

Land Use Code Simplification Project

Environment, Planning Resource Management Subcommittee

Update

January 28, 2009

Mayor and Council Direction

Sept. 16, 2008

- Proceed with a contract to reformat the LUC.
- Continue to work on substantive code amendments as directed.
- First substantive amendments include 1) parking reduction, 2) mixed use and infill incentive district,, and eventually 3) overall parking code revision.



Input from LUC Committee

- Revision vs. reformat.
- Better connection between General Plan with LUC revision efforts.
- Overall time frame for substantive revision.
- Keep an ongoing list of considerations and needed revisions
 - form based code, sustainability obstacles, cumbersome procedures and regulations.
- Consider infill development policies that mitigate neighborhood impacts.



Consultant's Products

- Update on diagnosis - interpretations, development designator, residential adjacency standards, dual code, redundancy review.
- Reformat vs. revision - consultant's view
- Work Program - March, July, November milestones



Next Steps

1. Continue bi-monthly updates with Mayor and Council and Planning Commission.
2. Review first phase (March) consultant product.
3. Meet and discuss with LUC Committee project direction, substantive changes, consultant products.

