

February 23, 2009  
 Neighborhood Alliance Group (NAG) Meeting

**MATRIX SUMMARY OF MAJOR CURRENT AND PROPOSED PLANNING COMMISSION AND DESIGN COMMISSION CHANGES**

PROVISION	CURRENT PLANNING COMMISSION	CURRENT DESIGN COMMISSION	PROPOSED COMBINED COMMISSION
<b>Membership</b>	The planning commission shall consist of nine members.	<p>The design commission shall consist of seven members.</p> <p>(1)- Licensed Architect with training or experience in mid- and high-rise urban, commercial, institutional, and mixed use projects, with a preference for a LEED (or equivalent) accredited architect</p> <p>(1)-Landscape Architect with similar training as listed above</p> <p>(1)-a licensed, LEED (or equivalent) accredited architect</p> <p>(1)- a licensed contractor with training or experience in mid- and high-rise urban, commercial, institutional, and mixed use projects</p> <p>(1)- an individual who is a licensed engineer with training or experience in mid- and high-rise urban, commercial, institutional, and mixed use projects, with a preference for a structural engineer</p> <p>(2)-At large members</p>	<p>The planning and design commission shall consist of seven members consisting of:</p> <p>(2)- Design Professionals</p> <p>(1)-Licensed Architect with training or experience in mid- and high-rise urban, commercial, institutional, and mixed use projects, with a preference for a LEED (or equivalent) accredited architect</p> <p>(1)-Landscape Architect with similar training as listed above</p> <p>(1)-A individual with training or experience in urban planning and urban design</p> <p>(2)-At large members</p>

<p><b>Project Review Thresholds</b></p>	<p>Commission reviews all discretionary entitlements not eligible for Zoning Administrator or Planning Director action to include all legislative entitlements: general and community plan amendments and rezones as well as new planned unit developments and special districts.</p> <p>Any project elevated to the Commission by the Zoning Administrator.</p>	<p>Commission reviews projects that exceed four stories, or is located in the CBD and exceeds 75K gross s.f. of floor area or is outside the CBD and exceeds 40K gross s.f of floor area.</p> <p>Any project elevated to the Commission by the Design Director.</p>	<p>Both Combined.</p>
<p><b>Appeal Process</b></p>	<p>Any person dissatisfied with the decision by the Commission may appeal the decision to the city council.</p> <p>One Appeal process allows for appeal of Zoning Administrator action to the Planning Commission which is final unless called up by City Council (except Tentative Maps).</p>	<p>Any person dissatisfied with the decision by the Commission may appeal the decision to the city council.</p> <p>One Appeal process allows for appeal of a Design Director action to the Design Commission which is final unless called up by City Council.</p>	<p>Any person dissatisfied with the decision by the Commission may appeal the decision to the city council.</p> <p>One Appeal process allows for appeal of Zoning Administrator action to the Combined Commission which is final unless called up by City Council (except Tentative Maps).</p> <p>One Appeal process allows for appeal of a Design Director action to the Combined Commission which is final unless called up by City Council.</p>
<p><b>Notification Process</b></p>	<p>Commission Hearings noticed to a 300 foot radius of property owners via US mail.</p> <p>Early notice process</p>	<p>Commission Hearings noticed to a 300 foot radius of property owners via US mail.</p> <p>Early notice process</p>	<p>Same</p>
<p><b>Redundancies</b></p>	<p>Project requires Planning Commission and Design Commission:</p> <p>Requires 2 hearings, 2 Staff reports, 2 notice processes, possible 2 appeals to CC</p>	<p>Same</p>	<p>Project requires one combined hearing:</p> <p>1 hearing, 1 staff report, 1 notice process, 1 possible appeal to CC</p>

## CASE HISTORY PROJECT EXAMPLES

### Alhambra & L Street Walgreens

Design Commission for Review and Comment- Sept 17, 2008

Planning Commission Hearing (Project Denied)- Nov 20, 2008

Appealed with NO hearing date set yet

**Note:** After City Council Hearing, if project is approved, it will then have to go to the Design Commission for hearing. The project could be appealed to Council a second time.

**Total Potential Meetings/Hearings: 5**

### Combined Commission:

Review and Comment Meeting

Planning & Design Commission Hearing

If appealed, City Council Hearing

**Total Potential Meetings/Hearings: 3**

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### The Metropolitan – 921 10<sup>th</sup> Street

Design Review/Preservation Board for Review and Comment- Jun 18, 2006

Planning Commission (Review and Comment)- Jun 28, 2007

Design Commission for Review and Comment- Sep 19, 2007

Planning Commission Hearing (Approved) Oct 25, 2007

Design Commission for Review and Comment- Nov 29, 2009

City Council Hearing (Decided to recirculate Draft EIR) Jan 8, 2008

Planning Commission Hearing (Approved) May 22, 2008

Design Commission Hearing (Continued) Jun 18, 2008

City Council Hearing (Approved) Jul 15, 2008

Design Commission Hearing (Approved) Jul 16, 2008

**Total Meetings/Hearings: 10**

### Combined Commission:

Review and Comment Meeting- 2

Planning & Design Commission Hearing- 2

City Council Hearing- 1

**Total Potential Meetings/Hearings: 5**