

SUBJECT:
Extension of Tentative Subdivision Maps

POLICY NUMBER 300-05
ADOPTED 8-10-83
REVISED 9-28-88

It is the policy of the City Council that under the Subdivision Map Act, a tentative subdivision map expires 24 months after its approval. The City may extend a tentative map for a period or periods not exceeding a total of three (3) years.

In considering an application for such an extension, it shall be the policy of the City Council that:

1. The maximum period for which a tentative subdivision map may be extended at any one time shall not exceed two (2) years.
2. As a result of the adverse impact which condominium conversions may have on the rental housing market, no extensions of tentative subdivision maps for condominium conversions, stock cooperative conversions, or other similar conversion projects which would result in a depletion of the rental housing market shall be permitted.
3. No extension of any tentative subdivision map shall be approved unless the Planning Commission finds that:
 - a. The tentative subdivision map as originally approved is consistent with, and complies with, the General Plan, Comprehensive Zoning Ordinance, subdivision ordinances, grading ordinance, and all other development ordinances, regulations, policies, and fee requirements in effect at the time that the Planning Commission considers the extension application; and
 - b. The tentative subdivision map, as originally approved, will not substantially threaten the public health, safety, or welfare of others residing or working in the vicinity; or
 - c. Although the Planning Commission cannot make the findings as required in a. and b. above, the subdivider is willing to enter into a binding commitment to modify the original approval of the tentative subdivision map so that the Planning Commission could make the above findings as to the map as modified.