

2010

PIPES

PIPES

PURPOSE

- ✘ Clearly identify the process and the areas that create delays regardless of internal or external origin.
- ✘ Define each Departments role and create transparent tools for monitoring project progress. Web based and visible from outside the City.
- ✘ Transparency defines accountability – Delays whether department and/or applicant originated are clearly visible.
- ✘ Enhanced communication between departments and dedicated staff to project management throughout the process.
- ✘ Create a method to resolve disputed comments or conditions during the process instead of at its completion.
- ✘ Define submission criteria to determine project viability without extensive creation of detailed drawings that would be required during construction approvals.

ENHANCEMENTS

- ✘ Projects are reviewed upon submission and placed in paths appropriate for the project.
- ✘ Streamlined the process so that the amount of pre application drawings and studies required are adjusted to the specific type of project requested
- ✘ A project manager is now assigned to all projects and will shepherd and coordinate projects through the process.
- ✘ Created a mechanism to adjudicate issues and concerns that arise through the process. Historically a disputed comment would hold projects indefinitely as no method was in place to mediate.
- ✘ The process has built into its timelines allowances for plans and comments to be corrected without extending the overall process times..
- ✘ Accountability and transparency is obtained by connecting project data including expected dates to the City's Web site. Applicants may go online and determine the status of their project

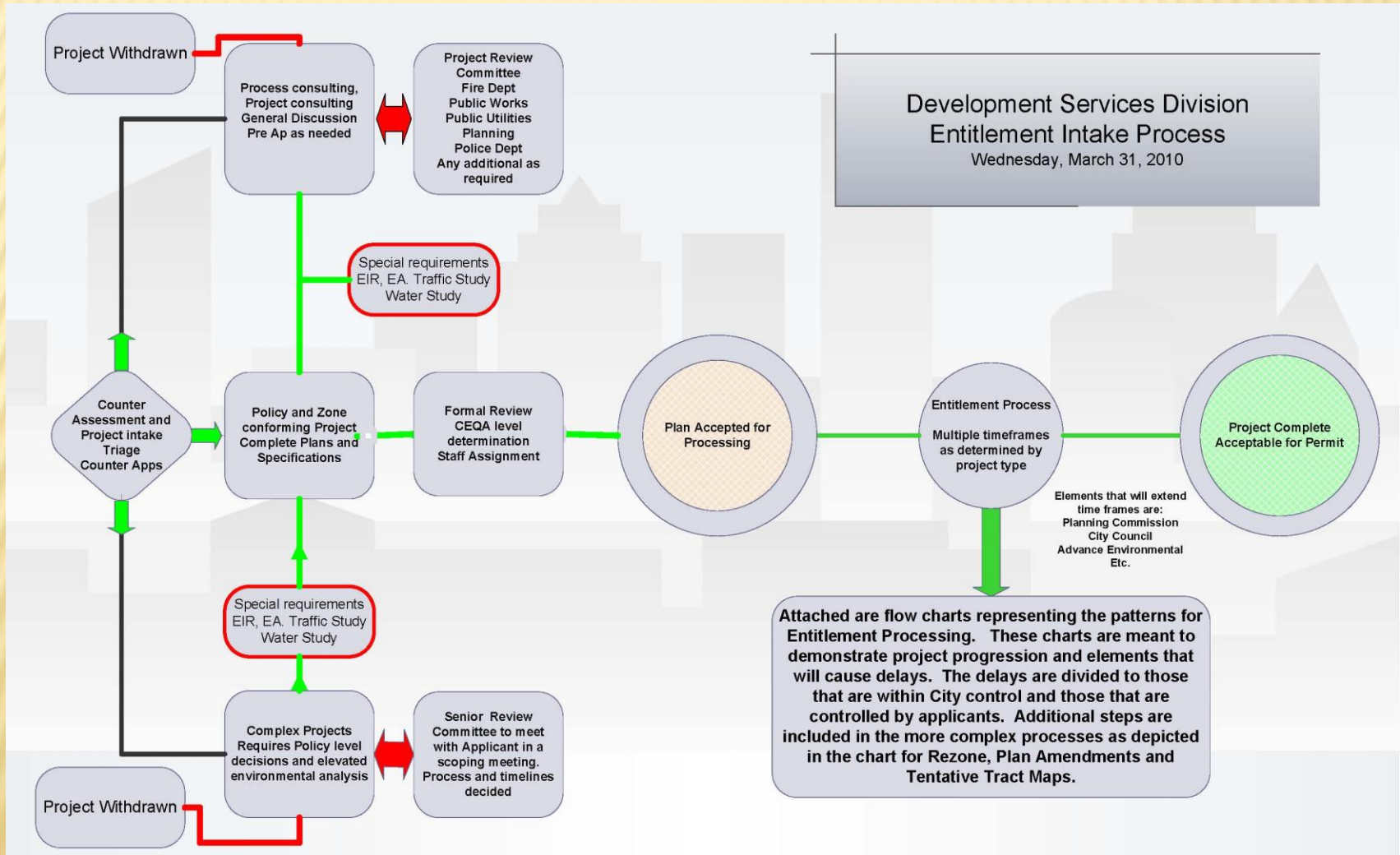
PHASED DEVELOPMENT REVIEW PROCESS

- × Consultation
 - + Facilitated by Planning Counter Staff
 - + Input as needed from other Agencies

- × Bifurcation
 - + Minimizes initial submission requirements
 - + Separates Planning Approvals from Construction approvals

- × Counter Submission Triage Planning Approval
 - + Review for submission
 - × Counter Triage Protocol: Four paths
 - × Verify inclusion of needed documents Begin to Determine required Studies
 - × Acceptance
 - × Non Acceptance

COUNTER TRIAGE



REVIEW PROCESS

- + Formal Review
- + Plan Acceptance
- + Routing
- + Assigned Project Manager
- + **Comment Period**
- + Comment period end-CEQA Determination
- + Comment Resolution and CEQA Preparation
- + CEQA publishing period
- + Approval
- + Appeal Period

PLANNING REVIEW

Process Flow for
Site Plan Review
Conditional Use Permit
Variance
December 8, 2009

Planning Review

Senior Review Committee

Conditions that can not be resolved
by staff are referred to this
Committee

City
controlled
delays

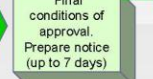
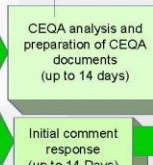
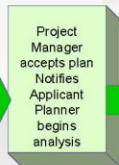
1. Routing delays
2. Delay in review

1. Current workload
exceeds capacity.
2. Delay in receiving
comments.
3. Implementation
Committee schedules

Comment
responses
require significant
project changes
causing
additional review

Extended
review
required
by CAO
for CEQA

1. Coordination of
conflicting
conditions
2. Conditions
change



Construction
drawing plan check

Requirements
determined in
Planning
Process

Technical review
process

Applicant
controlled
delays

1. Further review
deems applications
incomplete

Technical Review Committee

Resolve imposed conditions and
technical issues

1. Incomplete
response
2. Comment
resolution
3. No response
within 14 days

1. Conditions
change by
applicant
request or
based on
new
information

Comments received
from community
challenge the project.

Applicant response to
Community
comments

Day 0

Day 2

Day 10

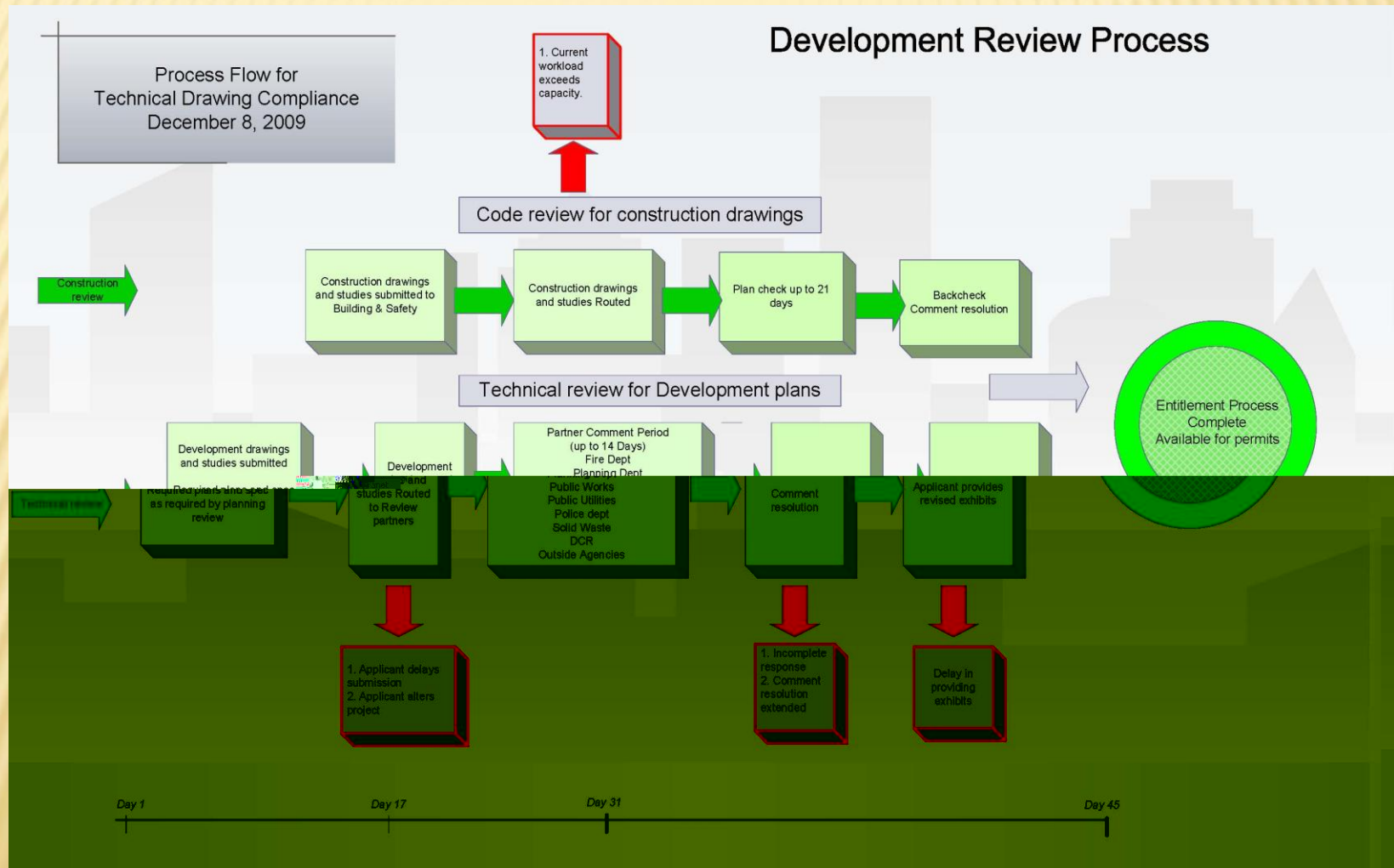
Day 24

Day 38

Day 68

Day 85

TECHNICAL REVIEW



TRANSPARENCY & ACCOUNTABILITY

The screenshot displays the City of Fresno GIS website interface. The browser window title is "City of Fresno GIS - Windows Internet Explorer" and the address bar shows "http://gis4u.fresno.gov/website/cof_gis/". The website header includes the "City of FRESNO GIS" logo and a navigation menu with tabs: Address, Interest, Intersection, Layers, Legend, Park/Center, Project Status (selected), Property, School, and Shapefile Download. The "Project Status" tab is active, showing details for project 10-80000091 at 3316 E VENTURA ST. The assigned planner is ED PAZ, the project type is PIPES CUP, and the description is "CUP MAJOR REVISED EXHIBIT". There are "Back" and "Review Steps" buttons. The main map area shows a street grid with labels for streets such as HUNTINGTON ROAD, BALDWIN AVE, BONAHOO ST, GILBERT ST, MONTEGRO AVE, ADIA AVE, and VENTURA ST. A red star icon marks the project location at 10-80000091. A scale bar indicates 936 Feet. The bottom of the page contains a disclaimer: "The City of Fresno does not guarantee that the information on this site is accurate or complete. The City provides this information on an 'as is' basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. The City is not responsible for any damages arising from the use of information on this site. Access to this website, or to any links on this site, is at user's risk. Users should verify the information before making project commitments. APPLICATION CREATED BY CITY OF FRESNO, ISD - GIS". The status bar at the bottom shows "Map: 6335273.11 , 2153471.94 -- Image: 255 , 1 -- ScaleFactor: 4.848689741200496" and "Local intranet" with a 100% zoom level.

http://gis4u.fresno.gov/website/cof_gis/

REVIEW STEPS

Project Number: 10-8000091
 Assigned Planner: ED PAZ
 Project Type: PIPES CUP
 Project Description: CUP MAJOR REVISED EXHIBIT

Review Step	Description	Date In	Date Out	Est Cpl Date	Status
100	DATE ACCEPTED DATE ROUTED	04/15/2010	04/18/2010	04/18/2010	Complete
200	DEVELOPMENT SERVICES COMMENTS	04/18/2010		05/15/2010	
300	PUBLIC WORKS-TRAFFIC COMMENTS	04/18/2010		05/15/2010	
400	DPU SOLID WASTE COMMENTS	04/18/2010		05/15/2010	
500	FIRE DEPT COMMENTS	04/18/2010		05/15/2010	
600	FRESNO PD COMMENTS	04/18/2010		05/15/2010	
700	SJVAPCD COMMENTS	04/18/2010		05/15/2010	
800	DCR COMMENTS	04/18/2010		05/15/2010	
900	FMFCD COMMENTS	04/18/2010		05/15/2010	
1000	CALTRANS COMMENTS	04/18/2010		05/15/2010	
1100	FRESNO COUNTY HEALTH COMMENTS	04/18/2010		05/15/2010	
1200	FAX COMMENTS	04/18/2010		05/15/2010	
1300	RDA COMMENTS	04/18/2010		05/15/2010	
1400	COUNCIL DIST COMMITTEE COMMENTS	04/18/2010		05/15/2010	
1500	OTHER ROUTING PARTNER COMMENTS	04/18/2010		05/15/2010	
1600	APPLICANT COMMENT RESPONSE			07/10/2010	
1700	TECHNICAL REVISIONS FOR COMP			06/10/2010	
1800	CEQA ANALYSIS AND PREP			06/10/2010	
1900	CEQA PUBLICATION			07/10/2010	
2000	FINAL CONDITIONS & NOTICE PREP			07/17/2010	
2100	DIRECTOR APPROVAL/DENIAL			07/24/2010	
2200	NOTICE OF GRANTING/ACTION			08/08/2010	

CONFLICT RESOLUTION

Technical Committee

Resolves comments of a technical nature
Typically accessed during comment resolution period

Senior Committee

Resolves issues involving City Policies and or interdepartmental concerns

TECHNICAL REVIEW COMMITTEE

- ✘ Comprised of subject matter experts from each needed Department or Agency
 - + Supervisory or higher staff level

- ✘ Staff presentation of issues
 - + Maintain record of committee meeting
 - + Document decisions, include in project file for future reference.
 - + Applicant may be invited to address Committee

- ✘ Resolution
 - + Responsible Department/Agency to provide written comment revisions as determined by Committee to Project Manager within 48 Hours.

Significant changes to conditions or project specifications may require rerouting, analysis and potentially new CEQA preparation.

- ✘ Failure to reach resolution:
 - + Refer to Assistant Director, Planning and Development for possible inclusion on the agenda for the Senior Review Committee.

TECHNICAL REVIEW COMMITTEE

- ✘ Kevin Fabino, Chair, Development Department
- ✘ Mike Sanchez, Planning Manager, Development Department
- ✘ Doug Hecker, Supervising Engineering Technician, Department of Public Utilities
- ✘ Lon Martin, Assistant Director, Department of Public Utilities
- ✘ Scott Mozier, Assistant Director, Public Works Department
- ✘ Bryan Jones, City Traffic Engineer, Public Works Department
- ✘ Robert Weakley, Chief of Operations, Department of Public Utilities
- ✘ Rick Fultz, Senior Fire Prevention Inspector, Fresno Fire Department
- ✘ John Raymond, Assistant Executive Director, Fresno Redevelopment Agency
- ✘ John Downs, FAX/Planning, Fax
- ✘ Kevin Meikle, Airports Planning Manager, Fresno International Airport
- ✘ Any other Agency as needed

SENIOR REVIEW COMMITTEE

- ✘ Committee is comprised of Department Directors or Assistant/Deputy Directors
- ✘ Planning & Development – Chair
 - + Public Works Department
 - + Public Utilities Department
 - + Downtown and Community Revitalization
 - + Redevelopment Agency
 - + Any additional Department/Agency as needed

SENIOR REVIEW COMMITTEE

✘ Project referrals:

- + Petition of the Applicant
- + Referral from CMO or the Mayor's Office
- + Counter referral for major project review.
- + Technical Committee

✘ Failure to Resolve:

- + When a resolution can not be reached the Chair shall prepare a referral to the City Manager including his recommendation for resolution.

QUESTIONS

