

1: Bill Text - SB Housing.

This reference contains a summary of the major provisions of California's Subdivision Map Act, including changes in the law, recent court cases, and California Attorney General Opinions, up to date as of January 1, Curtin, Daniel J., Jr. is the author of 'Subdivision Map Act Manual, /With Supplement' with ISBN and ISBN

An act to amend Sections This bill would instead require the development proponent to commit to record, prior to issuance of the first building permit, a land use restriction or covenant providing that any lower income housing units that are required pursuant to the minimum percentage of below market rate housing remain available at affordable housing costs or rent to persons and families of lower income for specified durations. This bill would instead require that the development not involve a subdivision of a parcel that is, or would otherwise be, subject to the Subdivision Map Act or any other applicable law authorizing the subdivision of land unless the development is consistent with all objective subdivision standards in the local subdivision ordinance and the development either has received or will receive financing or funding by means of a low-income housing tax credit and is subject to specified requirements relating to prevailing wages, or is subject to the requirement that prevailing wages be paid and a skilled and trained workforce be used, as specified. Existing law additionally authorizes the city, county, or city and county to conduct any design review or public oversight of the development and requires that design review or public oversight to be completed within specified periods of time. This bill would provide that if the development is subject to the Subdivision Map Act but the development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to specified requirements relating to prevailing wages, or the development is subject to the requirement that prevailing wages be paid and a skilled and trained workforce be used, the application for the subdivision pursuant to the Subdivision Map Act is exempt from the California Environmental Quality Act and would require the application for the subdivision to be considered within the specified time periods. This bill would also require the development to be consistent with objective subdivision standards. The bill would declare that these provisions are declaratory of existing law. This bill would additionally provide that the California Environmental Quality Act does not apply to an action taken by a state agency or local government to lease, convey, or encumber land owned by the local government or to facilitate the lease, conveyance, or encumbrance of land owned by the local government to a development that was approved for streamlined approval pursuant to these provisions to be used for housing for persons and families of very low, low, or moderate income. This bill would specify that a local government is prohibited from imposing automobile parking standards for a streamlined development that was approved pursuant to these provisions, as specified. Existing law, in lieu of compliance with local building approval procedures or state housing, health, habitability, planning and zoning, or safety standards, procedures, and laws, authorizes those jurisdictions to adopt by ordinance reasonable local standards for homeless shelters, as specified. This bill would provide that the California Environmental Quality Act does not apply to actions taken by a state agency or local government to lease, convey, or encumber land owned by a city, county, or city and county, or to facilitate the lease, conveyance, or encumbrance of land owned by a city, county, or city and county, for, or to provide financial assistance to, a homeless shelter constructed or allowed pursuant to these provisions. The department shall, as set forth in Section , provide its findings to the Senate Committee on Transportation and Housing and the Assembly Committee on Housing and Community Development within 30 calendar days of receiving the draft ordinance. Landlord tenant laws codified in Sections to During the shelter crisis, the local and state law requirements for homeless shelters to be consistent with the local land use plans, including the general plan, shall be suspended. The city, county, or city and county shall make the plan publicly available. A temporary homeless shelter community may include supportive and self-sufficiency development services. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that

greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following: This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision b of Section , or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply: If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section . The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section or of the Labor Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act Chapter 3. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section of the Labor Code, and may be reviewed pursuant to the same procedures in Section of the Labor Code. That design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable: Additionally, the development proponent may request, and the local government shall have discretion to grant, an additional one-year extension to the original three-year period. Any guidelines or terms adopted pursuant to this subdivision shall not be subject to Chapter 3.

2: Forms/Policies/Regulations

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The bill would make other clarifying changes to these provisions. The bill would provide that if a development proponent meets all applicable federal qualifying criteria and is otherwise eligible for streamlined approval, then a local government is prohibited from denying an application on the basis that the development proponent did not comply with additional requirements adopted by the local government that are applicable to that site. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements specified projects or activities, including an action taken by the Department of Housing and Community Development or the California Housing Finance Agency to provide financial assistance or insurance for the development and construction of residential housing for persons and families of low or moderate income, as defined, if the project that is the subject of the application for financial assistance or insurance will be reviewed pursuant to CEQA by another public agency. This bill would provide that CEQA does not apply to an action taken by a state agency or local government to provide financial assistance to a development that was approved for streamlined approval pursuant to the provisions described above to be used for housing for persons and families of very low, low, or moderate income. This bill would establish the California Emergency Solutions and Housing Program, and would authorize the department to issue a notice of funding availability, which would be exempted from the rulemaking requirements of the Administrative Procedure Act, for specified administrative entities to request funding for eligible activities relating to homelessness within specified Continuum of Care service areas by submitting an application in response to a notice of funding availability that would be required to meet certain minimum requirements. The bill would require the department to allocate the above-described moneys in the Building Homes and Jobs Trust Fund, upon appropriation of those moneys, and any moneys that have not yet been made available pursuant to a notice of funding availability or request for proposal as of June 30, , from the above-described moneys appropriated for the Emergency Solutions Grant Program by the Budget Act of for expenditure by an administrative entity within each Continuum of Care service area for the purposes of this program. By authorizing the use of previously appropriated funds for a new purpose, the bill would make an appropriation. The bill would require the department to allocate those funds using a formula that is based off of the formula utilized for the allocation of grants pursuant to the California Emergency Solutions Grants Program, and that includes specified additional formula components. The bill would require that funds not distributed after the initial round of awards be reallocated among all Continuum of Care service areas with a participating administrative entity in accordance with the allocation formula in a subsequent notice of funding availability and that funds not distributed after that 2nd round of awards revert to be used for the Multifamily Housing Program, which is funded by the Housing Rehabilitation Loan Fund, a continuously appropriated fund. By authorizing additional money to be deposited into a continuously appropriated fund, this bill would make an appropriation. The bill would require an administrative entity receiving funds to enter into a contract with the department with a term of 5 years and would further require that any funds not expended for eligible activities upon expiration of the contract revert to be used for the Multifamily Housing Program, which is funded by the Housing Rehabilitation Loan Fund, a continuously appropriated fund. The bill would authorize the department to request a repayment of funds from an administrative entity or to pursue any other remedies available by law for failure to comply with program requirements. Existing law authorizes the Director of Housing and Community Development to contract with specified local public and private entities, including school districts and housing authorities, for the procurement or construction of housing or shelter and to obtain specified services for migratory agricultural workers. Under existing law, the department designates a period of days each calendar year during which migrant farm labor centers are open to migratory agricultural workers and

their families for occupancy, as specified. This bill would, until January 1, , require a migratory agricultural worker that is eligible for housing pursuant to these provisions to reside outside a mile radius of the migrant farm labor center for at least 3 months out of the preceding 6 month period, as specified. The bill would also require an entity operating a migrant farm labor center to provide a report, on or before January 1, , and annually thereafter, to the Office of Migrant Services that contains specified data about the agricultural workers that resided at the migrant farm labor center during the most recently concluded contract period, as specified. This bill would establish the Homeless Emergency Aid program for the purpose of providing localities with one-time flexible block grant funds to address their immediate homelessness challenges. The bill would require the Business, Consumer Services, and Housing Agency to administer the program in consultation with the Homeless Coordinating and Financing Council and exempt the agency from the rulemaking provisions of the Administrative Procedure Act for these purposes. The bill would require the agency to make a first round of awards by January 31, , a 2nd round of awards by May 31, , if any funds remain unallocated following the first round, and to work with the Department of Finance to identify an appropriate allocation methodology for a 3rd round of awards, or to determine if any unallocated funds should revert to the General Fund, if any funds remain unallocated following the 2nd round. The bill would require an administrative entity, in order to be eligible for funding, to meet certain requirements including that the jurisdiction or jurisdictions represented by the administrative entity have declared a shelter crisis pursuant to specified law, unless the agency approves a waiver of this requirement, as provided. The bill would require award recipients to expend program funds on one-time uses that address homelessness, including, but not limited to, prevention, criminal justice diversion programs to homeless individuals with mental health needs, and emergency aid, and to submit a report to the agency by January 1, , pertaining to contract expenditures, the number of homeless individuals served by program funds, and progress toward state and local homelessness goals. The bill would authorize the agency to request a repayment of funds from an administrative entity, or to pursue any other remedies available by law for failure to comply with program requirements. Existing law requires the Department of Housing and Community Development to provide staff for the council. This bill would require that the Governor appoint up to 17 members of the council and that the members include the Secretary of Business, Consumer Services, and Housing, or his or her designee, to serve as chair of the council, a representative from the Department of Transportation, and a formerly homeless youth who lives in California. The bill would also require that the Business, Consumer Services, and Housing Agency to staff the council rather than the Department of Housing and Community Development. The bill would provide for an executive director of the council under the direction of the Business, Consumer Services, and Housing Agency. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined. A locality shall be subject to this subparagraph if it has not submitted an annual housing element report to the department pursuant to paragraph 2 of subdivision a of Section for at least two consecutive years before the development submitted an application for approval under this section. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that zoning ordinance applies. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following: This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision b of Section , or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A

development may be located on a site described in this subparagraph if either of the following are met: If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply: If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section . The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section or of the Labor Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act Chapter 3. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section of the Labor Code, and may be reviewed pursuant to the same procedures in Section of the Labor Code. That design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable: Additionally, the development proponent may request, and the local government shall have discretion to grant, an additional one-year extension to the original three-year period. Any guidelines or terms adopted pursuant to this subdivision shall not be subject to Chapter 3. Homeless Emergency Aid Program For purposes of this chapter, the following definitions shall apply: Recipients may submit a regional plan. Upon approval by the agency during a given round of awards, a city, county, or city that is also a county shall be eligible to receive program funds through the administrative entity. If more than one recipient within the administrative entity meets the requirements of paragraph 1 , the proportionate share of funds shall be equally allocated to those jurisdictions. The agency shall verify whether each funding request meets the minimum criteria established by this chapter and make awards on a continuous basis based on that criteria, but no later than January 31, The agency shall verify whether each funding request meets the minimum criteria established by this chapter and make awards on a continuous basis based on that criteria, but no later than May 31, Any qualifying administrative entity may apply for funds available in the second round of awards. The allocation methodology or reversion to the General Fund shall be approved by the Department of Finance with notification provided to the Joint Legislative Budget Committee. Program funds shall not be used for overhead or planning activities. Any funds not expended by that date shall be returned to the agency and revert to the General Fund. Section is added to the Health and Safety Code, to read: The department shall allocate the funds described in subparagraph B of paragraph 1 of subdivision b of Section as follows: These efforts may include, but are not limited to, the following: California Emergency Solutions and Housing Program For purposes of this chapter: In order to satisfy this subdivision, a centralized or coordinated assessment system shall cover the entire geographic area, be easily accessed by individuals and families seeking housing or services, be well advertised, and include a comprehensive and standardized assessment tool. All programs providing temporary housing funded pursuant to this chapter shall have partnerships or other linkages to case management services to connect homeless individuals and families to income, public benefits, health services, and permanent housing An administrative entity may submit an application, which shall meet all the requirements in Section Any notice of funding availability issued pursuant to this section shall not be subject to the rulemaking provisions of the Administrative Procedure Act Chapter 3. The department shall allocate the money described in the previous sentence using a formula that is based off of the formula utilized, as of June 30, , for the allocation of grants pursuant to the California Emergency Solutions Grants Program Chapter 19 commencing with Section An administrative entity may share any funds available for administrative costs with a subrecipient. Any goal established pursuant to this paragraph shall be greater than zero, unless using funds for systemwide or administrative capacity-building such as improving CES functionality. If there is no current plan addressing actions to be taken within the Continuum of Care service area to address homelessness, the

application may request that funds allocated to the Continuum of Care service area pursuant to subdivision a of Section If an application requests funding to develop a plan pursuant to this subdivision, the applicant shall submit the plan developed to the department prior to the expiration of the contract pursuant to subdivision a of Section Rental assistance provided pursuant to this paragraph shall not exceed 48 months for each assisted household, and rent payments shall not exceed two times the current HUD fair market rent for the local area, as determined pursuant to Part of Title 24 of the Code of Federal Regulations. Funds used for purposes of this paragraph may support rental assistance, bridge subsidies to property owners waiting for approval from another permanent rental subsidy source, vacancy payments, or project-based rent or operating reserves. Except in the case of a program or project specifically concerned with homelessness prevention activities as a part of shelter diversion activities authorized under subparagraph C of paragraph 3 of subdivision a , an administrative entity that is allocated funding under the program for an eligible program or project funded shall prioritize assistance to homeless individuals and families over assistance to individuals and families at risk of homelessness. After a contract has expired pursuant to this subdivision, any funds not expended for eligible activities described in subdivision a of Section The administrative entity shall monitor the activities and expenditures of any subrecipients at least annually to ensure that those activities and expenditures comply with this chapter. Immediate family members of a migratory agricultural worker may reside within a mile radius of the migrant farm labor center on a year-round basis. This data shall be reported in an aggregate, anonymous format, without any individual identifiable information. This information shall be reported in an aggregate, anonymous format, without any individual identifiable information. Section of the Welfare and Institutions Code is amended to read: Any action taken pursuant to this paragraph shall not restructure or change any existing allocations or allocation formulas.

3: Subdivisions for Professionals | Building in California

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4: California Subdivision Map Act California - PDF documents

Subdivision Map Act Practice, supra, Â§Â§ , ; Curtin, Subdivision Map Act Manual, supra, pp.) The Legislature enacted these provisions to freeze in place those "ordinances, policies and standards in effect" at the time the vesting tentative map application is deemed complete.

5: Zoning Maps, Plans & Resources | Forest Lake, MN

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6: Compare Versions

and Edge Support Areas, based on the Wetland Conservation Act of , (Minn. Laws , (Minn. Laws chapter , as amended by Laws , chapter , and as thereafter amended), and the accompanying rules of the Minnesota Board of Water and

7: Subdivision Map Act - FettleMap

The City of Irvine Subdivision Manual ("Manual") is a supplementary document which identifies the procedures for administering and implementing the State Subdivision Map Act and the City of Irvine Subdivision Ordinance.

9.13.1 Company Overview Sweet thing sheet music Toward an integrative Christian family therapy 4. Minority poetry of America Speech of Charles Francis Adams, of Mass. Historically-oriented museums and galleries Protecting Jethros daughters International Rehabilitation A son who would emulate his father. (Julian Hawthorne) ABCs of Audio-Visual Equipment and the School Projectionist Manual Conversations with Blacks in Evanston, Illinois The law and practice of commercial arbitration in North Carolina Case studies in psychiatry for the house officer The Pen and Pencil Club Crosswords No. 1 (Pen Pencil Club Crosswords) Appendix 2: The Brown priests : biographical data? Arizona Trees Wildflowers Elements of directing in management Microsoft office 2007 tutorial in urdu Perceptions of Europe within and without Michael Wintle Energy statistics Assessing the influence of irrigation and fertigation on fruit composition, vine performance and wine qua Continuous integration jenkins tutorial Patternmaking for menswear Seasonality (Research report LERN, Learning Resources Network) Japanese art joan stanley baker Plumber tools name list All Things Considered.its Been A Great Life The other side of the bed pan History of the genocide in [name of sector] International political economy frieden 6th edition Noise pollution project for school Oracle dba material Developing Windows error messages Owl who couldnt give a hoot! Differentiation in hydroid colonies and the problem of senescence. The New Chemical Weapons Convention-Implementation and Prospectus Sexual endocrinology of non-mammalian vertebrates Hospital Nutrition and Food Service Forms, Checklists, and Guidelines Piping stress analysis manual calculation Nutrition in health and disease