

Resilient City Building Envelopes and Setbacks – Certificates of Correction

Resilient City Zones

May 10, 2018

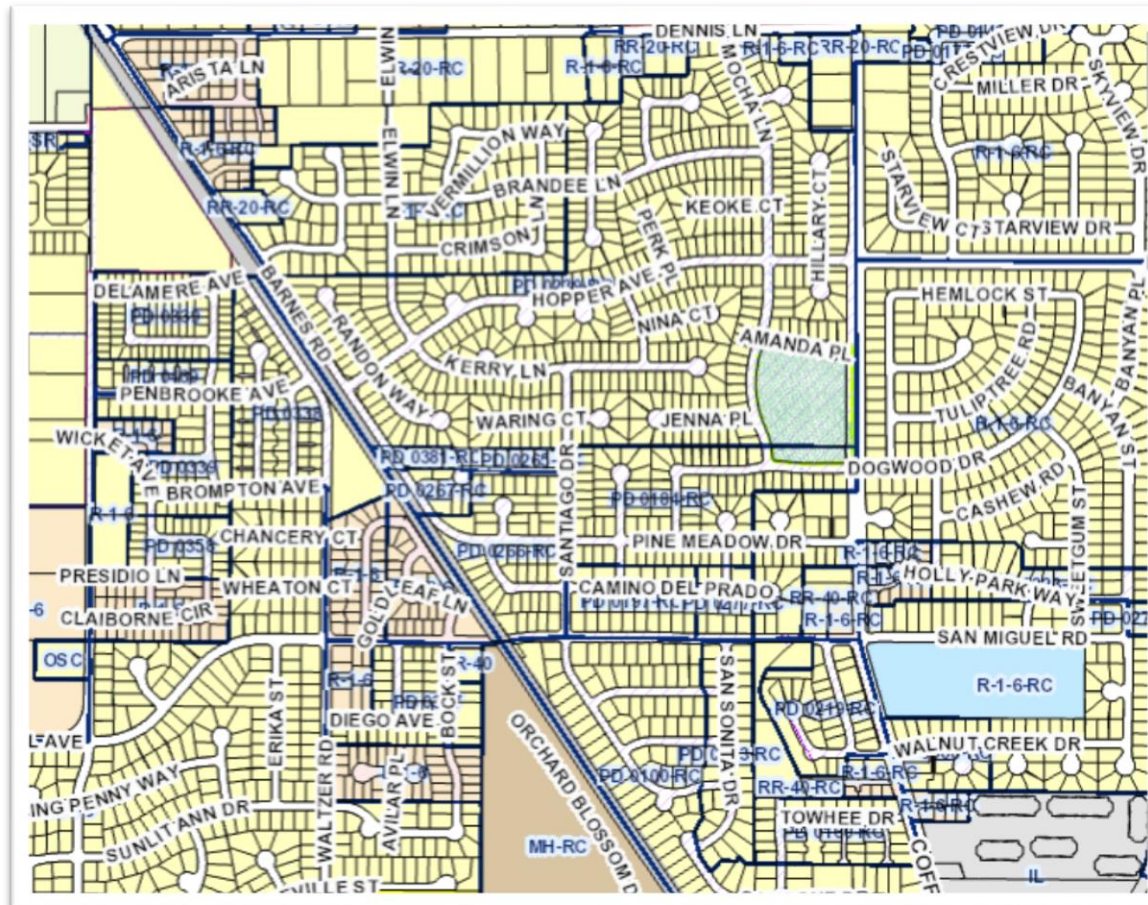
Planning and Economic Development

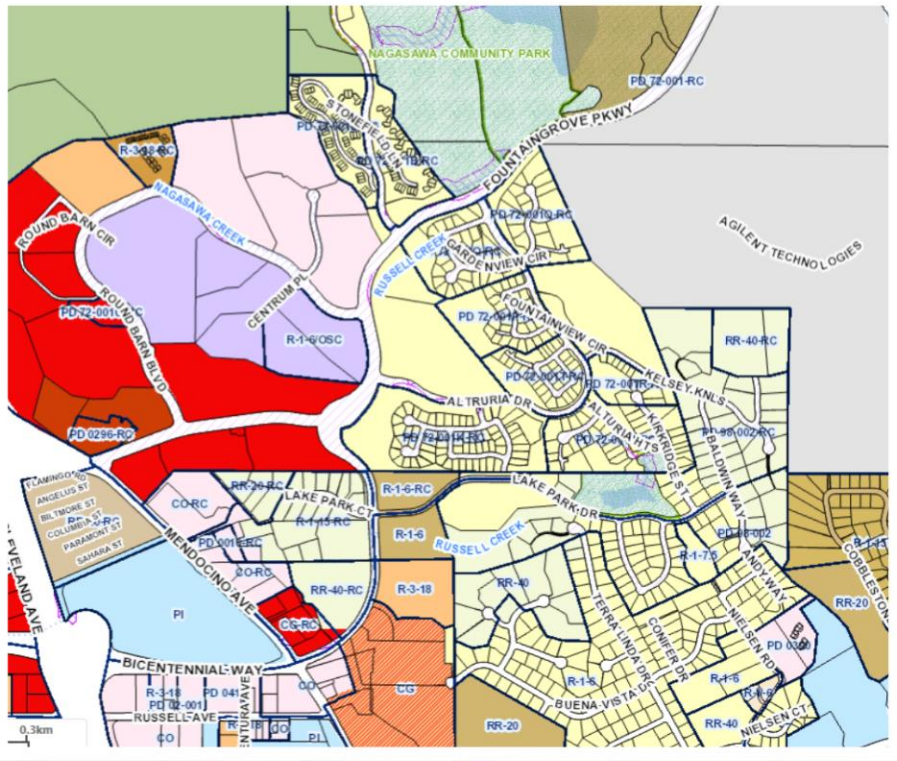
- Remove references to building envelopes and setbacks from existing subdivision final maps within the Fountaingrove and Coffee Park Resilient City Zones
- Eliminate conflicts with existing zoning and provide for flexibility

- Prior to 1987, final maps throughout the City were regularly recorded with building setbacks and envelopes showing on the maps
- Subdivision Map Act (Government Code Section 66434.2)
 - any information that does not affect title shall be added to a separate document or map sheet
 - Separate sheet or document must state that information is for informational purposes only and does not affect record title interest

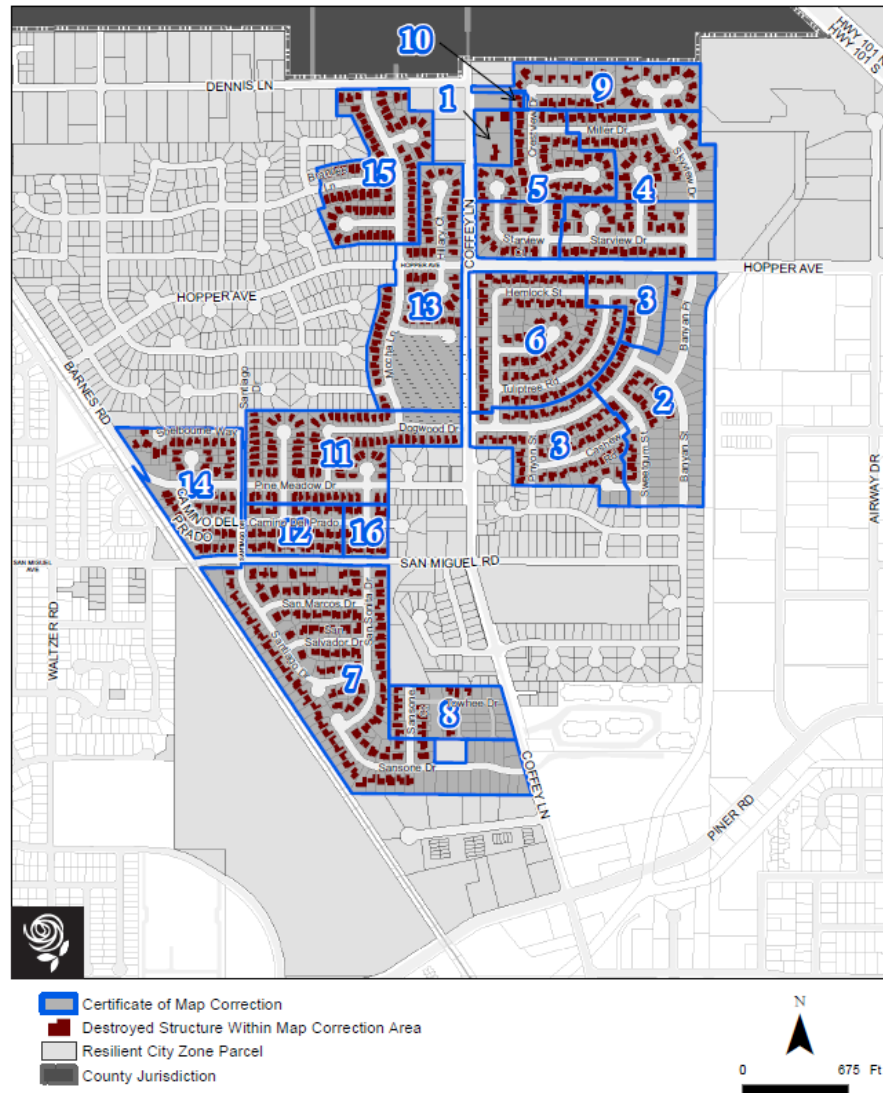
- City adopted Ordinance 2622 - requiring that information that did not affect title to be recorded on an additional sheet attached to the back of the map

General Plan/Zoning Coffey Park Area

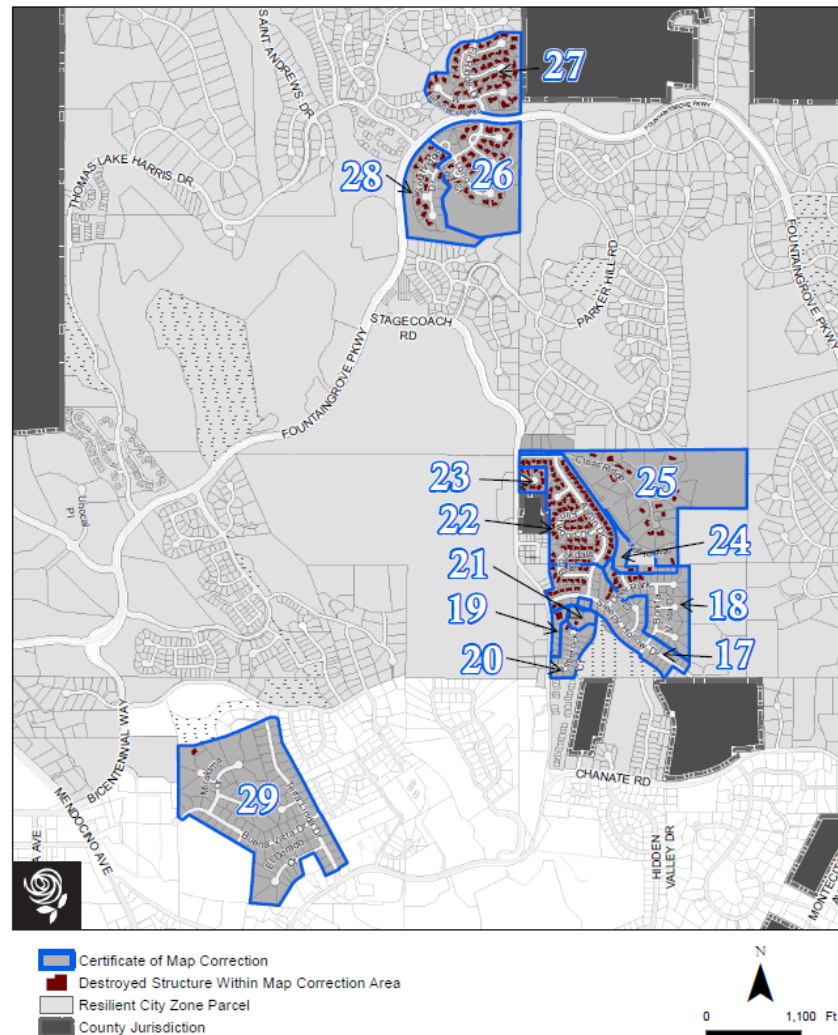




Resilient City Zone Coffey Park Area



Resilient City Zone Fountaingrove Area



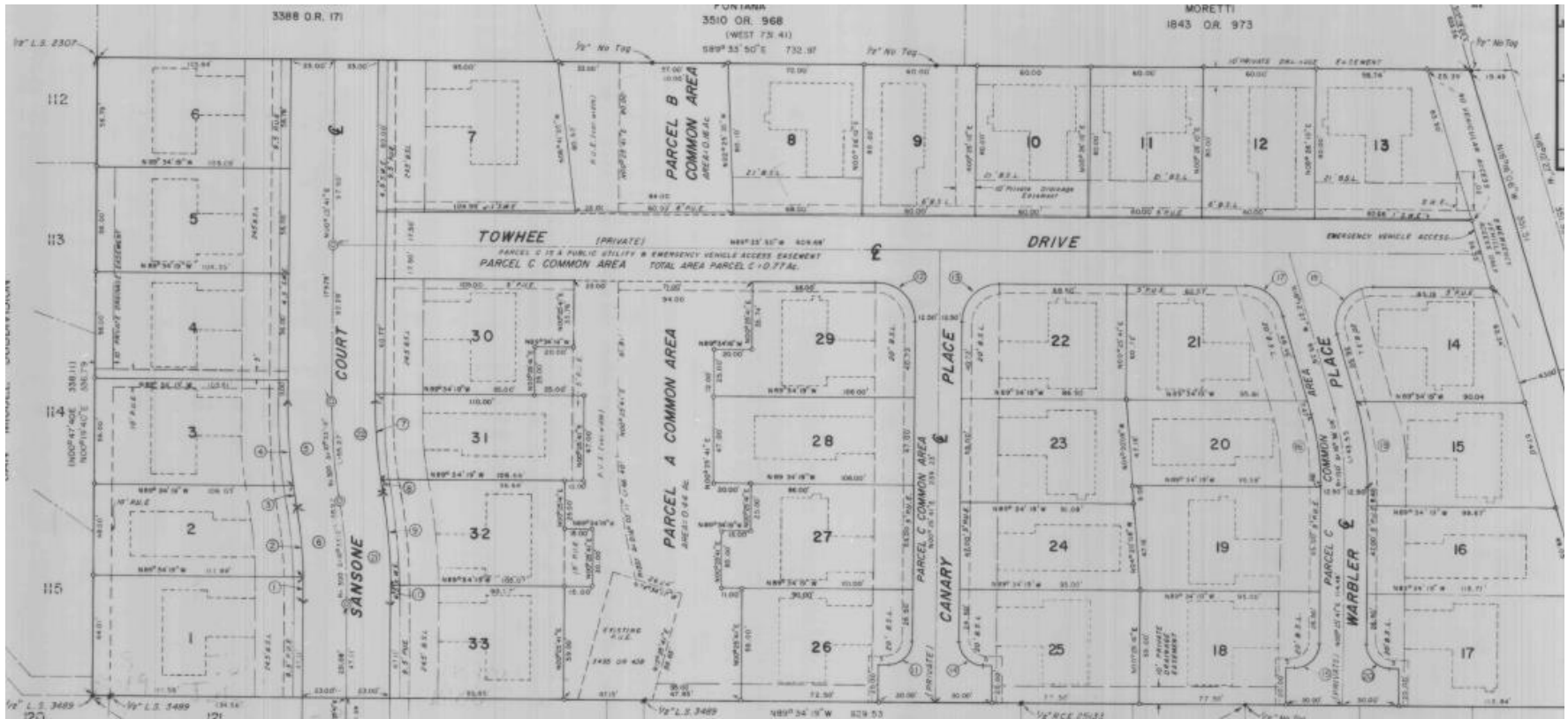
Environmental Review

California Environmental Quality Act (CEQA)

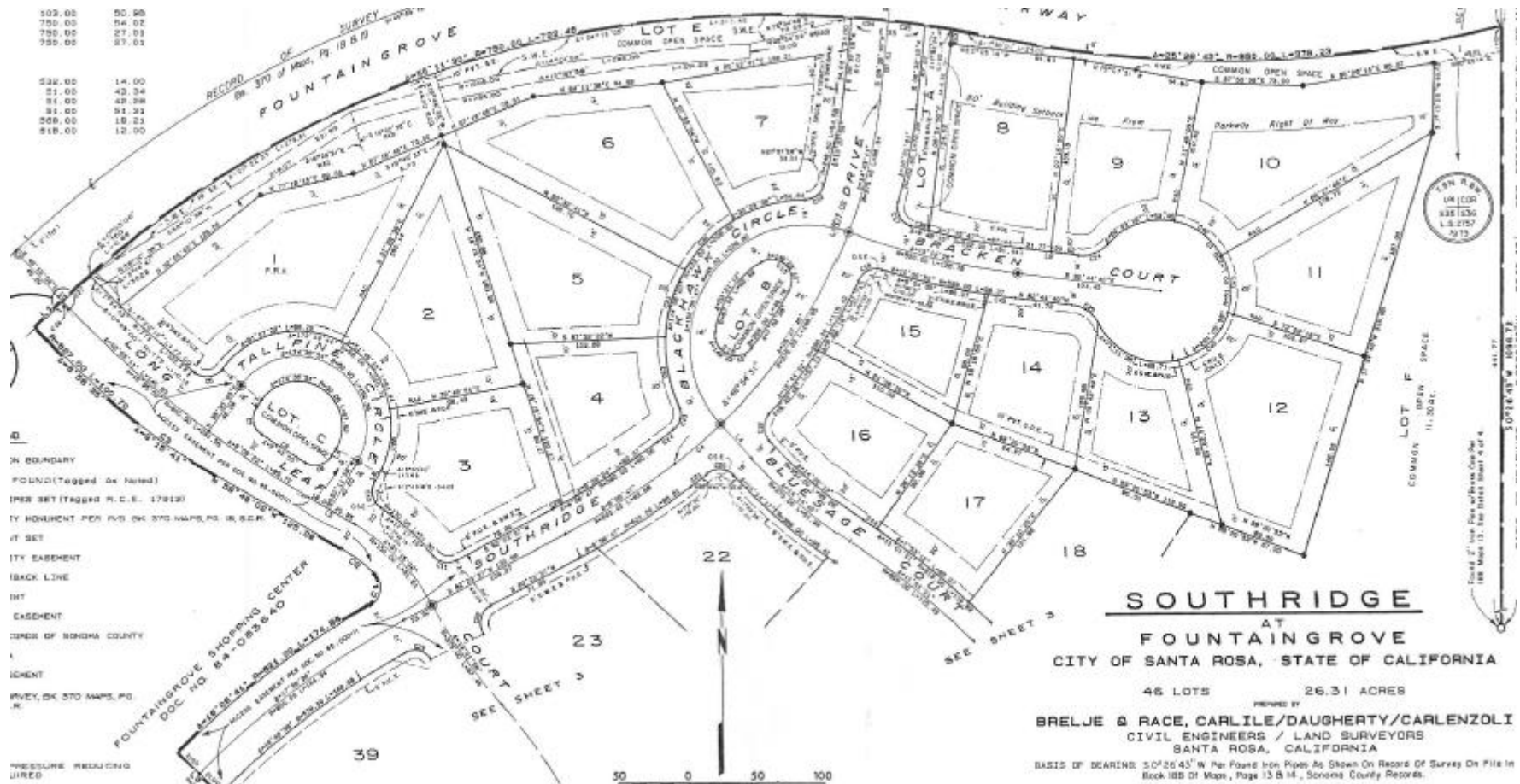
Exempt from the provisions of the California Environmental Quality Act (CEQA):

- Public Resources Code Section 21080(b)(3) regarding repairs and replacement work after a state-declared disaster
- 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 in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act

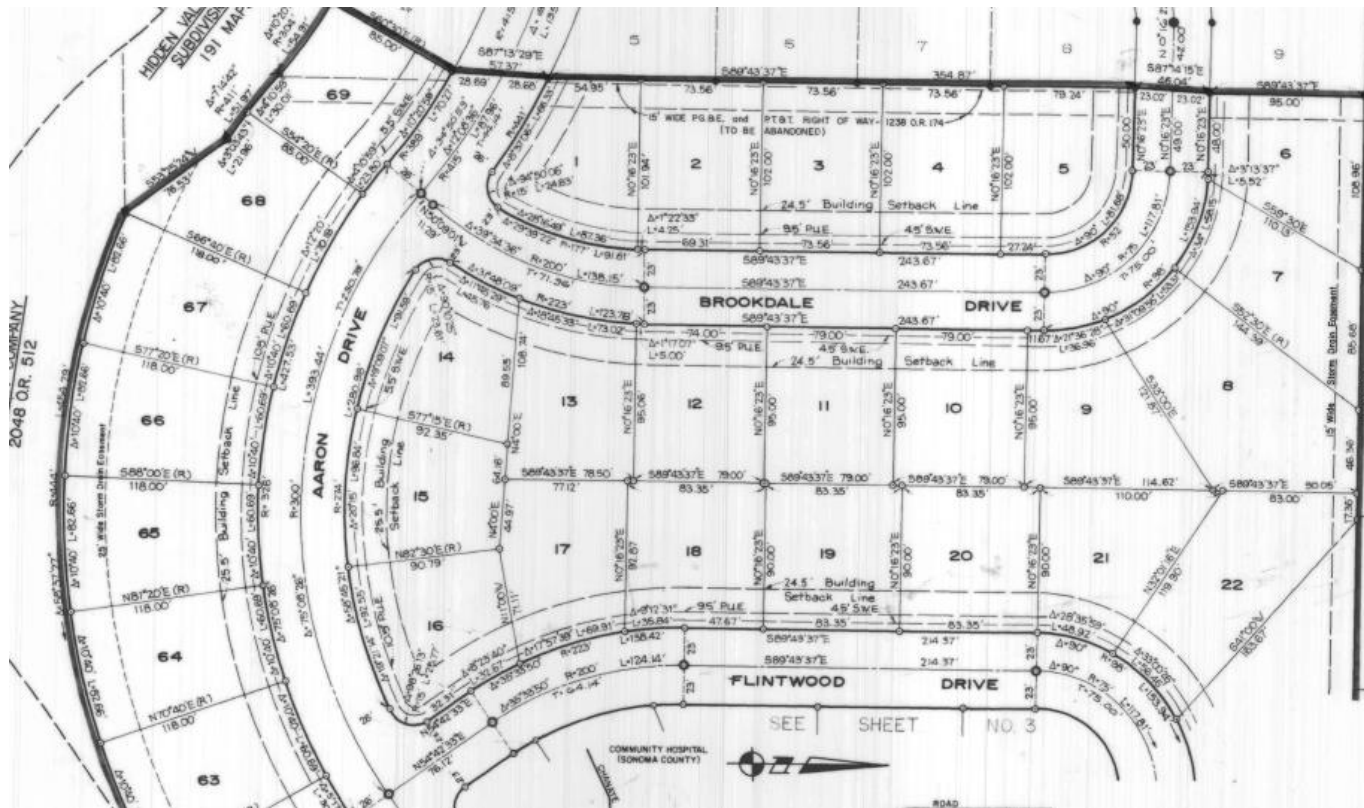
Coffey Creek Estates Map Example



Southridge Map Example



Hidden Valley Estates Map Example



Potential impacts on neighborhood character

- Development required to remain consistent with the existing zoning
- Proposed development varying from previous construction would receive additional review

- Allows additional flexibility in the rebuild of fire damaged homes
 - Potentially allows individuals to take advantage of master planned production homes offered by larger developers
 - May offer lowest square footage building cost
- Potentially encourages the development of accessory dwelling units

- City Engineer conducts a detailed review of each map
 - Determines need to record certificate based on specific map references and development proposals
 - City Engineer records and separate certificate for each subdivision to remove all or a portion of the setback references.

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

- Recommend that the City Engineer execute and record the proposed certificates of correction removing references to building envelopes and setbacks on subdivision final maps within the Coffey Park and Fountaingrove Resilient City zones.

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