



Regulatory Improvement Code Amendment Package 8 (RICAP 8)

Planning and Sustainability
Commission Hearing:

Proposed Workplan

April 28, 2015



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

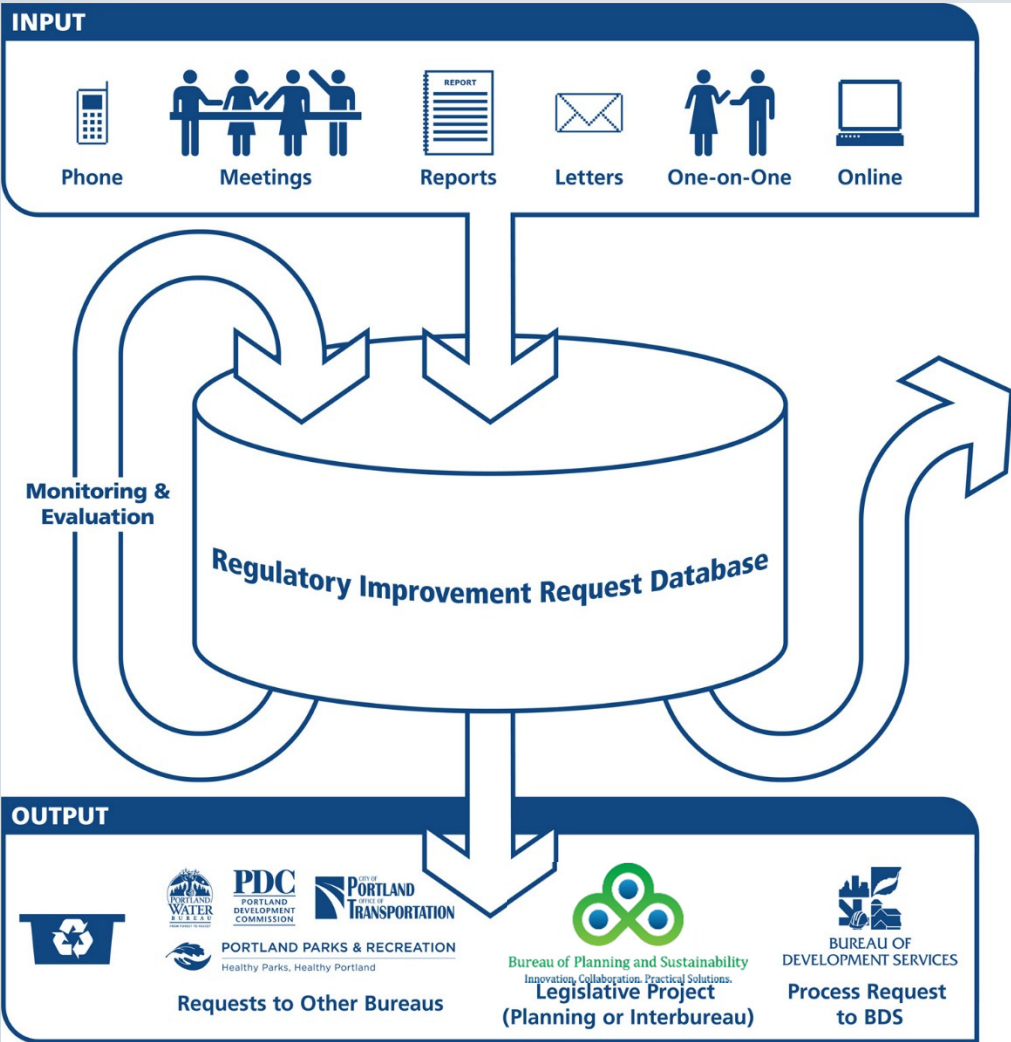


The RICAP 8 workplan in context

- In the “hopper”
 - RICAP 7
 - Terminal 6
- Comp Plan-Early
 - Mixed Use Zones
 - Institutions
 - Industrial & Employment
 - TSP
 - Housekeeping
- Coming soon
 - CC 2035
 - Accessory Structures
 - RICAP 8
 - Rec. Marijuana
 - Single-Dwelling Zones
- Potential projects
 - Multi-Dwelling Zones
 - Design Review



RIW - Identification Process



Technical and minor policy requests

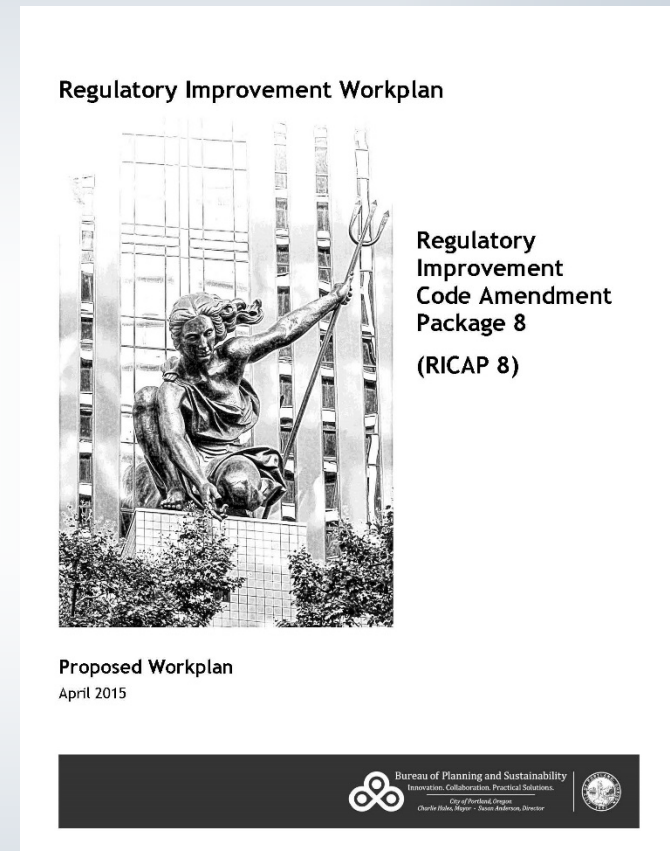
RICAP Projects

- Amendments:
 - address a variety of topics and geographies
 - limited in scope (minor policy/technical)
 - not part of new Comp Plan Implementation
- Packaged for efficiency
- On an annual cycle



RICAP Selection Criteria

1. Variety of stakeholders
2. Geographic applicability
3. Degree of impact
4. Regulatory Improvement



RICAP 8—Proposed Workplan

37 items total:

- 12 minor policy items
 - 6 Land Division Items
 - 3 Property Line/Lot Confirmation Items
 - 1 Radio Frequency Item
 - 2 Miscellaneous (signs and loading)
- 25 technical and clarification items
 - 10 related to the Tree Code
 - 15 Miscellaneous Zoning Code



RICAP 8 – Minor Policy

Land Division Bundle - 6 Items

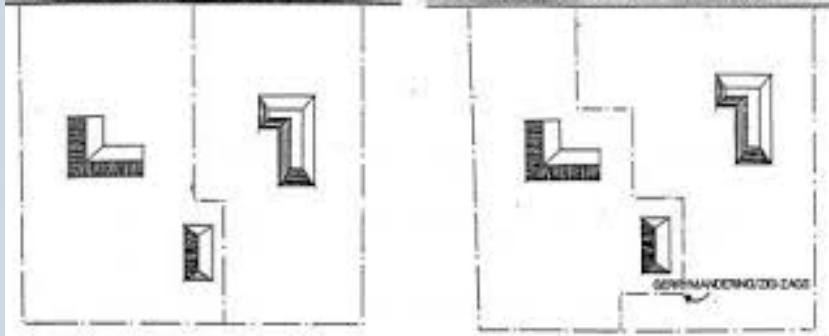


1. Density calculation - multi-dwelling ROW dedication
2. Density calculation - multi-dwelling land constraints
3. Streams, springs, seeps and drainageways
4. Density calculation - common greens and pedestrian connections
5. Lot consolidation process
6. Plat Vacation process



RICAP 8 – Minor Policy

PLA/Lot Confirmation - 3 Items



7. Regular lot lines
8. Service Standards
9. Lot Confirmation process and standards

| | | | |
|------------|-----|------|------|
| 6400 20 | | 6800 | |
| 100' | | 100' | |
| 50' | 50' | 50' | 50' |
| 6500 | | 6600 | 6700 |
| 100' | | 100' | 100' |
| 21 | 22 | 2 | 1 |
| 50' | 50' | 50' | 50' |



RICAP 8 – Minor Policy

Radio Frequency (cellular facilities)

10. Collocations per Section 6409 FCC rulemaking



RICAP 8 – Minor Policy

Miscellaneous



- 11. Historic Overlay - Small sign allowance
- 12. Forward ingress/egress loading on local streets



RICAP 8 – Technical/Clarification Items

- Do not alter adopted policy
- Do not require significant resources or specialized outreach
- Added to RICAP automatically
- 10 items related to Title 11, Trees
- 15 items related to Title 33, Zoning



RICAP 8—Next Steps

- Spring - Fall 2015: Staff analysis of issues and development of code amendment proposals
- Winter 2016: Public outreach and discussion
- Spring 2016: PSC hearing on code amendments
- June 2016: City Council hearing on code amendments



RICAP 8

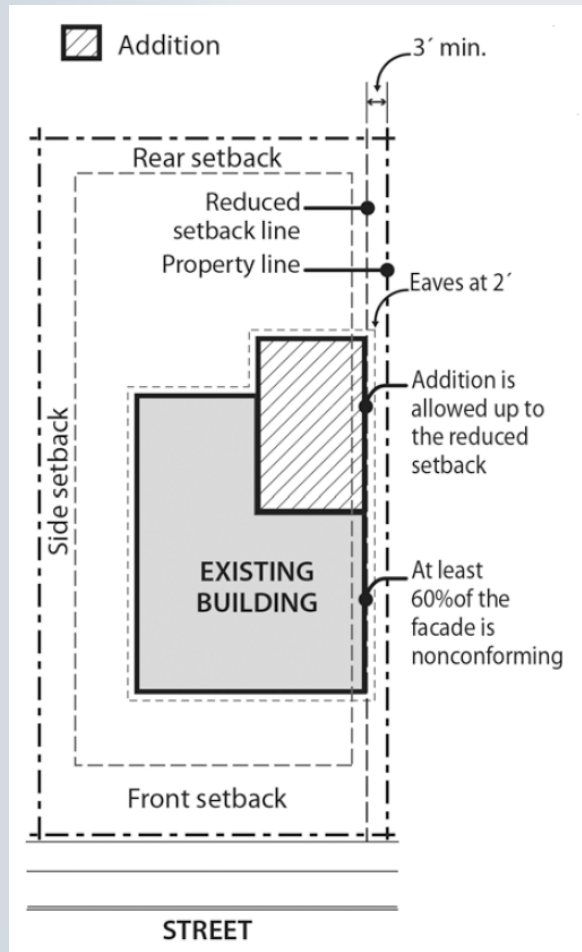
Workplan Recommendation

- Move to approve the RICAP 8 Proposed Workplan, dated April 2015.





Established building lines



“Setbacks may be reduced for sites with existing nonconforming development in a required setback...The building line created by the nonconforming wall serves as the reduced setback line.”

