

Planning & Development

2006-07 Accomplishments
and Action Plan for 2007-08

Departmental Focus

- Continuous Improvement
- Technology Enhancements
- Customer Service Relations

2006-07 Accomplishments

- Continuous Improvement
 - Project time estimates
 - Eliminate LUP's for Conditional Use Permits and Development Plans (proposed)
 - CDP revisions to eliminate multiple appeal paths (proposed)
 - Shift LUP's to Zoning Clearances for minor developments (proposed)

2006-07 Accomplishments(cont.)

- Continuous Improvements (cont.)
 - Agricultural Downshifts for:
 - Minor structures
 - Farm-worker units
 - Second residential units
 - Increased threshold for Development Plan requirements on large parcels

2006-07 Accomplishments (cont.)

- Technology Enhancements
 - Phase I of Accela for improved project tracking and accountability
 - Use of the Virtual One Stop counter operation

2006-07 Accomplishments (cont.)

- Customer Service Relations
 - Computers at service counters
 - ZORP completed
 - Ethics training completed by year's end

2007-08 Activities

- Continuous Improvement
 - BAR reviews for consistency of process and fee analysis
 - Project management across departments involved in development review
 - Improved prototype documents to improve staff efficiency

2007-08 Activities (cont.)

- Continuous Improvement (cont.)
 - Modification of conceptual reviews before the Planning Commission to improve applicant processing time
 - Time and motion for B&S fees
 - Finalizing of agricultural amendments
 - Completion of Financial Assurance Rules for proper closure of oil and gas facilities

2007-08 Activities (cont.)

- Technology Enhancements
 - Upgrading of GIS system to fully utilize the Accela Permit Management System
 - Improved document management systems

2007-08 Activities (cont.)

- Customer Service Relations
 - Improved bulletins, newsletters and website information
 - Improved permit management and tracking
 - “One Stop Facility” proposed in CIP (funding not identified)

Policy Change Considerations

- Urban oak tree policies removed from community plans and General Plan
- Modification of grading ordinance permitting requirements
- Standardize design guidelines
 - Floor area ratios standardized or eliminated
 - Standardize height measurements
 - Combine existing guidelines into a single document

Policy Change Considerations (cont.)

- Standardization of community plans for consistency with General Plan
 - Eliminate duplication
 - Standardize layout of Community Plans
 - Standardize policy language on common issues
 - Limit future plans to issues requiring unique treatment

Policy Change Considerations (cont.)

- Remove private view considerations
- Modify thresholds and policies regarding historic resources and trigger for reports - currently 50 years
- Modify appeal fees for projects redesigned during appeal process