

Overview

Exec Summary

Problems Identified

Early Involvement

NA Meetings not regular

Changes to application

Definition of material Misrepresentation

Engineering changes between application complete and initial hearing

Consistency with Community Vision

Availability, Timing and Scope of Staff reports

Complexity and cost of application

DeNovo vs. On-the-record Appeals

Application Withdrawal after PC decision

Problem Discussion

Education

Early Involvement

Pamphlet and Web Page on Goals and Roles in Pre-App

Changes to application

Consistency with Community Vision

**Educate Applicant about Comp Plan and NA plan
Architecture review board**

Complexity and cost of application

DeNovo vs. On-the-record

Administrative Changes

Early Involvement

Notice to affected properties before first NA meeting. Notice describes process

Changes to application

City required changes not allowed after Application Complete without restarting 120 day clock.

City imposed changes require an additional NA meeting

Consistency with Community Vision

Complexity and cost of application

DeNovo vs. On-the-record

Application Withdrawal after PC Decision

Code Changes

Early Involvement

Changes to application

Consistency with Community Vision

Complexity and cost of application

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Recommendations