TO: Honorable Mayor and Members of the City Council

FROM: Councilmembers Linda Maio, Susan Wengraf, Lori Droste, and Kate Harrison

SUBJECT: Enable Internal Renovation of a Residence That Does Not Increase the Footprint As an AUP if the Building is an Historic Non-Conforming Use in the Percent of Lot Coverage

RECOMMENDATION
Refer to the Planning Commission to enable an AUP for the renovation of an existing residence, rather than a full public hearing, in the following circumstances:
1. The renovation does not increase the percentage of lot coverage
2. The residence is an historic non-conforming use in the percentage of lot coverage
3. The renovation does not appear to create an intensification of use
4. No change to the building envelope

BACKGROUND
I was visited by a constituent who described a situation her family encountered in renovating her kitchen and adding a bathroom. Because the lot coverage was 2% over the allowed percentage the family was required to go through a public hearing process which cost them $5,000. Undoubtedly it cost them more in delays and it certainly entailed a large amount of stress.

This item requests that an Administrative Use Permit (AUP) and not a full-blown public hearing, accompanied by an extensive public noticing requirement, be implemented instead in the circumstances outlined above.

ENVIRONMENTAL SUSTAINABILITY
No environmental sustainability impact.

FINANCIAL IMPLICATIONS
None at this time.

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