

City Planning Department



Memo

To: Mayor Hopkins
From: Joshua Berry, MURP, AICP, Senior Planner
Date: January 14, 2020
Re: Proposed Zoning Amendments Regarding Substandard Lots of Record

Mayor Hopkins,

The Planning Department respectfully proposes amendments to Sections 17.20.040 – *Conformance to District Regulations Required* and 17.88.010 – *Substandard Lots of Record* of the City's Zoning Ordinance.

Problems Identified:

- Existing language in the Code regarding lot mergers of substandard lots of record is unclear;
- Existing provisions requiring compliance with minimum lot requirements is burdensome and does not allow reasonable accommodation for the hardship caused by the City imposing lot minimums greater than pre-existing conditions.

Solutions Proposed:

- Clarify lot merger language & existing exemption clause;
- Provide reasonable provisions for existing substandard lots of record to be developed.

Benefits:

- Pro-business;
- Effective & lean government;
- Reasonable accommodations for development.

The Planning Department has been working with the Building & Inspections Department and Assistant City Solicitor Stephen Marsella, who both support amendments to these Code Sections.

We respectfully request that you consider sponsoring this Ordinance. Thank you for your time and consideration on this matter.