

REVISED LEGISLATIVE DIGEST

(3/5/2013, Substituted)

[Planning Code - Pre-Application Meetings in Product/Distribution/Repair-1-B (Light Industrial Buffer) District]

Ordinance amending the Planning Code, by adding Section 313, to require pre-application meetings for certain projects in the Product/Distribution/Repair -1-B (Light Industrial Buffer) District; and making environmental, General Plan, and Planning Code, Section 101(b), findings.

Existing Law

The Planning Code does not currently require any project sponsors to conduct a “pre-application meeting” with neighbors prior to submitting a project application. The Planning Department does require such meetings as a matter of Departmental policy for proposed projects that would trigger neighborhood notice under Sections 311 or 312 of the Planning Code.

Amendments to Current Law

The proposed legislation would require that project sponsors conduct at least one “pre-application meeting” with owners and occupants within a 300 feet radius of the proposed project and relevant neighborhood groups for projects that involve new construction, alteration, demolition, or removal of 5,000 square feet or more on any parcel zoned all or in part PDR-1-B (Light Industrial Buffer). At the pre-application meeting, the project sponsor would be required to describe the proposed project and solicit comments and questions from the attendees. The project sponsor would have to provide evidence that such a pre-application meeting has been conducted as part of its application for development.