AGENDA

NHPC Ad Hoc Committee 9th LDC
Monday, November 17, 2014 at 2 pm
AABA Offices at 4649 Hawley Boulevard

Agenda:
1. Call to Order
2. Non Agenda Public Comment
3. Action Items: Review and make recommendations to NHPC on the 9th LDC Update based on Development Services Department October 28 presentation to the Community Planners Committee. Report to Ad Hoc Committee on Selected LDC Updates provided as attached below.
4. Adjourn Meeting

Report to the Ad Hoc Committee:
55 Issues Total:
- 22- Permit process
- 11- Use
- 5- Measurement
- 2- Parking
- 4- Signs
- 11- Minor corrections

16: Previously Conforming Uses
- Applies only to previously built structures and uses
- Structural and density issues are Process 1; becomes Process 2 where certain setbacks or lengths are exceeded. Cant up the number of units under Process 1.
- Land Use are Process 2; 50% or more exterior wall removal triggers.

#17: CEQA Noticing
- Apply timelines per state law – nothing more
- Allow distribution of Final EIR without SOCs
- Make SOCs available with project materials
- Currently 14 day notice period before hearing to review findings and SOC

#23, 24, 29, 38: Breweries
- Clarify that breweries are light manufacturing.
- Tasting rooms are accessory to breweries.
- Tasting stores are commercial retail/beer bar with same privileges as tasting room – no manufacturing.
- Brew Pubs are restaurants or bars that brew beer.
- Allow breweries in all IP zones.
- Exempt brewery storage tanks from screening requirements.

#22: Historical Resources – Adds swimming pools and foundation repairs to permits exempt from 45 year review.

#27: Drive Through Restaurants – Creates new land use category. Numerous restrictions including no drive through past 12 midnight. 7 year phase out period for existing.

#28: Companion Units – Allow companion units via Process 1 instead of CUP if they meet the 17 development requirements in the municipal code covering parking, height, setbacks, and so forth. Allow siding and roofing to be different from the primary unit.