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Executive Summary

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Section 17.17.020 – Approval of map

This section is amended to adopt changes made to Government Code 65852.21 and 66411.7 governing the ministerial process and timeline that must be applied to qualifying applications for Urban Lot Splits and includes requirements for the Director of PBES to identify and provide an applicant with a list of the deficiencies should an application be denied. Additionally, this section is amended to narrow historic district exemptions to Urban Lot Splits.

Section 17.17.040 – Specific adverse impact

This section is amended to remove ‘physical environment’ as a qualifying specific adverse impact under which the County could consider denial of an application for Urban Lot Split.

Section 18.104.440 – Two-unit developments

This section is amended to revise language, concerning how the conditions listed in Government Code Section 65913.4(a)(6)(B) – (K) impacts the identification of parcels qualifying for Urban Lot Split or Two-Unit Development, to more closely resemble Department of Housing and Community Development guidance on SB9. Additionally, the section is amended to revise language concerning groundwater permitting for qualifying projects. Finally, the section is amended similarly to proposed amendments to Section 17.17.020 and 17.17.040, outlining the ministerial process and timeline applied to Two-Unit Developments, narrowing historic district exemptions and removing the County’s ability to deny an application due to adverse impacts to the physical environment.