Streamlining the Planning Entitlement Process

Amendments to Title 17 - Planning and Development Code
Initiated by the Planning and Design Commission

Inspired by trips to Portland and Seattle

Three Objectives:

1. Streamline the entitlement process for compliant and compatibly zoned projects.
2. Provide that architectural design input is received early in the project development process.
3. Maintain or enhance the community’s ability to participate on both private development projects and policy items.
Objective 1
Streamline the entitlement process for compliant and compatibly zoned projects.

A. Eliminate Commission Threshold Requirements for Site Plan and Design Review (SPDR)
   - Development that exceeds 65-feet;
   - Development that exceeds 70-feet in an industrial zone;
   - A residential project of more than 150 dwelling units;
   - A nonresidential or mixed-use project exceeding 125,000 sqft.

B. Reduce Level of Review for Compatibly Zoned Land Uses
   - Delegate and Eliminate some Conditional Use Permits (CUP)
     - Veterinary Clinics
     - Assembly - cultural, religious, social
     - Childcare Center (15+ kids)
     - Alcohol Sales
     - Dormitory (6+ beds or guest rooms)
     - Residential and Non-Residential Care Facilities
     - Kennel
Objective 1 (continued...)  
Streamline the entitlement process for compliant and compatibly zoned projects.

C. All deviations from development standards heard at the Director-level  
   ▶ Zoning Administrator, Design Director, Preservation Director

D. Allow all Tentative Maps to be heard at the Director-level

Outcomes:
   ▶ Reduced processing times for projects that meet standards  
     ▶ 2-6 months depending on project and environmental review  
   ▶ Reduced fees for some projects
Objective 2
Provide that architectural design input is received early in the project development process.

- Create Architectural Review Committee (ARC)
  - Informal peer review on some development projects
  - Comprised of local Architects, including Landscape Architects
  - Architects with diverse experience in urban and suburban settings
Objective 3
Maintain or enhance the community’s ability to participate on both private development projects and policy items.

- Early posting of development projects with larger signs
- Mail public hearing notices to property owners and occupants
- Continue using Development Tracker online
What does this mean and how does it affect the current process?

- All development applications will continue to be routed the same way
  - Including: Community groups, business associations, stakeholders, elected officials, etc.

- All new construction will receive a sign posted onsite at beginning of application review. The larger the project, the larger the sign.
  - Projects include: Director-level, Planning and Design Commission, Preservation Commission, City Council, staff-level (excluding single-family homes and commercial remodels)
  - Contact information for City Staff and Developer/Applicant on sign
What does this mean and how does it affect the current process? (continued...)

- Public Hearing notices and site postings will remain for all Director, Commission, and Council hearings
  - AND now mailings will be sent to occupants of each residence and business.

- All public hearing projects still have a 10-day appeal period
  - Director-level appeals go to the Commission-level
  - Commission-level appeals go to City Council

- Staff-level Site Plan and Design Review 7-day reconsideration period.
  - All staff-level SPDR projects are subject to a 7-day reconsideration period by the Design Director. This process would not change.
Composition of Planning and Design Commission
City Code Title 2 Amendment

- Reduce the size of the Planning and Design Commission from 13- to 9-members.
Next Steps

- October 16, 2019 - Preservation Commission Review and Comment
- November 5, 2019 - Law and Legislation
- December 3, 2019 - Law and Legislation Recommendation to City Council
  - Draft Ordinance Ready for Review
- December 12, 2019 - Planning and Design Commission Recommendation to City Council
- January 2020 - City Council Pass for Publication and Final Action
- February 2020 - Ordinance in effect