

BHCA Concerns re LUE/General Plan EIR and Responses from City

Concern: Redondo corridor development impacts on surrounding neighborhoods

Answer: New developments would be required to transition to existing lower-density developments and be integrated with existing surrounding uses to encourage appropriate transitions in height and massing. New buildings would be required to be designed to be consistent with the surrounding context whether it is historic or associated with a recognizable design era

Concern: Protecting historic buildings and historic districts

The City has added Land Use Strategy No. 3 under the Southeast area (which includes Belmont Shores and Belmont Heights), which aims to continue implementation of the Historic Preservation Element and conduct focused surveys to identify and create incentives to preserve potential landmark historic properties.

Concern: Protecting specific residences that contribute to the character of the neighborhood

Answer: Adoption of citywide PlaceTypes does not change the development (zoning) regulations specific to any individual parcel, nor does it guarantee that any specific parcel would be developed to the full extent allowed or that any existing residence would be removed.

Concern: Development along 4th St extending to 5th St and thereby encroaching on the BHHD

Answer: The proposed height corridor changes in the area along 4th Street are intended to extend generally to the alley between 4th and 5th Streets.

Concern: Ensure that the map of the BHHD is accurate

Answer: Map presented at the 8.2017 PC meeting reflects current BHHD borders.

Concern: The City should identify important structures along Broadway, 4th Street, Redondo, and 7th Street as cultural resources prior to finalizing the project

Answer: The proposed general plan does not include the physical development of any structures that could adversely impact architecturally or culturally significant resources in the City.

Concern: What mitigations measures will be applied within the Belmont Heights area to reduce impacts related to available breezes, sightlines, and warmth if new three- and four-story developments were to be built

Answer: Visual impacts, including impacts with respect to the obstruction of scenic vistas, are addressed in Section 4.1, Aesthetics, of the Draft EIR. The proposed general plan does not include the physical development of any structures that could adversely impact available breezes or warmth. To reduce impacts related to the potential obstruction of scenic vistas, new development projects would be required to comply with strategies and policies which aim to enhance the quality of new and existing development within scenic areas.

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