

Resilient City (-RC) Combining District Zoning Code Text Amendment

City Council

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Planning and Economic Development

Zoning Code text amendment to extend the Resilient City (-RC) combining district (Code Section 20-28.100) for a period of three years, until October 9, 2023



Resilient City (-RC) combining
district formation - October 2017

Resilient City (-RC) combining
district modifications:

May 2018

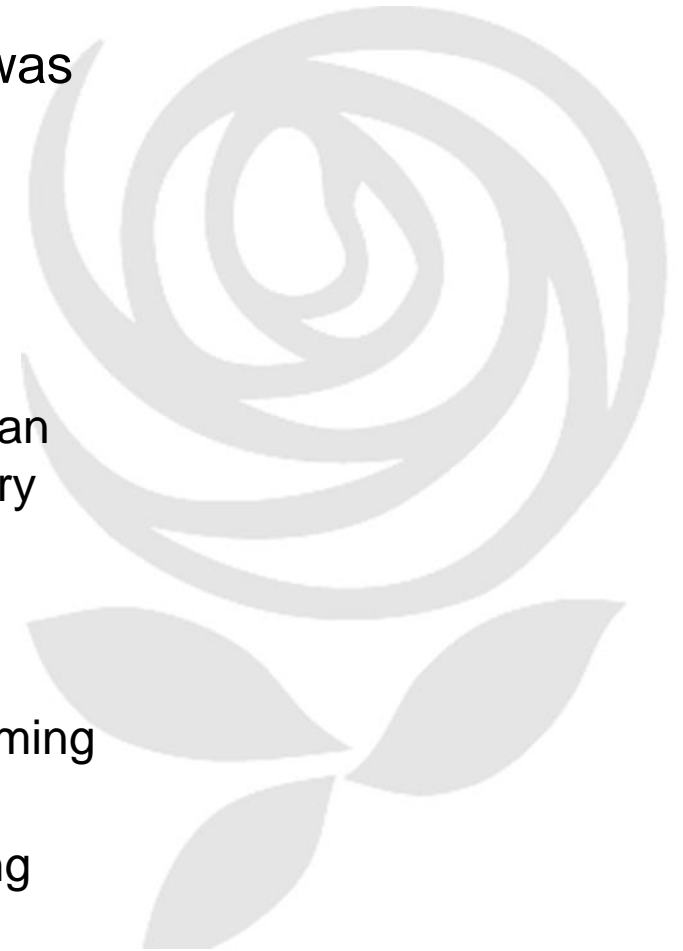
June 2018

June 2019

October 2019

Resilient City (-RC) combining district

- The Resilient City (-RC) combining district, was adopted to facilitate and expedite the rebuild process after the 2017 wildfires
- The -RC district initiatives:
 - Expedite rebuild area permit processing
 - Allow the construction and occupancy of an accessory dwelling unit prior to the primary residence
 - Allow the reconstruction of certain legal nonconforming structures
 - Permit continuance of certain non-conforming uses
 - Allow extended construction hours, among others



Ordinance Language

The October 9, 2020 expiration date is referenced three times within current code language and will be amended to reflect the three-year extension:

- *20-28.100(D)(5)(c) Reconstruction of legal nonconforming structures.*
*Repair or reconstruction shall commence within ~~three~~ **six** years of the date of declaration of local emergency (October 9, 2017), by October 9, ~~2020~~, **2023**, and be diligently pursued to completion.*
- *20-28.100(D)(6)(b) Continuance of nonconforming uses.*
*Repair or reconstruction shall commence within ~~three~~ **six** years of the date of declaration of local emergency (October 9, 2017), by October 9, ~~2020~~ **2023**, and be diligently pursued to completion.*
- *20-28.100(K) Duration of -RC combining district.*
*Notwithstanding any other provision of the City Code, the provisions of the -RC combining district shall control and prevail until October 9, ~~2020~~ **2023**, unless otherwise amended by subsequent action of the Council.*

Environmental Review

California Environmental Quality Act (CEQA)

Adoption of this Ordinance is Exempt

- "Common sense exemption" - CEQA Guidelines Section 15061(b)(3)
 - CEQA applies only to projects having the potential to cause a significant effect on environment
- Exempt pursuant to Public Resources Code Section 21080(b)(3) regarding repairs and replacement work after a state-declared disaster and Section 21080(b)(4) regarding actions to mitigate or prevent an emergency, and CEQA Guidelines Section 15269(a) regarding maintaining, repairing, restoring, demolishing, or replacing property or facilities damaged or destroyed as a result of a disaster in a disaster stricken area

The Planning and Economic Development Department recommends that the City Council:

- Introduce an Ordinance to extend City Code Section 20-28.100, Resilient City (-RC) combining district, for a period of three years, until October 9, 2023.



Questions?



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