



Planning & Community Development Department

Proposed Arboleda Drive Landmark District Designation and Zoning Map Amendment Public Hearing

**City Council Meeting
August 17, 2026**





Presentation Outline

Planning & Community Development Department

- **Process to Become a District**
- **District Location & Boundaries**
- **Examples of Buildings in the District**
- **Landmark District Criteria & Evaluation**
- **Zoning Map Amendment Findings & Evaluation**
- **Property Owner Support**
- **Staff Recommendation**



Landmark District Process

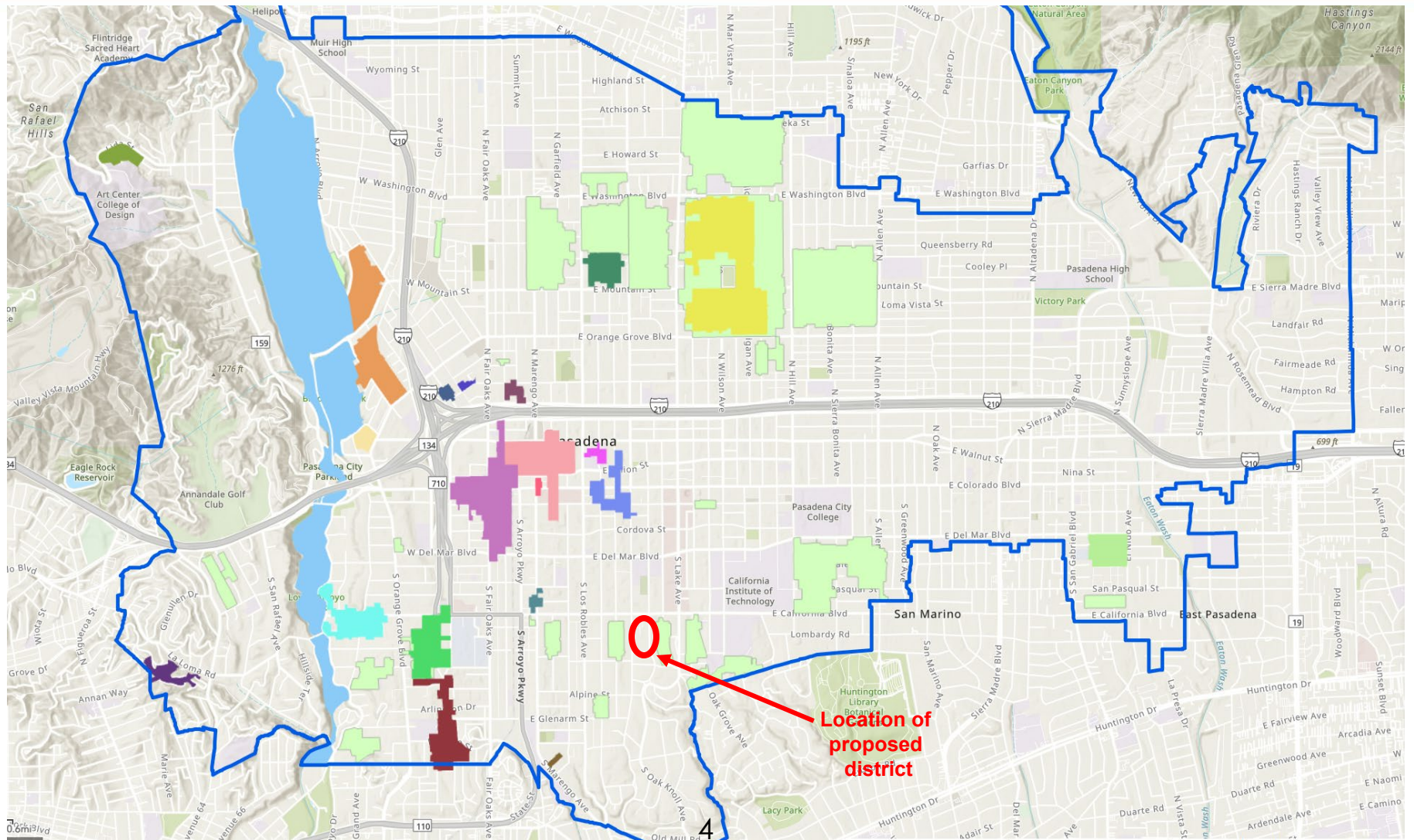
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1. **Submit Eligibility Review Application**
2. **Neighborhood Meeting (September 4, 2025)**
3. **Eligibility Determination (September 8, 2025)**
4. **Submit Formal Review Application**
5. **Historic Preservation Commission Public Hearing (March 3, 2026)**
6. **Planning Commission Public Hearing (June 10, 2026)**
7. **City Council Public Hearing (current step)**
8. **City Council Adoption of Zone Change Ordinance/Zoning Map Change**



District Vicinity Map

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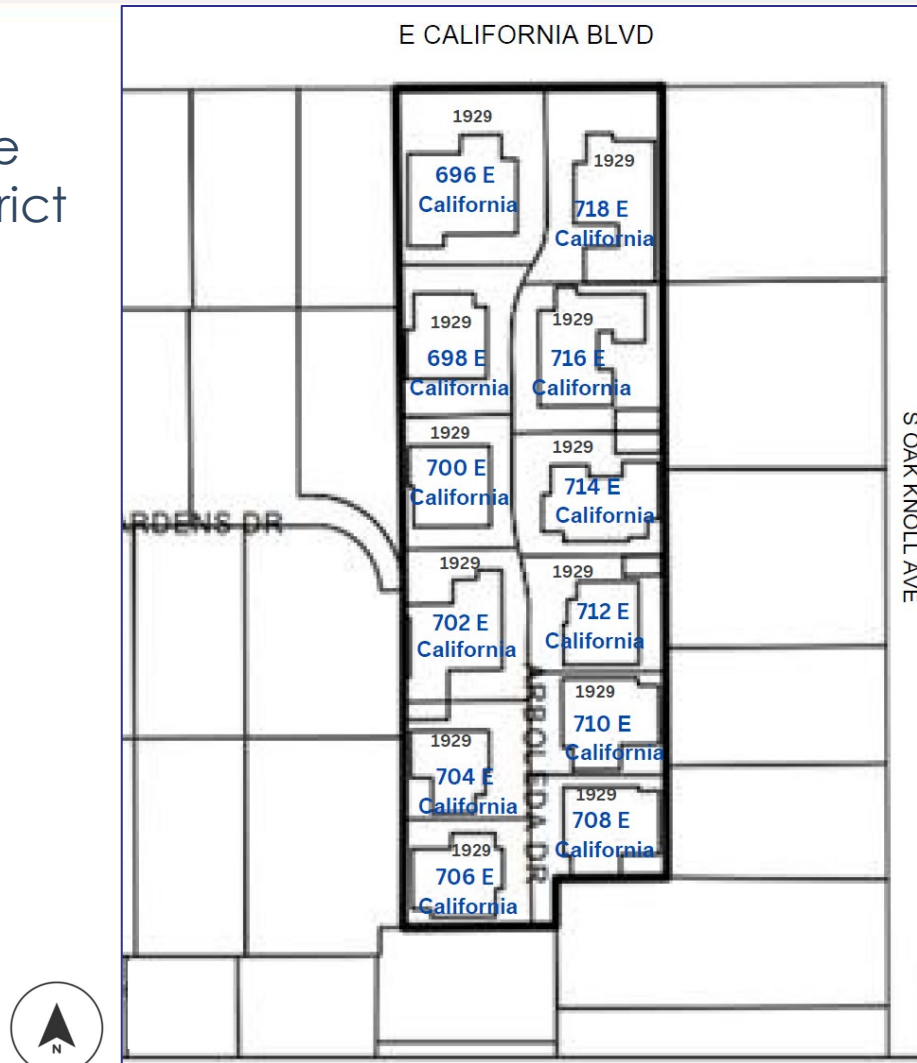




Proposed District Boundaries

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Proposed
Arboleda Drive
Landmark District
Boundary





Landmark District Description

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- 12 Properties.
- All single-family residences in RS-6 & RM-16 Zoning Districts.
- All buildings built in 1929:
 - > District's historic context encompasses architecture of the Period Revival architectural style and represents an excellent collection Spanish Colonial Revival single-family residences.
- Architect/Builder with work in district:
 - > Architect Kurt Meyer-Radon and Builder Ray J. Ustick.



Contributing Buildings: All Spanish Colonial Revival Style

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696 E. California Blvd



698 E. California Blvd



700 E. California Blvd



702 E. California Blvd



Contributing Buildings: All Spanish Colonial Revival Style

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704 E. California Blvd



712 E. California Blvd



710 E. California Blvd



706 E. California Blvd



Contributing Buildings: All Spanish Colonial Revival Style

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714 E. California Blvd



716 E. California Blvd



718 E. California Blvd



708 E. California Blvd



Landmark District Criteria

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- Meets criteria for Landmark District designation because:
 - > All of the buildings were built in 1929, the identified period of significance, and remain largely intact on their street-facing elevations.
 - > District represents context of the Period Revival residences designed in the Spanish Colonial Revival style.
- Historic Preservation Commission agreed that the district meets these criteria and recommended approval at their March 3, 2026 meeting.
- In the final petition certified by the Planning Commission, owners of all properties within the boundary support the designation.



Zoning Map Amendment Findings

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- Consistent with the General Plan:
 - > Guiding Principle 2, Goal 8 & Policies 8.1-8.10 support historic preservation efforts Citywide.
- Would not be detrimental to public interest, health, safety, convenience, or general welfare:
 - > Ensures significant buildings are protected.
 - > Stimulates economic health, residential quality and stabilize and enhance property values.
 - > Encourages development consistent with historical guidelines.
 - > Allowable land uses and development standards remain the same.
 - > All property owners in support.
- Planning Commission agreed that the district meets these findings and recommended approval of the designation at their June 10, 2026 meeting.



Recommendation & Effects

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- Staff recommendation: Approve designation of the Arboleda Drive Landmark District Overlay Zone.
- Effects of historic designation:
 - > Future protection of exterior features visible from street from inappropriate alteration or demolition.
 - > Eligible to apply for Historic Property Contract (Mills Act).
 - > Eligible to use State Historical Building Code.



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