

Ordinance No. 86-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING THE RIDGECREST MUNICIPAL CODE AS IT RELATES TO MINOR PARCEL MAPS AND AMENDING MAPS.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. Section 19-11 is hereby added to Chapter 19 of the Ridgecrest Municipal Code to read as follows:

"Section 19-11 Waiver of Tentative Parcel Maps

19-11.1 Purpose and Scope

Under §66428 of the Subdivision Map Act, the City shall establish procedures for waiving parcel map requirements. The City finds, determines and declares that tentative parcel maps may be waived under the provisions of this section.

19-11.2 Procedure for Waiver of Tentative Parcel Maps

- (a) A person who desires to obtain a waiver from the requirement to file a tentative parcel map shall present the proposed final parcel map and the established fee to the Planning Commission Secretary. The Secretary shall obtain the comments of the Planning Director and the Director of Public Works as to whether the proposed map will conform with the criteria set forth below. The comments of the Planning Director and Director of Public Works shall be presented to the applicant who shall make recommended corrections, if any, or request the matter be placed before the Planning Commission for action.
- (b) If no corrections are suggested or when suggested corrections are made, the Planning Secretary shall schedule a public hearing before the Planning Commission upon the giving of such notice as required for other parcel maps.
- (c) The Planning Commission shall approve the proposed map if the Commission makes the findings set forth in the criteria listed below. The decision of the Planning Commission shall be final unless the decision is appealed to the City Council in the same manner as tentative parcel maps.

19-11.3 Criteria for Waiver of Tentative Parcel Maps

- (a) A parcel may be approved for filing without a tentative map only if the Planning Commission finds that the following conditions exist:
 - (1) The proposed map will promote the elimination or reduce the deficiencies of substandard or otherwise inappropriate parcels;
 - (2) The proposed map complies with the Subdivision Map Act and this Code as to area, improvements and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection; and
 - (3) The proposal is not a subdivision within the meaning of the Subdivision Map Act.
- (b) A parcel map approved under this Section shall conform to all requirements concerning content and form which are required for other parcel maps."

Section 2. Section 19-12 is hereby added to Chapter 19 of the Ridgecrest Municipal Code to read as follows:

"Section 19-12.1 Purpose and Scope

Under Section 66472.1 Subdivision Map act, the City may establish procedures for the filing of amending maps. This section sets forth such procedures.

19-12.2 Procedure for Amending Map

- (a) A person who desires to file an amending map after a final subdivision map or parcel map has been filed shall present the proposed amending map and the established fee to the Planning Commission Secretary. The Secretary shall obtain the comments of the Planning Director and the Director of Public Works as to whether the proposed map conforms with the criteria set forth below. The comments of the Planning Director and Director of Public Works shall be presented to the applicant who shall make recommended corrections, if any, or request the matter be placed before the Planning Commission for action.
- (b) If no corrections are suggested or when suggested corrections are made, the Planning Secretary shall schedule a public hearing on the proposed map upon the giving of such notice as required for the underlying map.
- (c) The Planning Commission shall approve the proposed map if the Commission makes the findings set forth in the criteria listed below. The decision of the Planning Commission shall be final unless the decision is appealed to the City Council in the same manner as tentative parcel maps.

19-12.3 Criteria for Amending Map

- (a) An amending map may be approved for filing if the Planning Commission finds that the following conditions exist:
 - (1) The proposed map addresses changes in circumstances which make any or all of the conditions of the prior map no longer appropriate or necessary;
 - (2) The modifications do not alter any right, title or interest in the real property reflected on the recorded map; and
 - (3) The modified map conforms to the Subdivision Map Act.
- (b) An amending subdivision map shall conform to all requirements concerning content and form of final subdivision map. An amending parcel map shall conform to all requirements concerning content and form of a final parcel map."

Section 3. Except as provided herein, the Ridgecrest Municipal Code is hereby reaffirmed and readopted.

APPROVED AND ADOPTED this 7th day of May, 1986, by the following vote:

AYES: Mayor Mower, Councilmembers Pearson, Bergens, Corlett, and Wiknich

NOES: None

ABSTAIN: None

ABSENT: None



Michael R. Mower, Mayor

ATTEST:



Joyce M. Taft, City Clerk