City Council Planning Commission Joint Worksession

Planning Division

Community Development Department

March 6, 2014

Agenda

Introduction & Overview

- Development Review & Zoning
- Historic Preservation
- Long Range Planning

Discussion Items

- Local Coastal Program Update
- New Zoning Ordinance (*note that only the slides for this item are included here*)

NEW ZONING ORDINANCE

New Zoning Ordinance

Key Components

◆ Restructure, simplify, and modernize

◆ Flexibility in administering the code

◆ Align with historic interpretations

◆ Address nonconforming situations

◆ Parking requirements/designs standard

Considerations/Objectives

- Carry out General Plan direction

- Balance protecting neighborhoods, limited growth, and economic vitality

- Simplify understanding of rules <u>for all</u>

- Reflect the community's desires

- Coordinate with update of LCP

- Subsequent phases to follow

Next Steps

Begin Consultant Process

- Draft Scope of Work / PC Hearing- April 17

- Request for Proposal issued in June

- Consultant contract at Council in September

Recommended Initial Process

◆ Work closely with Council and PC

- NZO Joint Committee appointed in April

  - 2 Council and 3 Planning Commissioners

- First order of business: review refined Scope of Work for consultant services in May

◆ Initial meetings with Focus Groups prior to finalizing scope

Public Outreach

Public Outreach including:

- Outreach to known focus groups
- Website and perhaps social media
- Notices and Display Ads
- Press Releases and Channel 18
- Consultant recommendations for public input

Challenges

- Keeping project moving along

- Avoid project "creep"
  - Not updating all ordinances - for example:
    - Condominium Conversion Ordinance
    - Inclusionary Housing Ordinance
    - Transfer of Existing Development Rights

- Completion estimated at two years from hiring consultant

Questions for Discussion

◆ Do you support the idea of more flexibility in administering the code?

◆ Should the "working" advisory committee consist of two CC members and three PC members?

◆ Are there any concerns with the initial path laid out for the next steps?