

**TECHNICAL UPDATE TO TITLE 22 –**  
**DIVISION 6 – STANDARDS FOR SPECIFIC USES &**  
**DIVISION 7 – ADMINISTRATION AND PERMITS**

**Background**

Thus far, we have prepared and presented Divisions 1, 3, 4, 5, & 8 of Volume I of the Technical Update to Title 22 to the Regional Planning Commission as discussion items. The three remaining Divisions for Volume I are Divisions 2, 6 and 7. These three Divisions work closely together and complement each other in terms of understanding: which permit is required for a use, which standards to apply to a specific use, and the process for obtaining and processing the required permit. We will present Division 2 to you in the next couple of months, but today we will summarize Divisions 6 & 7.

The previous Divisions we've brought before you have mostly consisted of section-by-section edits and revisions (simplifying & clarifying language, correcting errors, etc.). Division 6 and 7 are different because instead of a one-for-one correlation, we've consolidated regulations from across the existing code.

**Components**

**Division 6**

The objective of Division 6 is to consolidate specific uses that have additional or unique development or application processing standards. Specific uses that have more restrictive development standards, such as requiring larger setbacks or the specific standards for the placement of a wall, have been centralized into Division 6. Likewise, specific uses that have different application standards, such as an increased notification radius or specific findings for approval, are also included in this Division. Specific uses covered by this Division include automobile dismantling yards, alcohol sales, guest houses, second units, and outdoor storage.

**Division 7**

The objective of Division 7 is to organize and streamline our application processing procedures and combine these regulations into one place. As part of the project, our consultant, Dyett & Bhatia, consolidated our many types of permits and processes in to five application types. Ordinance Studies staff has verified and refined the work, ensuring that the majority of existing process and procedures have been retained.

***Planning Agency***

The first chapter is Planning Agency, which defines the roles and responsibilities of the officials that administer the Zoning Code. The officials defined in this chapter include the "Board of Supervisors", "Regional Planning Commission", "Director of Planning", "Hearing Officer", and "Hearing Examiner". In the existing code, there is minimal information about each official and their responsibilities.

***Common Procedures***

The chapter for Common Procedures contains the largest streamlining project for the Technical Update. Common Procedures contains basic processing information applicable across all five application types, such as application filing, fees, noticing, findings, and notice of action. These standards were often repeated in the numerous types of permits in the existing code. Each of the five application types reference specific sections and standards for processing in Common Procedures.

**BOARD DEPUTIES MEETING  
March 8, 2012**

The following table summarizes the processing standards and the official or Review Authority responsible for reviewing the application for each of the five application types:

<i>Application Type</i>	<i>Chapter</i>	<i>Noticing Required</i>	<i>Public Hearing Required</i>	<i>Advisory Body</i>	<i>Review Authority</i>	<i>Appeal Body</i>
Type I (Ministerial)	22.118	No	No	N/A	Director	Commission if applicable
Type II (Discretionary)	22.120	No	No	N/A	Director	Commission
Type III (Discretionary)	22.122	Yes	No	DRP Biologist, Environmental Review Board (ERB), Significant Ecological Areas Technical Advisory Committee (SEATAC)	Director	Commission/Board
Type IV (Discretionary)	22.124	Yes	Yes	Director, DRP Biologist, ERB, SEATAC, Hearing Officer, Hearing Examiner	Hearing Officer/Commission / Board/CCC	Commission/Board/CCC
Type V (Discretionary)	22.126	Yes	Yes	Commission, Director, DRP Biologist, ERB, SEATAC, Hearing Officer, Hearing Examiner	Board/CCC	

*Specific Permits and Applications*

The remainder of Division 7 contains regulations for specific permits and administrative regulations that were not covered under the five application types or have procedures different than the Common Procedures. Division 7 contains regulations for Variances, Parking Permits, Affordable Housing, Specific Plans, Special Events Permits (the replacement for Temporary Use Permits) and other administrative regulations, such as Enforcement Provisions, and Library and Law Enforcement Facilities Fees.