



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/14/2020

Agenda Placement: 7A

Napa County Legislative Subcommittee Board Agenda Letter

TO: Napa County Legislative Subcommittee
FROM: Mary Booher for Minh Tran - County Executive Officer
County Executive Office
REPORT BY: Nelson Cortez, STAFF ASSISTANT II - BOS - 7072991478
SUBJECT: SB 909 (Atkins) - Subdivisions: tentative maps.

RECOMMENDATION

County Executive Officer requests discussion and possible action on SB 1120 (Atkins) a bill that requires ministerial approval of housing developments with two units (duplexes) and subdivision maps that meet certain conditions, and increases the length of time that cities and counties can extend the validity of existing subdivision maps.

EXECUTIVE SUMMARY

SB 1120 by President Pro Tem, Senator Atkins would require ministerial approval of housing developments with two units and subdivision maps that meet certain conditions, and increases the length of time that cities and counties can extend the validity of existing subdivision maps.

The bill has received near unanimous support by the legislature.

CSAC and RCRC have a support if amended position.

The Director of Planning, Building and Environmental Services will be available to answer questions.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION**Synopsis**

Requires ministerial approval of housing developments with two units (duplexes) and subdivision maps that meet certain conditions, and increases the length of time that cities and counties can extend the validity of existing subdivision maps.

Requires cities and counties to ministerially approve a proposed housing development project containing two residential units on parcels zoned for single-family residential development, provided specified conditions are met.

Allows cities and counties to impose objective design, subdivision, and zoning standards that are not in conflict with the bill, as specified.

Provides that an application for housing development shall not be rejected solely because it includes adjacent or connected structures provided that those structures meet existing building code and safety standards that are sufficient to allow separate conveyance.

Requires cities and counties to ministerially approve a parcel map, or a tentative and final map for an “urban lot split” and meets certain requirements, as specified.

Requires cities and counties to approve urban lot splits that confirm to the objective requirements of the Subdivision Map Act, as specified.

Allows cities and counties to impose objective design and subdivision standards to parcels created by an urban lot split provided that the standards to don't conflict with the standards of SB 1120.

Prohibits a local agency from requiring the correction of nonconforming zoning conditions as a condition of approval of an urban lot split.

Among other provisions.

Status

8 – 12 -20 – Committee on Appropriations

Vote history:

8 – 11 – 20: Assembly Local Government: 5 -1-2 (Asm. Aguiar Curry, aye)

6 – 24 – 20: Senate Floor: 39 – 0

Support and Opposition

CSAC: Support if amended (letter attached)

RCRC: Support if amended (letter attached)

NACo: N/A
Local: None.

STAFF COMMENTS

Platform: YES

Federal: n/a

State: Pages 4, 16 and 18.

Director of Planning, Building and Environmental Services will be available to answer questions.

SUPPORTING DOCUMENTS

A . CSAC - RCRC - UCC Letter

B . Bill Text

Recommendation: Approve

Reviewed By: Molly Rattigan