



AGENDA

REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, JULY 18, 2023 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. Meeting Procedure PC

PUBLIC ADVISORY: The public may participate in person and or by using the virtual platform (Zoom).

Public Participation options:

1. **In-Person** - Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Zoom:** Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82892479282?pwd=cEVad29QcDVJTmVHdng1dnZiR1dmQT09>

Passcode: 368284

Public Comment using a virtual platform: join in through the link provided above. Use the “raise hand” feature (for those joining by phone, press *9 to “raise hand”) during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number.

3. **Phone:** 1-669-900-6833 Enter Meeting ID: 828 9247 9282 Passcode: 368284

Public Comment for those joining by phone, use the “raise hand” feature by pressing *9 during the public participation period for agenda items or during the public participation period for non-agenda items.

4. **Before the Meeting:** Public comment will be accepted for the record in advance by 4:30 pm the day of the meeting by email to daisy.guerrero@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate

in the Council meeting, please contact the City Clerk's Office, (323) 562-5714 within 48 hours of the meeting.

II. CALL TO ORDER/ROLL CALL

COMMISSIONERS

Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF

Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, you agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

V. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

1. MINUTES OF THE JUNE 20, 2023 REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

VI. PUBLIC HEARING

2. CONSIDERATION OF APPROVAL OF PLANNING RESOLUTION NO. 23-469 TO RECOMMEND ADOPTION OF AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO ADD SUBSECTION 4100.140 EV CHARGING STATIONS TO SECTION 4100 PARKING AND LOADING

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

- IX. ADJOURNMENT** - The next Regular Meeting of the Maywood Planning Comssion is adjourned to August 15, 2023 at 7:00 pm

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk or Deputy City Clerk hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.





MINUTES

REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, JUNE 20, 2023 AT 7:00 PM

I. MEETING INSTRUCTIONS PC

THIS MEETING WILL BE HELD IN PERSON. THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/89973107846?pwd=aGJEbEVySlkzcTdLaWo2djIzSXpqdz09>

VIA THE CITY'S FACEBOOK PAGE. FOR PUBLIC COMMENT PLEASE SUBMIT IN WRITING OR ATTEND THE MEETING IN PERSON.

II. CALL TO ORDER/ROLL CALL

Chairperson Rodriguez called to order the meeting at approximately 7:02 p.m.

COMMISSIONERS

Raul Rodriguez, Chairperson (present)
Alfredo Morales, Vice Chairperson (present)
Crysal Acosta (present)
Diego Jimenez (present)
Angelina Martinez (not present)

STAFF PRESENT:

Steve Fowler, Director of Building and Planning (present)
Lindsay Thorson, Assistant City Attorney (present)
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

Chairperson Rodriguez approved the Agenda.

IV. Presentations

1. STANTEC PRESENTATION REGARDING MAYWOOD'S GENERAL PLAN UPDATE 2023

Stantec, Inc. presented to the Planning Commissioners and staff the new Environmental Justice Element that is being requested for the General Plan

Update.

V. PUBLIC COMMENT (Time allotted: 3 minutes)
The following spoke on Non-Agenda items: None

VI. CONSENT CALENDAR
None

VII. PUBLIC HEARING

2. ADOPTION OF RESOLUTION NO. PC 23-0468 FINDING THAT THE 2023-2024 FISCAL YEAR CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH AND CONFORMS WITH THE GENERAL PLAN AND DETERMINING THAT SUCH FINDING IS EXEMPT FROM CEQA REVIEW

Motion to approve Resolution No. PC 23-0468 finding that Motion by Morales. Second by Rodriguez. AYES: Rodriguez, Morales, Acosta, Jimenez. Absent: Martinez.

VIII. DIRECTOR'S REPORT
None

IX. COMMISSION COMMENTS
None

X. ADJOURNMENT
Meeting adjourned at approximately 7:32 p.m. to the next meeting of the Maywood City Council, July 18, 2023, at 7:00 p.m.

Raul Rodriguez, Chairperson

ATTEST:

Steve Fowler, Planning Secretary

AGENDA REPORT

CITY OF MAYWOOD



AGENDA ITEM NO. 2.

DATE: July 18, 2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

SUBJECT: CONSIDERATION OF APPROVAL OF PLANNING RESOLUTION NO. 23-469 TO RECOMMEND ADOPTION OF AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO ADD SUBSECTION 4100.140 EV CHARGING STATIONS TO SECTION 4100 PARKING AND LOADING

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution No. 23-469 to recommend adoption of an ordinance by the City Council to amend the Zoning Ordinance to add Subsection 4100.140 to Section 4100 PARKING AND LOADING

BACKGROUND:

California State Assembly Bill 1236 (AB 1236), which became effective on January 1, 2016, added Government Code Section 65850.7 requiring the City to adopt an ordinance by September 30th, 2017 to create an expedited and streamlined permitting process for Electrical Vehicle Charging Stations (EVCS). Further, Assembly Bill 970 (AB 970), which became effective January 1, 2022, built upon existing permit streamlining law AB 1236, requiring the City to add specific binding timelines to the review period of EVCS by January 1, 2023. The proposed ordinance establishes an expedited and streamlined permitting process to be consistent with AB 1236 and AB 970.

AB 1236 requires all California cities and counties to develop an expedited, streamlined permitting process for EVCS. The Law provides consistent statewide standards to achieve the timely and cost-effective installation of EVCS by furthering the availability of charging infrastructure to help drive the deployment of zero-emission vehicles. AB 970 built upon existing streamlining law AB 1236 to add specific binding timeline to the review period of EVCS. AB 1236 and AB 970 apply to all charging station installations, including: Level 1, Level 2, and DC Fast Charging; public and private charging stations. Attachment 4 (AB 1236 and AB 970 Summary) provides an overall summary of both bills and how they apply to the City.

DISCUSSION:

The purpose of this proposed ordinance is strictly to comply with State Law and adopt the language required by the State for the City to adopt, it will not change our permitting process in any significant way. The ordinance seeks to set guidelines for permitting based on the State's guidebook for EVCS permitting and implement Statewide standards for permitting.

LEGAL REVIEW:

This ordinance is not subject to CEQA because the adoption of this ordinance is not a "project" pursuant to

Section 15060 (c)(2) and 15060 (c)(3) of Title 14 of the California Code of Regulations. Specifically, this ordinance only establishes a streamline process for electric vehicle charger permits and is merely authorizing administrative activities which will not result in a direct or reasonably foreseeable indirect physical change in the environment; therefore, no further environmental review is required.

FISCAL IMPACT:

ATTACHMENT(S)

1. Attachment A- Draft Ordinance EV Ord
2. COMPLETE_EV_CHARGER_CHECKLIST
3. Attachment 4 AB 1236 and AB 970 Summary

RESOLUTION NO. 23-469

**A RESOLUTION OF THE MAYWOOD PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF AN
ORDINANCE ADDING SUBSECTION 4100.140 TO CHAPTER 4100
TO THE MAYWOOD ZONING ORDINANCE TO ESTABLISH
ELECTRIC VEHICLE CHARGING STATION STREAMLINED
PERMITTING CONSISTENT WITH ASSEMBLY BILL 1236 AND
ASSEMBLY BILL 970**

WHEREAS, the State of California and the City of Maywood have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, on October 8, 2015, the State of California adopted Assembly Bill 1236 and on October 8, 2021, adopted Assembly Bill 970, which require local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, creation of an expedited streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce reliance on environmentally damaging fossil fuels; and

WHEREAS, the City of Maywood has initiated a Municipal Code Amendment, in order to establish a streamlined permitting process for electric vehicle charging stations in compliance with AB 1236 and AB 970 as described in the title of this resolution and the attached Draft Ordinance (Exhibit A);

**NOW, THEREFORE, THE MAYWOOD PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, AND
RESOLVE AS FOLLOWS:**

Section 1. Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements.

Evidence: The proposed ordinance is not subject to CEQA because the adoption of this ordinance is not a "project" pursuant to Section 15060 (c)(2) and 15060 (c)(3) of Title 14 of the California Code of Regulations. Specifically, this ordinance only establishes a streamlined process for electric vehicle charger permits and is merely authorizing administrative activities which will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Section 2. The Maywood Planning Commission conducted a noticed public hearing on July 18, 2023, at which time it received public testimony concerning ZTA 23-01 and after the close of the hearing, the Planning Commission recommends that the City Council adopt the proposed Zoning Ordinance, attached in Exhibit A to this Resolution.

Section 3. The proposed Zoning Ordinance Amendment has been fully evaluated and considered with respect to the City's General Plan. The amendment will promote cooperation between the city and other agencies and local governments to improve the environment and circulation and therefore is consistent with the General Plan.

APPROVED AND ADOPTED THIS 18TH DAY OF JULY 2023. PLANNING COMMISSION OF THE CITY OF
MAYWOOD

BY: _____
Raul Rodriguez,
Planning Commission Chairman

ATTEST:

Steve Fowler,
Planning Commission Secretary

I, Steve Fowler, Secretary of the Planning Commission of the City of Maywood, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Maywood, at a special meeting of the Planning Commission held on the 18th day of July 2023, by the following vote- to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

Steve Fowler,
Planning Commission Secretary

EXHIBIT A

ORDINANCE NO. 2023-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
MAYWOOD, CALIFORNIA, ADDING SUBSECTION 4100.140 to
SECTION 4100 TO THE MAYWOOD ZONING ORDINANCE TO
ESTABLISH ELECTRIC VEHICLE CHARGING STATION STREAMLINED
PERMITTING CONSISTENT WITH ASSEMBLY BILL 1236 AND
ASSEMBLY BILL 970**

WHEREAS, the State of California and the City of Maywood have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and

WHEREAS, on October 8, 2015, the State of California adopted Assembly Bill 1236 and on October 8, 2021, adopted Assembly Bill 970, which require local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, creation of an expedited streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce reliance on environmentally damaging fossil fuels; and

WHEREAS, the City of Maywood has initiated a Zone Text Amendment, in order to establish a streamlined permitting process for electric vehicle charging stations in compliance with AB 1236 and AB 970 as described in the title of this resolution and the attached Draft Ordinance (Exhibit A); and

WHEREAS, the proposed Zone Text Amendment has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the Maywood Planning Commission conducted a noticed public hearing on July 18, 2023, at which time it received public testimony concerning Zone Text Amendment and recommend City Council approval;

WHEREAS, the Maywood City Council conducted a noticed public hearing on Date, at which time it received public testimony concerning ZTA 23-01;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAYWOOD DOES ORDAIN AS
FOLLOWS:**

SECTION 1. Section 4100, "Parking and Loading" is hereby amended to adopt a new Subsection which shall read as follows:

4100.140. – ELECTRIC VEHICLE CHARGING STATIONS- Purpose and intent.

Electric vehicle charging stations which qualify for expedited permit processing, pursuant to California Government Code Section [65850.7](#), shall be subject to the administrative permitting procedures set forth in this chapter.

A. Expedited review process.

Consistent with California Government Code Section [65850.7](#), the Director of Building and Planning or the Building Official shall implement an expedited administrative permit review process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply in order to be eligible for expedited review. The expedited administrative permit review process and checklist may refer to the recommendations in the checklist prescribed by the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” published by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website.

B. Electronic Submittals.

Consistent with California Government Code Section [65850.7](#), the Director of Building and Planning or the Building Official shall allow for electronic submittal of permit applications covered by this chapter and associated supporting documentations when available. In accepting such permit applications, the Director of Building and Planning or the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by the applicant.

C. Association Approval.

Consistent with California Government Code Section [65850.7](#), the Director of Building and Planning or the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by California Civil Code Section [4080](#).

D. Permit application processing.

A permit application that satisfies the information requirements in the City’s adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Director of Building and Planning or the Building Official or their designee that the permit application and supporting documents meet the requirements of the City’s adopted checklist, and is consistent with all applicable laws, the Director of Building and Planning or the Building Official or their designee shall, consistent with California Government Code Section [65850.7](#), approve the application and issue all necessary permits. Such approval does not authorize an applicant to

energize or utilize the electric vehicle charging station until approval is granted by the City. If the Director of Building and Planning or the Building Official or their designee determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

E. Accessibility.

All designs for electric vehicular charging for public use must comply with all Federal and State laws regarding accessibility, specifically the Americans with Disabilities Act and California Building Code Section 11B-228.3. EV stations permitted for private use, at private residences need not comply.

F. Technical Review.

It is the intent of this chapter to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Director of Building and Planning's or the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in California Government Code Section [65850.7](#), the City may require the applicant to apply for a Conditional Use Permit.

Section 2. California Environmental Quality Act (CEQA) Determination.

Adoption of this Ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060 (c)(2) and 15060(c)(3) of Title 14 of the California Code of Regulations because the adoption of this Ordinance would not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a project.

Section 3. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, without regard to whether any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 4. Effective Date of Ordinance. This ordinance shall go into effect and be in full force and operation from and after thirty (30) days after its final passage and adoption.

Section 5. Certification and Publication. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED, AND ADOPTED, this ____ day of _____, 2023.

AYES:

NOES:

ABSENT:

ABSTAIN:

Frank Garcia, Mayor

ATTEST:

, City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney



CITY OF MAYWOOD
BUILDING AND PLANNING DEPARTMENT

4319 E. Slauson Ave,
Maywood, CA 90270
323.562.5723
(cityofmaywood.com/158/Building-Planning)

EV Chargers Checklist

**RESIDENTIAL AND NON-RESIDENTIAL
CHECKLIST FOR PERMITTING ELECTRIC VEHICLES
AND ELECTRIC VEHICLE SERVICE EQUIPMENT (EVSE)**

Please complete the following information related to permitting and installation of Electric Vehicle Service Equipment (EVSE) as a supplement to the application for a building permit. This checklist contains the technical aspects of EVSE installations and is intended to help expedite permitting and use for electric vehicle charging.

Upon this checklist being deemed complete, a permit shall be issued to the applicant. However, if it is determined that the installation might have a specific adverse impact on public health or safety, additional verification will be required before a permit can be issued.

This checklist substantially follows the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” contained in the Governor’s Office of Planning and Research “Zero Emission Vehicles in California: Community Readiness Guidebook” and is purposed to augment the guidebook’s checklist.

JOB ADDRESS:	PERMIT NUMBER:
☐ Single-Family ☐ Multi-Family (Apartment) ☐ Multi-Family (Condominium) ☐ Commercial (Single Business) ☐ Commercial (Multi-Businesses) ☐ Mixed-Use ☐ Public Right-of-Way	
☐ SITE PLAN WITH LOCATIONS OF EVSE ATTACHED	
DESCRIPTION OF WORK:	
APPLICANT NAME:	

APPLICANT PHONE & EMAIL:

CONTRACTOR NAME:

LICENSE NUMBER & TYPE:

CONTRACTOR PHONE & EMAIL:

OWNER NAME:

OWNER PHONE & EMAIL:

EVSE CHARGING LEVEL: ☐ Level 1 (120V) ☐ Level 2 (240V) ☐ Level 3 (480V)

Maximum Rating (Nameplate) of EV Service Equipment = _____ KW

Voltage EVSE =

_____ V

Manufacturer of EVSE:

Mounting of EVSE: ☐ Wall Mount ☐ Pole Pedestal Mount ☐ Other

System Voltage:

☐ 120/240V, 1 ϕ , 3W

☐ 120/208V, 3 ϕ , 4W

☐ 120/240V, 3 ϕ , 4W

☐ 277/480V, 3 ϕ , 4W

☐ Other _____

Rating of Existing Main Electrical Service Equipment = _____ Amperes

Rating of Panel Supplying EVSE (if not directly from Main Service) = _____ Amps

Rating of Circuit for EVSE: _____ Amps / _____ Poles

AIC Rating of EVSE Circuit Breaker (if not Single Family, 400A) = _____ A.I.C.

(or verify with Inspector in field)

Specify Either Connected, Calculated or Documented Demand Load of Existing Panel:

Connected Load of Existing Panel Supplying EVSE = _____ Amps

Calculated Load of Existing Panel Supplying EVSE = _____ Amps

Demand Load of Existing Panel or Service Supplying EVSE = _____ Amps

(Provide Demand Load Reading from Electric Utility)

Total Load (Existing plus EVSE Load) = _____ Amps

For Single Family Dwellings, if Existing Load is not known by any of the above methods, then the Calculated Load may be estimated using the “Single-Family Residential Permitting Application Example” in the Governor’s Office of Planning and Research “Zero Emission Vehicles in California: Community Readiness Guidebook” <https://www.opr.ca.gov>

**EVSE Rating _____ Amps x 1.25 = _____ Amps = Minimum
Ampacity of EVSE Conductor = # _____ AWG**

**For Single-Family: Size of Existing Service Conductors = # _____ AWG or
kcmil**

- or - : Size of Existing Feeder Conductor

**Supplying EVSE Panel = # _____ AWG or kcmil
(or Verify with Inspector in field)**

I hereby acknowledge that the information presented is a true and correct representation of existing conditions at the job site and that any causes for concern as to life-safety verifications may require further substantiation of information.

Signature of Permit Applicant: _____ Date: _____

AB 1236 AND AB 970 SUMMARY – ELECTRIC VEHICLE CHARGING STATION PERMIT STREAMLINING

State Bill	Author	Effective Date	Purpose	Mandates	Applicability	Compliance Deadline
AB 1236	Chiu	January 1, 2016	Reduce Greenhouse Gases (GHG)	Jurisdictions must: • Develop a streamlined permitting process for electric vehicle charging stations (EVCS) • Adopt a streamlining ordinance and checklist	• All charging station installations (Level 1 & 2, and DC Fast Charging) • Public and private charging stations • Light-, medium-, and heavy-duty electric vehicle charging stations • Stations that are installed as the accessory or primary use of a site	September 30, 2017, for jurisdictions with less than 200,000 residents
AB 970	McCarty	January 1, 2022	Reduce GHG	Adds specific binding timelines to project review period based on the size of the project: <u>1-25 station project at a single site</u> • An application will be deemed complete if after 5 business days the city has not: 1. found the application to be complete or 2. issued a written deficiency notice: a. detailing all changes needed to make the application consistent with the city or county EVCS permitting checklist or b. identifying specific information necessary for the Building Official to conduct a limited review of whether the project meets all health and safety requirements. • If the city has not yet created its checklist, the deficiency notice will be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law per AB 1236. • An application will be deemed approved 20 business days after it was deemed complete if: 1. the city has not made a finding, based on substantial evidence, that the EVCS could have a specific adverse impact upon the public health or safety; 2. the city has not required the applicant to apply for a use permit; and 3. An appeal has not been made to the planning commission. <u>26 or more stations at a single site</u> Same process as above except: • An EVCS application will be deemed complete after 10 business days and will be deemed approved 40 business days after deemed complete.	Same as AB 1236	January 1, 2023, for jurisdictions with less than 200,000 residents