

New Planning Code Summary:

Pre-Application Meetings in PDR-1-B Districts

Code Changes: Section 313
Case Number: Board File No. 130180

Initiated by: Supervisor Cohen

Effective Date: 7/22/13

The Way It Was:

- In the PDR-1-B District there were no notification requirements, such as Planning Code Section 311 or Section 312 neighborhood notification (hereinafter “311/312 notification”), which are required in Residential and Neighborhood Commercial Districts respectively.
- Per Planning Commission policy, pre-application meetings are required for projects subject to 311/312 notification (change of use, building expansion or demolition projects in R or NC Districts) and also meet one of the following criteria:
 - New Construction; or
 - Any vertical addition of 7 feet or more; or
 - Any horizontal addition of 10 feet or more; or
 - Decks over 10 feet above grade or within the required rear yard; or
 - All Formula Retail uses subject to a Conditional Use Authorization.
- Pre-application meeting requirements were not codified in the Planning Code; instead this requirement was established by Commission policy.

The Way It Is Now:

- Pre-application meetings are required for certain projects within the PDR-1-B (Light Industrial Buffer) District. Those projects include:
 - New construction,
 - Demolition, or
 - Removal of 5,000 square feet or more.
- Pre-application requirements for PDR-1-B Districts are now codified in the Planning Code.

Link to signed legislation:

130180	0110-13	07/21/2013	Planning Code - Pre-Application Meetings in Production/Distribution/Repair-1-B (Light Industrial Buffer) District
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