

Exhibit J

Estimated Cost Analysis of Proposed Zoning Code Changes (from Article 22)

At the April 26th work session, the Council requested that staff provide a “short list” of the hillside code update topics that will result in increased costs. Staff prepared this exhibit to identify the primary topics that will result in increased application fees and used several projects as examples or case studies. Updates to two zoning topics that will result in additional application fees: updates to the Hillside Chair Review requirements and updates to the Hillside Assurance.

Code Topic	Current Code	Proposed Code	Change	Estimated Increase in Application Cost & Hillside Assurance
Admin. Hillside Chair Reviews*	▪ No Increase in Disturbance ▪ No Increase in Walls ▪ No Increase in Height of House ▪ 1,000 Sq Ft of New Footprint	▪ 100 Sq Ft Increase in Disturbance ▪ 15 L.F. Increase in Walls ▪ No Increase in Height of House ▪ 100 Sq Ft of New Footprint	Estimated that 1/3 of Administrative Hillside Chair Reviews Will Require Full Committee Review (as a Combined Review)	\$2,635.00 Additional Application Fee \$4,125.00 (Combined Review App. Fee) - \$1,490 (Admin. Chair App. Fee) = \$2,635.00 (??) Cost for Applicant to Prepare Plan Set from Chair Review to Combined Review Unknown
Hillside Assurance**	▪ \$25 x Total Cut and Fill Associated with Project	▪ \$35 x Grading Permit Fee	With code update, most assurances will fall into estimated range of \$200K to \$400K to mitigate site	55% Estimated Increase in Assurance (or Average increase of \$97,132.92 based upon 5 examples in Exhibit D) Assurance is Refundable
* See Table 1 for Estimated Number of Admin. Chair Reviews that will Require Full Committee Review due to Code Changes				
** Reference Exhibit D for Comparison of Current and Proposed Hillside Assurance Amounts				

(*) TABLE 1
HILLSIDE CHAIR REVIEWS – 2015 TO 2018
ANALYSIS OF CHAIR REVIEWS UNDER CURRENT CODE THAT WILL REQUIRE COMMITTEE REVIEW UNDER DRAFT CODE

Year	Total Chair Reviews (Current Code)	Chair Reviews (Draft Code)	Committee Reviews (Draft Code)	% That Require Committee Review (Draft Code)
2015	16	9	7	43.8%
2016	11	8	3	27.3%
2017	10	6	4	40.0%
2018	3	2	1	33.3%

$$43.8\% + 27.3\% + 40.0\% + 33.3\%/4 = \mathbf{36.1\%}$$

36.1% of Applications Approved for Chair Review under the Current Code would now require a Combined Committee Review under the draft code

