

Ad Hoc Ordinance

Streamlining the Planning Entitlement Process

What the Ordinance does:

1. Removes automatic Commission hearings for Site Plan and Design Review (SPDR) that do any of the following:
 - Exceed 150 dwelling units / Exceed 65 feet in height (70 feet in industrial zones) / Exceed 125,000 square feet in size (commercial and mixed use)
2. Allows all deviations to be heard at the Director level.
3. Allows all Tentative Maps to be heard at the Director level.
4. Delegates some Conditional Use Permits (CUP) to Director level and remove some CUP requirements in commercial zones. Uses included are:
 - . *Veterinary clinics*
 - . *Kennels*
 - . *Cultural and religious assemblies*
 - . *Childcare centers*
 - . *Alcohol sales for off-site consumption*
 - . *Dormitories*
 - . *Residential and nonresidential care facilities*

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New Improvements to the Planning Process

Old Public Notification Procedure:

1. Application Routed to Neighborhood Groups within 300-ft.
2. Mail public hearing notice to property owners within 300-ft. 10-days before the hearing.
3. Post a public hearing sign 10-days before the hearing.

New Public Notification Procedure

1. Application Routed to Neighborhood Groups
2. New Early Noticing Signs placed on project site 1 week after routing.
3. Encourage public comments by a certain date so it can be shared with the Design Advisory Committee (DAC)
4. Mail public hearing notice to occupants as well.

Other Improvements:

1. Design Advisory Committee (DAC)
2. Evening Director hearing in Historic City Hall
3. Improved online presence



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*this review period can be longer depending on the complexity of the project

End of staff level review

Public hearing process begins (Director or Commission or Commission & Council)

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2019 Hearing Items Planning and Design Commission

