

First off the CPA had several suggestions for code revisions. Some were not received in time to be included in this year's review. They should be reviewed, researched and submitted at the appropriate time for the next review. The following highlighted items are for the 2020 Update the others were not received in time to be included. (It is my understanding that some were not received due to a glitch in the City app while reports were not prepared on others.

50% Rule CDP Exemption

Serial Permitting

Project Sequencing

Carports/Garage

Basements/FAR

Beachfront Lot FAR

Project Noticing

Prop D Height Limit

Residential Height Limit

The two LJCPA items covered in the July 2nd workshop were Serial/Combination Permitting and Garage to Carport Conversions. The other two items submitted by other groups were Vehicular Use Areas (VUA)/Trees and Trees/Infill.

On our two items nothing was decided but it was agreed by City Staff that these two issues needed review and fixing. A couple of comments were made which I think are telling.

Regarding Serial Permitting: In the letter transmitted to the City date September 6, 2019 it called for a 5 year waiting period between permits. (See attached) Gary Geiler said this was too long and C.A. Marengo thought 30 days was enough before an application could be made. In my opinion, that defeats the purpose of this revision. A DPR review of zoning proposals suggest 12 months. There is considerable room for negotiating this revision.

Regarding Garage to Carport Conversions: Mr. Geiler suggested that 2 sides be kept 100% open. There was considerable discussion and it was decided much more was necessary to determine unintended consequences. I have requested to be involved in both of these 'sub-committee' discussions. The point I made was that the outcome must reduce the visual bulking scale of the building and that it cannot be used to increase the FAR of the building.

Mr. Marengo made an interesting observation more than once during discussion on both of these revisions, that being that there were those in the architectural and development space that will do anything they can to twist and turn the revisions to their advantage or ignore the rule completely. This was a very telling comment on the integrity of some in these professions. HA!

The next Code Revision Workshop is tentatively scheduled for July 16th or 17th. I will keep you posted and request those who are most knowledgeable in the covered subjects be authorized to speak for the LJCPA.