

# Extended Period for Design Review Approvals LUCA

## Study Session

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**Development Services Department**

November 6, 2023





# Recommended Direction

Provide input and direct staff to prepare the proposed LUCA for public hearing at a future meeting.



# Agenda

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Background



LUCA Components



LUCA Objectives



Process/Direction



# Background

March 13, 2023

- Council initiated and retained processing of LUCA to allow extensions for Design Review approvals



# Current Process

- Design Review approvals expire pursuant to LUC 20.40.500
- No opportunity for extension

Type of Project	Effective Date	Duration	Required Actions
Design Review	Date of Approval	2 years	Submit complete building permit; maintain permit(s)



# LUCA Components

- Creates extension opportunity by amending Part 20.30F LUC (Design Review)

## Timing of Request

- Submitted before expiration
- No earlier than 45 days before expiration

## Extensions Allowed When

- Unforeseen circumstances
- Expiration would result in unreasonable hardship

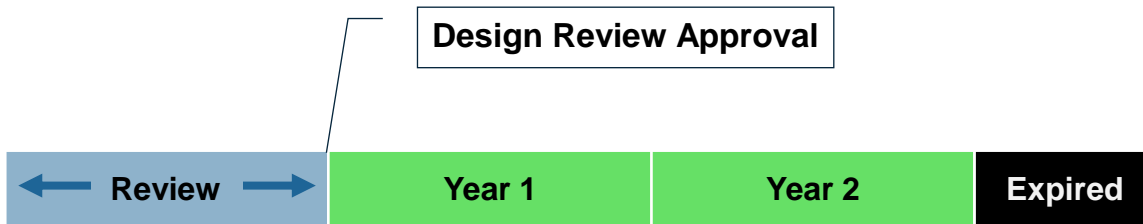
## Time Limitation

- Up to 2-year extension
- May grant multiple extensions
- Shall not exceed 4 years total

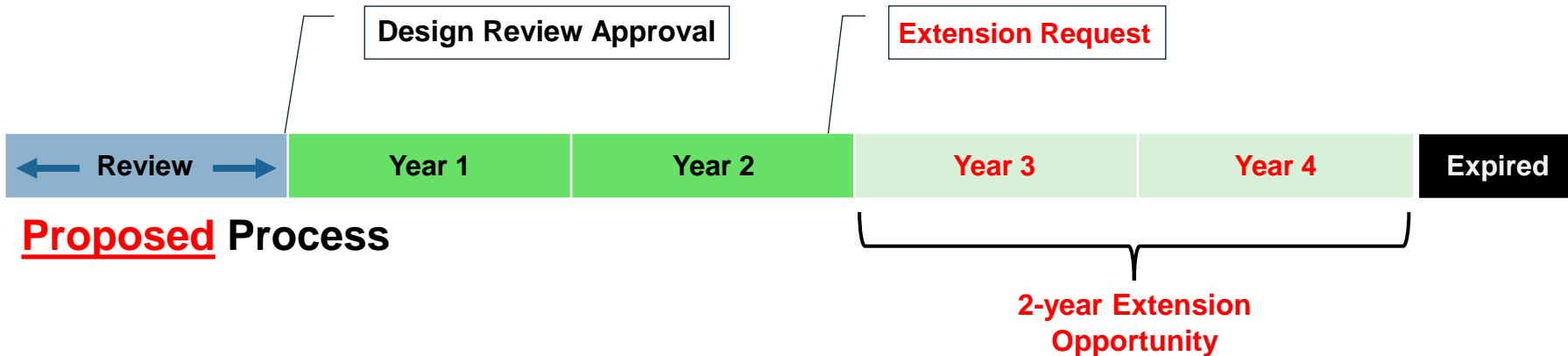
**Design Review  
approval remains  
“alive”**



# Effect of LUCA



Current Process



Proposed Process



# LUCA Objectives

- Provide consistency in extension practices
- Allow additional time for applicants to complete projects
- Balance flexibility for projects and the public purposes of new land use regulations





# LUCA Process

## Process IV – City Council Legislative Action

*Includes Notice of Application, Public Hearing*

Meeting	Date
City Council Initiation	March 13, 2023
City Council Study Session	November 6, 2023
City Council Public Hearing and Action	TBD





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