

## **LEGISLATIVE DIGEST**

[Business and Tax Regulations, Planning Codes - Appeal Timelines for Zoning Administrator Actions]

**Ordinance amending the Business and Tax Regulations Code and the Planning Code to clarify time periods for appeals of decisions or determinations by the Zoning Administrator; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

### **Existing Law**

Business and Tax Regulations Code, Section 8 and Planning Code, Section 308.2, provide a variety of time limits to file appeals of specified Zoning Administrator actions to the Board of Appeals, but do not include the timelines for appeal of certain enforcement actions.

### **Amendments to Current Law**

The Ordinance would clarify the timelines for actions of the Zoning Administrator. Under the terms of the Ordinance, appeals of a written variance decision, rear yard modification, reasonable modification, or elevator height exemption decision of the Zoning Administrator shall be made within 10 days; appeals of a Notice of Violation, Notice of Violation and Penalty Decision, or Notice of Additional Compliance Action and Accrued Penalties issued by the Zoning Administrator shall be made within 30 days; except as otherwise specified in Planning Code Section 1006.7, or as specifically provided in other sections of the Municipal Code, any other written determination of the Zoning Administrator shall be appealed within 15 days of such action.

### **Background Information**

The purpose of this ordinance is to clarify and conform the deadlines for various decisions and determinations of the Zoning Administrator to the Board of Appeals.

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