

Item 10

Amendments to Title 16 (Subdivisions)

City Council Meeting
November 16, 2021

Background

- The Subdivision Code (Title 16) has not been amended since 1992.
- The Zoning Code received a Comprehensive Update in Dec/2019.
- There is a need to streamline, update and address certain requirements that are outdated.
- The Planning Commission reviewed the proposed amendments on October 13, 2021.

Staff Analysis

The proposed amendments for Council Consideration include:

- Director approval of Lot Line Adjustments
- Deletion of certain Development Standards and Zoning Requirements for Planned Residential Developments and Residential Condominiums

Staff Analysis –Con't

- Amendments to the Initial Duration (from 12 months to 24 months) and Length of Discretionary Extensions of Tentative Tract Maps (allowing up to 6 years per State Law)
- Miscellaneous Revisions to Outdated Zoning Code references

Staff Analysis –Con’t

- The specific proposed code language is shown as Exhibit A attached to Ordinance 1686 (21). One addition, a definition of “*Lot Line Adjustment*”, was added.
- The proposed amendments would ensure compliance with applicable State Laws related to Subdivisions.

Environmental Review

- The amendments to the Subdivision Code are exempt from environmental review pursuant to Section 15061 (b)(3) of the California Environmental Quality Act

Planning Commission Recommendation

- Introduce Ordinance No. 1686 (21) by Title only with further reading waived, amending Title 16 (Subdivisions) as shown in Exhibit A attached to the draft Ordinance;

OR

- Provide other direction

End of Presentation