



# GRADING PERMITS

PR-2022-001414

Community & Economic Development Department

## Planning Commission

Agenda Item: 4

September 15, 2022

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## BACKGROUND

- Parcel maps and tract maps to subdivide property historically include a condition of approval requiring the Final Map to be recorded prior to issuance of a Grading Permit.
- This condition of approval causes delays in projects moving forward as the requirement for map recordation is a lengthy process.
- The map recordation process includes hiring a licensed professional to prepare the final map, recording CC&Rs, secure financing, preparing bond documents, scheduling the map for City Council.
- Project applicants routinely request that this condition be waived in order to not unduly delay construction, which can increase costs.

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## SOLUTION

- Modify the Condition of Approval for any future Tentative Maps to require the Final Map to be recorded prior to Building Permit issuance, instead of Grading Permit issuance.
- Retroactively modify this condition for active and entitled projects.
- This will allow major sitework and earthmoving activities to commence while the final map recordation process is underway.



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## IMPLEMENTATION

- At-Risk Letter.
- Bond.
- Each project will be reviewed on a case-by-case basis to determine specific requirements.



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## STRATEGIC PLAN ALIGNMENT

### Strategic Priority No. 5 – High Performing Government

Goal No. 5.2 - Utilize technology, data, and process improvement strategies to increase efficiencies, guide decision making, and ensure services are accessible and distributed equitably throughout all geographic areas of the City.

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the Planning Commission:

- 1. RECEIVE AND FILE** an update on a retroactive policy change to the Planning Division standard Condition of Approval on Tentative Maps related to Grading Permit Issuance.



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