

DEVELOPMENT SERVICES DEPARTMENT

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MEMORANDUM

DATE: May 7, 2007 Agenda of: May 10, 2007

TO: Planning Commission Item #: Director's Reports

FROM: Gregory Fuz, Director

SUBJECT: Administration of Interim Guidelines for Implementation of General Plan Policy
7.4.4.4 Option A

In order to streamline the review of reasonable use requests for existing lots where minimal new development is proposed, I am proposing that staff exercise the authority to make reasonable use determinations under the following circumstances:

1. The parcel is an existing legal lot;
2. The parcel does not exceed 20,000 square feet in area;
3. The proposed development does not involve more than 10,000 square feet of disturbed area (buildings, driveways, graded areas);
4. The proposed reduction in retention requirements to achieve reasonable use does not exceed 50% of required retention;
5. The parcel is not within or adjacent to the Important Biological Resources (IBC) General Plan designation;
6. The development is ministerial or is being processed as a Design Review and would not otherwise require review by the Planning Commission;
7. The findings specified in the Guidelines for approval of a reasonable use determination have been satisfied;
8. Replacement requirements as specified in the Guidelines are fully satisfied using any of the allowable options specified by the Guidelines;
9. All other applicable provisions of the Interim Guidelines remain in effect.

Currently, the Guidelines require all reasonable use determinations, regardless of project size, to be considered by the Planning Commission. The new approach outlined above would be similar to the process used in administering the reasonable use provisions of the General Plan slope policies which include thresholds for staff level approval and Planning Commission review.

If your Commission concurs, staff will make the appropriate amendments to the Guidelines immediately and publish the changes on the website and elsewhere as needed. Staff will provide a written report to the Planning Commission on a monthly basis summarizing any actions taken concerning proposed reasonable use determinations. Any staff decisions regarding reasonable use can be appealed to the Planning Commission. Staff may also still refer a reasonable use determination to the Planning Commission, if, in staff's opinion, the project raises policy issues that call for Planning Commission consideration.