

MOTION

Often times, businesses and property owners will use private contractor estimates in assessing the feasibility of developing a property. While this has been typical business protocol, it has led to situations where businesses find they are unable to complete a development due to an unanticipated expense like upgrading a power transformer or other infrastructure and utility upgrades.

Any unnecessary days in the planning and land use development process can detrimentally impact project applicants, who must endure higher permitting, infrastructure, and/or utility costs and fees.

All city departments and/or offices must take proactive steps early on in the land use development process, and work collaboratively, to minimize any construction delays, which in turn may trigger additional permitting fees and higher construction and utility costs.

More specifically, when a development project is approved it can often face unnecessary obstacles, or potentially be derailed by last minute exorbitant utility costs. Oftentimes, these costs are related to massive infrastructure upgrades that for example, the Department of Water & Power (DWP), requires for new projects, in a concerted effort to take some of the burden off the city's power grid system.

These higher utility costs can potentially increase overall construction costs. However, these costs can be mitigated if any and all utility concerns are addressed in the early stages of the land use planning development process.

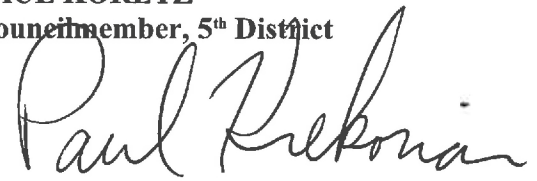
I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety; Department of Water & Power; Bureau of Engineering; and in consultation with the City Attorney; and any other relevant city department, to prepare a report with recommendations requiring the Planning Department, as lead, to consult with the Department of Water & Power and any other city department/office early on in the land use development process, and thereby avoid any last minute conflicting or redundant infrastructure/utility requirements that may detrimentally impact the completion of development projects in the city.

PRESENTED BY:



PAUL KORETZ
Councilmember, 5th District

SECONDED BY:



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