

McCaleb, Iris

From: James Stupfel <hhnalo@gmail.com>
Sent: Monday, November 14, 2016 11:57 AM
To: McCaleb, Iris
Subject: LU- 16-0030 Comments/Testimony

Iris,

On behalf of the Hallinan Heights Neighborhood Association (HHNA), I would like to submit comments related to LU 16-0030. Unfortunately, I will not be able to make the hearing this evening to present these comments to the Commission in person.

At our November 3rd board meeting, the HHNA Board discussed the proposed modification to the "Exceptions" portion of the Pre-Application Conference requirement (57.07.003 1.e.i). HHNA does not support the changes as proposed. Pre-application conferences are an important opportunity not just for a project proponent, but also for neighbors to learn about proposals and the associated code and to develop an understanding of what is allowable and what is not BEFORE heading into the application/review/approval phases. Although we do understand Staff's desire to eliminate waste of City resources (staff time=money) and to speed up the process for applicants, we don't want to see these steps taken only if Staff and Applicant concur. This is especially true for variances- instances where the code has often already been violated or plans to come up short in one way or another. It is important for the community to have ample opportunity to learn about and decide how to respond to these types of actions, whether perceived to be minor or not.

HHNA would support a code change that allows for waiving of Pre-Application Conferences if requested by the Applicant and waived by the City Manager AND applicable Neighborhood Association. This gives everyone equal opportunity to determine if the meeting is necessary. Though it is understood that not every NA will be responsive for all requests, this solution would be a positive step towards reducing unnecessary meetings without eliminating any NAs' valuable opportunities to learn about City requirements and proposed projects/variances in advance.

HHNA has not had an opportunity for detailed review and discussion in regards to any other portion of LU 16-0030 so we will not be submitting any comments on the action outside of the section discussed above.

Thank you for the opportunity to comment and please feel free to contact me with any questions or if you need any clarification on our position.

-James Stupfel, Chair

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