

ROLES AND RESPONSIBILITIES MATRIX
November 20, 2007, Development Code Advisory Committee

Alternatives	Planning Commission	SPARC	Historic SPARC	City Council	Staff	Comments
Existing	<u>Advisory</u> to the City Council on all major subdivision, land use and zoning matters, except CUP's and Variances	<u>Final decision-making authority</u> (unless appealed to City Council) on all matters related to design review per Section 26-400 of Zoning Ordinance	<u>Final decision-making authority</u> on all matters related to conformance with Historic District Guidelines, modifications to historic structures and historic structures demolition policy	<u>Final decision-making authority</u> on all subdivision, land use and zoning recommendations from Planning Commission and on all appeals	<u>Final decision-making authority</u> (unless appealed) on minor subdivisions, zoning and land use, and administrative design review	PC/SPARC overlap; duplicative hearings at PC and CC; applicants still not finished after CC entitlements
Alternative 1	<u>Advisory</u> to the City Council on all major subdivision, land use and zoning matters	<u>Advisory</u> to the Planning Commission on all matters related to major development site design and architectural guidelines; <u>final decision-making authority</u> on individual non-residential development/additions	<u>Separate Committee; Final decision-making authority</u> on all matters related to conformance with Historic District Guidelines, modifications to historic structures and historic structures demolition policy	<u>Final decision-making authority</u> on all major subdivision, land use and zoning recommendations from Planning Commission and SPARC and on all appeals	<u>Final decision-making authority</u> (unless appealed) on minor subdivisions, zoning and land use (including all CUP's and Variances), and administrative design review	After CC approval, no more entitlements required; SPARC is advisory, except designated decisions; expanded Zoning Administrator

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Alternative 2	General Plan implementation and related policy recommendations to City Council; no involvement in land use and zoning decisions	<u>Advisory</u> to the City Council on all matters related to major development site design and architectural guidelines; <u>final decision-making authority</u> on individual non-residential development/additions	<u>Separate Committee; Final decision-making authority</u> on all matters related to conformance with Historic District Guidelines, modifications to historic structures and historic structures demolition policy	<u>Final decision-making authority</u> on all major subdivision, land use and zoning recommendations from SPARC and on all appeals	<u>Final decision-making authority</u> (unless appealed) on minor subdivisions, zoning and land use (including all CUP's and Variances), and administrative design review	PC focuses on policy and GP implementation; only entitlement hearing at CC; SPARC hearing in advance of CC
Alternative 3	<u>Advisory</u> to the City Council on all matters related to major development site design and architectural guidelines; and on all major subdivision, land use and zoning matters	Disbanded	<u>Final decision-making authority</u> on all matters related to conformance with Historic District Guidelines, modifications to historic structures and historic structures demolition policy	<u>Final decision-making authority</u> on all major subdivision, land use and zoning recommendations from Planning Commission and on all appeals	<u>Final decision-making authority</u> (unless appealed) on minor subdivisions, zoning and land use (including all CUP's and Variances), and administrative design review	PC takes on land use and site design recommendations to CC