

EAC and Subdivision Committee

Appeal of Zoning Text Amendment No. 21-002

Appellant – City Council Member Dan
Kalmick

May 17, 2021

Request

Zoning Text Amendment No. 21-002:

- To amend HBMC and HBZSO to eliminate the Environmental Assessment Committee and Subdivision Committee to streamline the entitlement process
- City Council unanimously directed staff to process this Zoning Text Amendment on March 15, 2021

SUPPLEMENTAL
COMMUNICATION

Meeting Date:

5/17/2021

Agenda Item No.:

18 (21-379)

PC Action



- Staff recommended approval of the Zoning Text Amendment with suggested findings to the Planning Commission
- The Planning Commission denied the request to eliminate EAC and Subdivision Committee on April 27, 2021

Appeal of PC Action



- The appeal was filed by City Council Member Kalmick on April 27, 2021
- Reason – The Planning Commission was in error in denying the Zoning Text Amendment and acted contrary to the City Council policy direction

Analysis



Environmental Assessment Committee:

- Composition – one staff member from Community Development, Public Works, City Attorney's Office
- Role – reviews environmental document for projects that are not exempt from CEQA and provides recommendations to the decision making body
- Process – staff prepares environmental document, EAC determines if the document is appropriate and makes recommendations to decision making body

Analysis



Environmental Assessment Committee:

- Streamlining – EAC process is not necessary
 - appropriate environmental document is determined by staff during its preparation
 - public given opportunity to comment on the environmental document during public hearing
 - decision making body makes final decision to adopt or deny the environmental document

Analysis



Subdivision Committee:

- Composition – three Planning Commission members, one staff member from Community Development, Public Works, Fire
- Role – examines and determines if tentative maps comply with Subdivision Map Act and General Plan and provides recommendations to the decision making body
- Process – staff reviews subdivision maps for compliance (code requirements, findings, conditions of approval), Subdivision Committee considers information from staff and makes recommendations to decision making body

Analysis



Subdivision Committee:

- Streamlining – Subdivision Committee process is no longer relevant
 - tentative maps are reviewed by all departments for compliance
 - Subdivision Committee relies on staff for information to make recommendations
 - Subdivision Committee adds a redundant step to the process

Analysis



Zoning Text Amendment:

- implements the economic development strategy of the General Plan
- does not propose any new land uses or revise development standards
- could facilitate the development of new projects and increase sales tax revenues

Recommendation



Staff recommends approval of ZTA:

- Consistent with City Council direction
- Consistent with economic development strategy of the General Plan
- Addresses a community need to reduce the processing time of projects