

Chapter 4

APPENDIX A

PROJECTS AND MATTERS TO BE APPROVED BY GOVERNING BOARD OR HEARINGS OFFICER

I. GENERAL

Governing Board Review

1. EIS certification (Chapter 5)²
2. Projects for which an EIS has, or will be prepared, when requested by the Governing Board during scoping of the Draft EIS, or during subsequent public hearings for the EIS, or at the discretion of the Executive Director²
3. Plan amendments, ordinances and resolutions
4. Community Plans, including preliminary plan or work program, redevelopment, master or special plans
5. Problem assessments and remedial action plans, excluding voluntary problem assessments and remedial action plans (Chapter 9)
6. Increases in supply of land coverage (Chapter 20)¹
7. Delegation Memoranda of Understanding (except for those executed pursuant to Subsection 71.1.A)²
8. Substantial harvest or tree removal plans (71.4.I) except for fuels management projects (71.5.C)²
9. Mitigation fund expenditures and projects (Chapter 82 and 93)
10. Permit revocations (Chapter 8)¹
11. Designated historic resource determinations (Chapter 29)
12. Projects resulting in a significant increase in traffic when the project causes level of service (LOS) to worsen by one letter grade at an intersection, or results in any additional delay at an intersection already rated at LOS "F" (Chapter 93)²
13. Allocation systems (Chapter 33)
14. Establishing the level defining the top ranked parcels pursuant to Subsection 37.8.B, lowering the line defining the top ranked parcels pursuant to Subsection 37.8.C and determining allowable base land coverage pursuant to Subsection 37.11.A.
15. Findings of the demonstration of commitment for affordable housing pursuant to Subsection 43.4.F.¹

² Amended 06/22/2005

¹ Amended 07/28/2004

16. Special project allocations (Subsection 33.3.D (3))

Hearings officer

1. Special uses, including changes, expansions or intensifications of existing uses (Chapter 18)
2. Additional height for eligible structures, in special heights districts for adopted community and redevelopment plan areas (Subsection 22.4.D)¹
3. Additions, reconstruction, or demolition of eligible or designated historic resources (Chapter 29)²
4. Modification to SEZs, excluding modifications for residential projects in accordance with Subsection 20.4.B(1) and involving erosion control and other environmentally oriented projects and facilities in accordance with Subsection 20.4.B(4)
5. Land capability challenges and man-modified challenges, except land capability challenges pursuant to Subsection 20.2.D submitted under the special provisions for designated land banks (Chapter 20 and 53)
6. Additional coverage in excess of 1,000 square feet in land capability districts 1-3
7. Projects resulting in a significant increase in traffic that do not require Governing Board review (Chapter 93)²

II. RESIDENTIAL PROJECTS INVOLVING

Governing Board Review

1. Allocation of ten or more residential bonus units to affordable or moderate-income housing.²
2. Mobile home developments involving the creation or elimination of ten or more mobile homes, including conversions to other uses.²

Hearings Officer

1. Multi-residential and employee housing greater than four units²
2. Special use projects (except those identified for Governing Board review) involving changes, expansions or intensification of existing uses
3. Allocation of more than two, but less than ten, residential bonus units to affordable or moderate-income housing²

¹ Amended 06/22/2005

III. COMMERCIAL PROJECTS INVOLVING

Governing Board

1. Allocations or transfer of floor area , 3,000 or more square feet¹

Hearings Officer

1. Allocations or transfer of floor area less than 3,000 square feet³

IV. PUBLIC SERVICE PROJECTS INVOLVING

Governing Board

1. New facilities or additions involving over 3,000 square feet of floor area or 3,500 square feet of new land coverage³
2. Airport Expansion

V. RECREATION PROJECTS INVOLVING:

Governing Board

1. New facilities or additions involving more than 3,000 square feet of building floor area or 3,500 square feet of land coverage (except recreational trails, which may be allowed greater land coverage)³
2. New recreational trails (hiking and/or bicycle) exceeding one mile in length, or shorter trails that create new land coverage on low capability land or pass through sensitive wildlife habitat³
3. Projects requiring an allocation of PAOTs from the overnight pool of 1,000 PAOTs

Hearings Officer

1. New recreational trails (hiking and/or biking) that are between 1,000 feet and one mile in length, provided the new land coverage is all on high capability land and the trails do not pass through sensitive wildlife habitat³

VI. SHOREZONE PROJECTS INVOLVING

Governing Board

1. Tour boat operations (new or expansion)
2. Waterborne transit (new or expansion)
3. Seaplane operation (new or expansion)
4. Marinas (new or expansion)
5. Boat launching facilities (new or expansion)
6. Recognition of multiple-use facilities (Chapter 54)

¹ Amended 06/22/2005

7. Expansion requiring a deviation of development standards, except low level boatlift additions and reconfigurations of existing structures to increase conformance

Hearings Officer

1. Special use projects (except those identified for Governing Board review) involving changes, expansions or intensifications of existing uses
2. New structures (except those identified for Governing Board review)