

**ATTACHMENT C: SUMMARY OF STAFF RECOMMENDATIONS**

Rebuilding

The following land use provisions are proposed to be modified while the Uncodified Ordinance is in effect. The Governor’s Executive Orders shall apply to structures that were red tagged from the Eaton fire.

TITLE 17 – ZONING CODE	
Municipal Code Section	Summary of Proposed Change
<p><b>Residential Zones:</b></p> <ul style="list-style-type: none"> <li>• RS &amp; RM Districts</li> <li>• PMC 17.22</li> </ul> <p><b>Nonresidential Zones and Planned Developments:</b></p> <ul style="list-style-type: none"> <li>• PS, OS and PD-17 District</li> <li>• PMC 17.26</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Governor’s Executive Orders:</b> Destroyed structures (primary and accessory structures) may be completely rebuilt without any entitlement, provided the following:               <ul style="list-style-type: none"> <li>○ <u>Location:</u> Is substantially in the same location as previously existed.</li> <li>○ <u>Expansion:</u> Does not exceed the previous footprint by more than 10%.</li> <li>○ <u>Height:</u> Does not exceed the previous height by 10%.</li> </ul> </li> <li>• <b>Additional Staff Recommendations:</b> <ul style="list-style-type: none"> <li>○ <u>Location:</u> May be at a different location on the site, provided setback requirements are met.</li> <li>○ <u>Expansion:</u> May exceed the previous footprint or floor area by 10%, whichever is greater. Any added footprint or floor area must meet setback requirements, unless to match the previous condition.</li> </ul> </li> </ul>
<p><b>Hillside Overlay Districts:</b></p> <ul style="list-style-type: none"> <li>• HD-1 Overlay (east of the Hastings Channel) and HD</li> <li>• PMC 17.29.090</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Rebuild:</b> Allow structures (including those that had 2<sup>nd</sup> stories) to be rebuilt, as outlined above, without a Hillside Development Permit (HDP) when required.</li> </ul>
<p><b>Nonconforming Nonresidential Structures:</b></p> <ul style="list-style-type: none"> <li>• PMC 17.71.070</li> </ul> <p><b>Nonconforming Residential Structures:</b></p> <ul style="list-style-type: none"> <li>• PMC 17.71.090</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Rebuild:</b> Allow structures to be rebuilt, as outlined above.</li> <li>• <b>Additional Staff Recommendation:</b> Remove the deadline to obtain a building permit within 24 months.</li> </ul>

Time Extensions

The following entitlements and permits shall be automatically extended while the Uncodified Ordinance is in effect. Extensions may not be combined or stacked.

TITLE 17 – ZONING CODE		
Municipal Code Section	Current Time Limits	Proposed Time Extensions
<p><b>Concept Design Review:</b></p> <ul style="list-style-type: none"> <li>• PMC 17.64.040.E</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Initial Expiration:</b> 12 months from the effective date.</li> <li>• <b>Extension:</b> One, 12-month extension approved by the Director.</li> </ul>	<p>An additional, automatic 12-month extension.</p>

<p><b>General Permits or Approvals (CUPs, Variances, etc.):</b></p> <ul style="list-style-type: none"> <li>• PMC 17.64.040.A</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Initial Expiration:</b> 36 months from the effective date of approval for any permit granted in compliance with PMC 17.29.080, 17.40.105 and 17.61, unless otherwise noted.</li> <li>• <b>Extensions:</b> Two, 12-month extensions approved by the Director, unless otherwise noted.</li> </ul>	<p>An additional, automatic 12-month extension for the following entitlements:</p> <ul style="list-style-type: none"> <li>• Final Design Reviews;</li> <li>• Conditional Use Permits (CUPs), Minor CUPs and Administrative CUPs;</li> <li>• Master Plans;</li> <li>• Expressive Use Permits;</li> <li>• Variances, Minor Variances and Administrative Variances;</li> <li>• Variances for Historic Resources;</li> <li>• Modifications for Individuals with Disabilities; and</li> <li>• HDPs.</li> </ul>
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TITLE 16 – SUBDIVISIONS		
Municipal Code Section	Current Time Limits	Proposed Time Extension
<p><b>Tentative Maps and Tentative Parcel Maps:</b></p> <ul style="list-style-type: none"> <li>• PMC 16.18.060</li> </ul> <p><b>Vesting Tentative Maps:</b></p> <ul style="list-style-type: none"> <li>• PMC 16.22.080</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Original Approval:</b> The map shall be recorded within 24 months of the effective date.</li> <li>• <b>Extensions:</b> One, 12-month extension approved by the Director. The map may be eligible for additional extensions as outlined in the Subdivision Map Act.</li> </ul>	<p>An additional, automatic 12-month extension.</p>

TITLE 14 – BUILDINGS AND CONSTRUCTION		
Municipal Code Section	Current Time Limits	Proposed Time Extensions
<p><b>Building and Related Codes</b> PMC 14.04.020</p>	<ul style="list-style-type: none"> <li>• <b>Original Expiration:</b> All construction shall be completed as follows: <ul style="list-style-type: none"> <li>○ Single-family or duplex: Within 24 months of Building Permit issuance.</li> <li>○ All other construction: Within 36 months of Building Permit issuance.</li> </ul> </li> <li>• <b>Extensions:</b> Two, 6-month extensions approved by the Building Official.</li> </ul>	<p>An additional, automatic 12-month extension.</p>
<p><b>Temporary Certificate of Occupancy</b></p>	<ul style="list-style-type: none"> <li>• <b>Current Policy:</b> Valid for a 30-days, provided all requirements for life and safety are met.</li> <li>• <b>Extensions:</b> Additional 30-day extensions approved by the Building Official.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Proposed Policy:</b> Increase to 180-days for schools, religious facilities and daycare centers that have been directly impacted by the Eaton or Palisades fires.</li> <li>• <b>Extensions:</b> Additional 180-day extensions approved by the Building Official.</li> </ul>