

AGENDA REPORT



Meeting Date: February 5, 2019
Agenda Item # 5
City Manager Approval: *RLC*

TO: Honorable Mayor and Members of the City Council

FROM: Scott Friend, Community Development Director

SUBJECT: Tentative Map Extension

RECOMMENDED COUNCIL ACTION:

Approve Ordinance No. 1051 (final reading and adoption) amending the Red Bluff Municipal Code to increase the extension of time for Tentative Maps from the current one-year with a possible maximum of two-years extension to two-years with a possible four-year maximum extension.

SUMMARY:

Staff has prepared an amendment to the Red Bluff Municipal Code (RBMC) to allow for a revision of the adopted tentative map extensions from the current one-year extension to a two-year extension. This revision will also allow for two consecutive two-year extensions resulting in a total maximum extension period of four years.

PREVIOUS COUNCIL ACTION:

On January 15, 2019, City Council waived the first reading and introduced Ordinance 1051 amending the Red Bluff Municipal Code to amend the municipal code allowing a two-year extension and for two consecutive two-year extensions resulting in a total maximum extension period of four years. The January 15th City Council Staff report is included as **Attachment A**.

DISCUSSION:

The Subdivision Map Act limits tentative map extensions to a total of six years pursuant to Government Code Sections 66452.6(e) (for subdivision maps) and 66463.5(c) (for parcel maps). Staff presented this information to the Technical Advisory Committee and the Committee determined that two consecutive two-year extensions, resulting in a total extension time of four years, would provide better control for the City and allow for varying market conditions. As such, staff recommended a two-year extension with the ability to apply for an additional two-year extension to the Planning Commission. This would allow a tentative map a total of six years for completion (24-months of map approval time and four years of total extension time). On August 28, 2018 the Planning Commission adopted Resolution No. 9-2018 recommending to the City Council changes to the RBMC to permit two-year extension with the ability to apply for an additional two-year extension.

CITY FISCAL IMPACT:

None

ATTACHMENTS:

A. Staff Report 1st reading