

33.720 Assignment of Review Bodies

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Section Amended:

33.720.020 Quasi-Judicial Land Use Reviews

Commentary

Section 33.720.020 Quasi-Judicial Land Use Reviews

This section has been updated to specify that the new Central City Master Plan process is reviewed by the Design Commission.

33.720.020 Quasi-Judicial Land Use Reviews

Quasi-judicial land use reviews are assigned to the review bodies stated below.

- A. Director of BDS.** All land use reviews that are subject to a Type II or Type IIx procedure are assigned to the Director of BDS.
- B. Hearings Officer.** All appeals of land use reviews that were processed as a Type II or Type IIx procedure and all land use reviews subject to a Type III procedure, unless stated otherwise in Subsection C., or D., or E. below, are assigned to the Hearings Officer.
- C. Design Commission.** The following land use reviews, when subject to a Type III procedure or when they are appeals of a Type II procedure, are assigned to the Design Commission:
 - 1. Design review, except as provided for in Paragraph D.2 below;
 - 2. Adjustments in a Design zone, except historic districts and historic landmarks;
 - 3. Adjustments associated with a design review required by City Council outside of a Design zone;
 - 4. Reviews in the Central City plan district for height and FAR bonuses and transfers; ~~and~~
 - 5. South Waterfront Greenway Reviews in the South Waterfront subdistrict of the Central City plan district; and
 - 7. Central City Master Plan reviews.
- D. – G.** [No change]

Commentary

33.808 Central City Parking Review. Under the original Central City Transportation Management Plan and zoning code, surface parking lots were required to go through a renewal process via Central City Parking Review (CCPR) every 5 years. This requirement was eliminated in 2002, but Chapter 808 was never updated to reflect that. So references to conversion of surface parking lots is proposed to be deleted.

Previously, Central City Parking Review was generally only required when the zoning code does not provide a maximum parking entitlement to a particular site, or when the use is residential. The changes to this section require Preservation Parking, Visitor Parking, and Growth Parking for non-office uses to go through CCPR. In addition, changes to conditions of approval for existing parking and increases in the number of parking spaces for existing parking require a CCPR.