance from floor to ceiling)
- House width
- Placement and size of front porch
- Front setback as compared to neighboring properties
Additional Process for Older Homes (Pre-1940)

- Historic Resource Eligibility Report Required
- Historic Resources Advisory Committee (HRAC) Determines whether report is adequate
- Proposal must also comply with the Architectural Permit process and findings
What would a Historic Neighborhood Determination do?

- Homes would be categorized into “contributing” and “non-contributing” structures.

- Exterior changes or additions to all district homes require HRAC/Planning Commission review. This would add 3-4 months onto the AP process.

- Designated Historic Resources and contributing structures can be altered following “Secretary of Interior” standards, but generally cannot be demolished.

- Non-contributing structures may be demolished and/or altered but improvements cannot detract from historic nature of the district.

Historic homes may receive property tax breaks and building code incentives.
Potential Complementary and/or Alternative Solutions

- Adopt Additional Zoning Standards such as Floor Area Ratio Guidelines, Garage Restrictions, Second Story Setbacks, etc.

- Stress additional site planning or architectural factors when making AP findings

- Create and Adopt Residential Design Guidelines for Historic Districts
For Council Discussion (Mt. Carmel)

- Should staff move forward with Mt. Carmel Historic Study (Context and Survey) Study? If so, what type of neighborhood outreach should be completed?

- Should other options be considered first, or in addition to the Historic District Study, including:
  - Additional Zoning Code Standards (FAR, garage placement, second story setbacks, etc)
  - Specific Attributes Considered when making AP findings
  - Residential Design Guidelines
Additional Slides
Initial Submittal – 3/23/2018

Second Submittal – 5/22/2018

Final Submittal – 6/13/2018

Example of Revisions Required During Architectural Permit Process
The potential exists for creating additional historic districts within the city, particularly in areas around Downtown and El Camino Real, as well as in early neighborhoods located southwest of El Camino Real.”

In addition, Mt. Carmel’s neighborhood typology has the following General Plan goal and polices:

- **General Plan Goal (BE-5):** Retain the unique character of the Historic Influence Low Density Neighborhoods

- **Policy BE-5.1:** Require that new construction, additions, renovations, and infill development be sensitive to neighborhood context, historic development patterns, and building form and scale (for example, second stories, detached garages, setbacks, enhanced front entrances).

- **Policy BE-5.2:** Require that residential units be designed to sustain the high-level of architectural design quality that characterizes Redwood City’s Historic Influence Low Density Neighborhoods.

- **Policy BE-5.3:** Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.
Neighborhood Compatibility Presentation
Background: Neighborhood Compatibility

- The General Plan has policies that support neighborhood compatibility when reviewing improvements to single-family homes.

- Throughout Redwood City, the growing economy has placed additional pressure to build large additions and to tear down/build new homes.
Architectural Permits Issued for Single Family Residences (Citywide)
New Two-Story Homes and Second Story Additions/Expansions

Year | Permits
--- | ---
2008 | 49
2009 | 17
2010 | 17
2011 | 20
2012 | 22
2013 | 40
2014 | 35
2015 | 62
2016 | 50
2017 | 42
2018 | 17
Review Process for Two-Story Homes

- Zoning limits the size of new homes through lot coverage, setbacks and other standards
- All new/modified second story homes require Architectural Review Permit
- Adjacent Neighbor Notification is Required (by applicant)
- Certain Legal Findings Made to a Approve AP permit
- Additional Process for Pre-1940 homes
Key Neighborhood Character Finding

<table>
<thead>
<tr>
<th>House Design</th>
<th>Neighborhood Character</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Design variety and avoidance of monotony.</td>
<td>A. Structure conforms to the general character of other structures in the vicinity</td>
</tr>
<tr>
<td>B. House is proportional to building site</td>
<td></td>
</tr>
<tr>
<td>C. The house does not have excessive ornamentation</td>
<td></td>
</tr>
<tr>
<td>D. The building site retains natural features</td>
<td></td>
</tr>
<tr>
<td>E. The building site retains natural features</td>
<td></td>
</tr>
<tr>
<td>F. The parking provided is accessible</td>
<td></td>
</tr>
<tr>
<td>I. Permeable surface areas are sufficient</td>
<td></td>
</tr>
</tbody>
</table>

Factors typically considered to make this finding:

- Placement, size and prominence of garage
- The “step-back” of the second story from the first story
- Plate height of each story (total distance from floor to ceiling)
- House width
- Placement and size of front porch
- Front setback as compared to neighboring properties
Additional Process for Older Homes (Pre-1940)

- Historic Resource Report Required
- Historic Resources Advisory Committee (HRAC) Determines whether report is adequate
- Proposal must also comply with the Architectural Permit process and findings
For Council Discussion
(Neighborhood Compatibility)

- Should staff move forward with any zoning code and/or process changes, such as:
  - Additional Zoning Code Standards (FAR, etc)
  - Additional Site Planning and Architectural Factors be Considered when making AP findings
  - Residential Design Guidelines