

DCAC Meeting Notes

March 18, 2008

- Ongoing Subcommittees & Potential Additional Topics

Development Standards – Parking Regulations outside of CPSP, SMART Code Modifications

Hillside Protection - Grading

Mandatory Green Building – Review new Water Ordinance from Water Resources

Roles and Responsibilities

Tree Preservation – Landscaping Ordinance, Gateways

Consider adding additional topics to work being done by the existing subcommittees.

- First Tier Topics

Historic Preservation – New Subcommittee

Subdivision Ordinance/Standards – New Subcommittee

- Potential Development Code Topics – Second Tier

Parking Regulations Outside of CPSP – Need to consider positive and negative impacts to on-street parking and neighborhoods. May require the assistance of a consultant (similar to work done for the CPSP SMART Code). The Development Standards subcommittee has previously discussed this topic and determined that it was a topic for the Development Code (not the Implementing Zoning Ordinance).

SMART Code Modifications – Consideration of modifications of SMART Code standards now that the regulations have been used for several years. Attempt to incorporate the SMART Code standards into the Development Code so that there is one document for Development. The CPSP is a policy document and does not need to be changed.

Gateway Standards/Treatments – Location of Gateways are identified in the General Plan. What they are and what should be done is not defined. Does this occur as part of private development or is this a City project? May include landscape treatment. In some locations, an identifiable gateway may already exist.

If landscaping treatment, could be part of the work done by the Tree Preservation Subcommittee.

East Washington Corridor – General Plan has polices related to this corridor. Could include landscaping standards, design guidelines, etc.

Planned Unit District Unified Zoning Concept – More than 100 PUDs of various eras. Each has its own set of zoning regulations. To date, it has been difficult to find unifying development standards, design intent, etc. This topic was raised as part of the Development Standards Subcommittee and deferred to the Development Code.

Story Poles – City has a story pole policy adopted by City Council, Planning Commission and SPARC.

Public Noticing – Typically noticing requirements are determined by State law. City has policy that determines who is notified and City charter determines where the notice is published. Staff could bring this back to the Committee as part of the Draft Development Code.

Residential Growth Management – General Plan includes growth management policies. City has an existing growth management program. Staff could work on this topic and bring back to the committee for discussion.

Sign Regulations- Raises issues related to First Amendment and amortization of non-conforming signs. Requires an inventory of existing signs and determination of the status of the signs. Requires significant staff time and City Attorney time required.

Infill Development Standards/Guidelines – Concerns related to “mansionization”. Could consider development standards (FAR, daylight plane, etc.), design guidelines, SPARC review to address compatibility of new development/large additions.

- General Plan Development Code Items
Staff will review the General Plan and General Plan Implementation Plan and compile a list of items that are to be addressed as part of the Development Code. This list will be brought to the committee at a later date for discussion and prioritization.
- Timelines
9/2008 Draft Development Code
1/2009 Public Hearings at Planning Commission
- Committee and Subcommittee Meeting Notes
Keep committee and subcommittee meeting notes for each meeting.
- Subcommittee Meeting Agendas
Send subcommittee meeting agendas to the committee members that are not on the subcommittee. This will allow other DCAC members to attend the meeting if

it involves an item of interest to a particular member and keep the full committee up to date on the work being done by the various subcommittees.

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