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Article 5 4 Day Zoning Ordinance Workshop July 16-20, 2012

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4 Day Zoning Ordinance Workshop July 16 - July 20, 2012 COMMENTS AND RECOMMENDATIONS ARTICLE 5

The Discretionary Project Review Process needs to be completely analyzed, retooled and updated. Too much to include but do see a great opportunity to restructure the County Discretionary Review process to make it more cost effective, more efficient to staff as well as more responsive to applicant. I feel the County would benefit by establishing a committee of non-county staff to analyze and give feedback on the process and areas that need to be analyzed that have been problematic in the past. EDAC and other groups have touched on some areas in the past but a full review by a committee dedicated to enhance the Permit process with a cross section of members from public, private, business, residents, environmental, development, and non development interest would be beneficial. Article 5 does not allow enough specific direction to policy for County staff. I do this for a living and would have problems with processing permits with this kind of language. I would like to offer some bullet specific comments in the future as the Draft Zoning Ordinance moves forward. I welcome the opportunity to work with the County on improving the process as I feel I have some constructive comments that could benefit the County. Thank You for the opportunity to have comments included in this process of a full Zoning Ordinance Update as part of the Tentative General Plan Amendment Process.

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