
One-Time, Automatic, 12-Month Tentative Map Extension Text Amendment

City Council
December 18, 2018

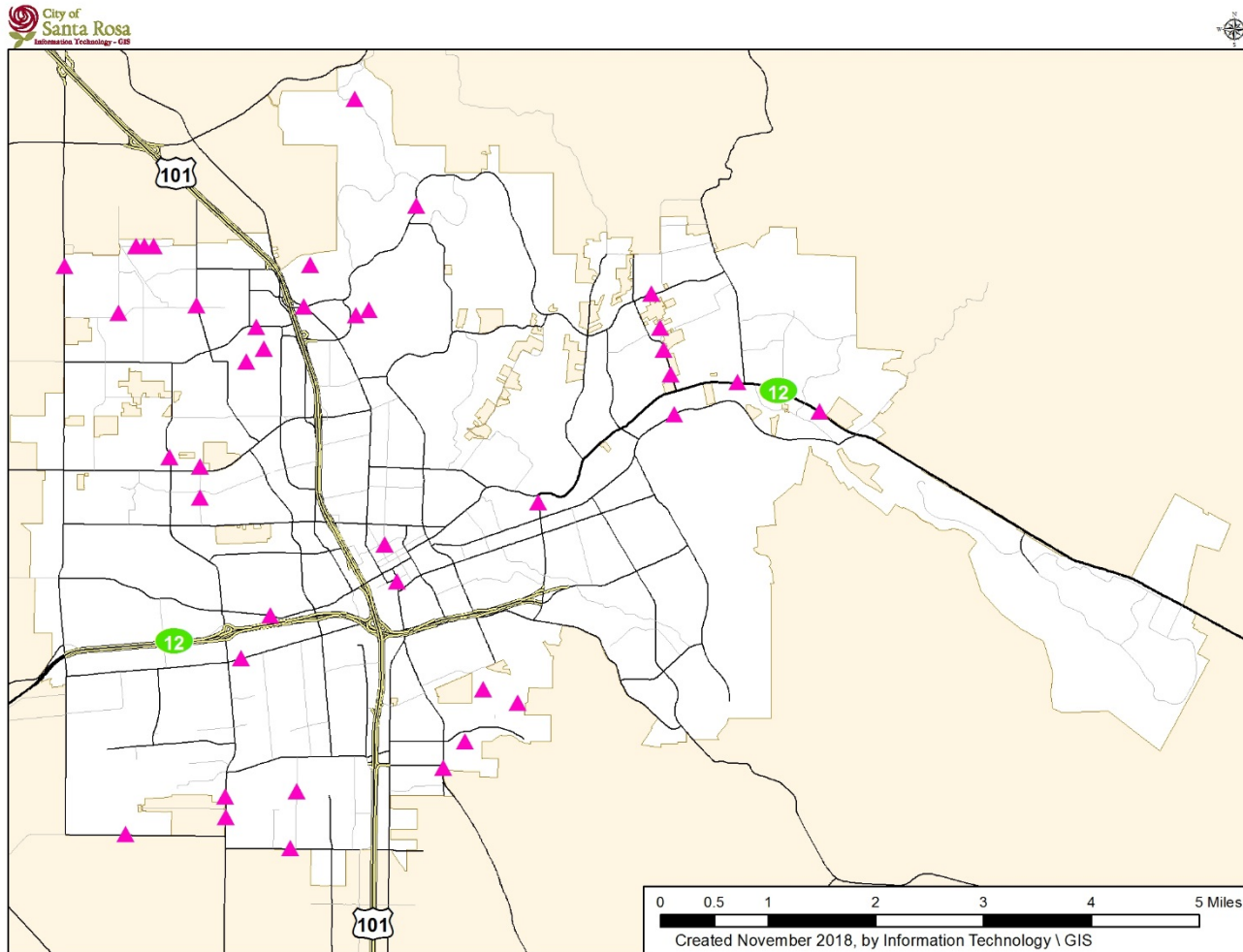
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- Proposed text amendment to Zoning Code Chapter 20-16, Resilient City Development Measures
 - ✓ Add a one-time, automatic, 12-month extension for approved tentative maps and associated entitlements
 - ✓ Extension would substitute for one extension under Code Section 19-28.030 and does not increase the total number of extensions allowed under the Code
 - ✓ Address housing needs Citywide following the fires of October 2017

- June 2017: Council priorities adopted – implementation of comprehensive housing strategy to address unmet housing needs
- October 2017: Tubbs and Nuns Fires damaged or destroyed approximately 3,000 homes and 100 commercial structures – local emergency proclamation and Resilient City (-RC) Combining District created
- December 2017: Council study session regarding Resilient City Ordinance
- April/May 2018: Council adopted Resilient City Development Measure Ordinance
- November 2018: Planning Commission recommends approval of Zoning Code Text Amendment

- ✓ Tentative subdivision maps, vesting tentative subdivision maps and tentative parcel maps that have been approved or conditionally approved and have not expired as of October 9, 2017, automatically extended by one year
 - ✓ Applies to a total of 36 subdivisions totaling 1,248 housing units
- ✓ Discretionary land use approvals that have been approved in conjunction with the map approval and have not expired as of October 9, 2017, would be automatically extended by one year

Tentative Maps Eligible for Extension



- Notice in Press Democrat
- Notice e-mailed to Community Advisory Board
- Posted at City Hall

- Adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to:
 - ✓ CEQA Section 15061(b)(3) – Common sense exemption
 - ✓ CEQA Section 15183 - Consistent with community plan, general plan or zoning

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council:

- Introduce an ordinance amending City Code Chapter 20-16, Resilient City Development Measures, to add a one-time, automatic, 12-month extension for tentative maps and associated entitlements, to address housing needs within the City following the Tubbs and Nuns fires of October 2017

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