

ORDINANCE NO. 86-29

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF RIDGECREST AMENDING CHAPTER XX OF  
THE RIDGECREST MUNICIPAL CODE AS IT RELATES  
TO SITE PLAN REVIEW.

SECTION 1. Ridgcrest Municipal Code Section 20-22.1 is hereby amended and re-enacted to read as follows:

"20-22.1 Purpose

The purpose of site plan review is:

- a. To insure that the projects listed in Section 20-22.2 conform to the General Plan and all applicable code provisions of the City and State,
- b. To maintain and encourage high standards of development, and
- c. To provide the applicant with an informative review to assist in the efficient and coordinated processing of projects consistent with City Standards and requirements."

SECTION 2. Ridgcrest Municipal Code Section 20-22.2 is hereby amended and re-enacted to read as follows:

"20-22.2 Included Projects

These projects shall not be considered for approval or permit until site plan review has been completed:

- a. To insure that the projects listed in Section 20-22.2 conform to the General Plan and all applicable code provisions of the City and State,
- b. To maintain and encourage high standards of development, and
- c. To provide the applicant with an informative review to assist in the efficient and coordinated processing of projects consistent with City Standards and requirements."

SECTION 2. Ridgcrest Municipal Code Section 20-22.2 is hereby amended and re-enacted to read as follows:

"20-22.2 Included Projects

These projects shall not be considered for approval or permit until site plan review has been completed:

- a. Conceptual development plans.
- b. Preliminary development plans required by Section 20-23.4.
- c. Municipal reorganizations and annexations.
- d. Specific plans.
- e. Tentative tract maps.
- f. Parcel maps.
- g. Precise development plans required by Section 20-23.5.
- h. Conditional use permit applications where new buildings or substantial alterations are proposed.
- i. Conversion of residential structures to commercial or industrial uses."

SECTION 3. Ridgecrest Municipal Code Section 20-22.3 is hereby amended and re-enacted to read as follows:

"20-22.3 Application Content

Site plans for staff review shall be submitted to the Director of Community Development in a number the director determines necessary to facilitate staff review. All site plans shall be on folded sheets of a minimum eight-and-one-half-by-eleven-inch size to a maximum twenty-four by thirty-six-inch size, and shall be at an easily readable scale.

- a. All submittals shall include the following information:
  1. Name, address, and telephone number of the property owner.
  2. Name, address, and telephone number of the property developer.
  3. Name, address, and telephone number of person preparing plan.
  4. North arrow oriented to top of plan sheet.
  5. Scale.
  6. Vicinity map showing site location.
  7. Property lines of the entire legal parcel(s).
  8. Delineations of any easements on the property.
  9. Names of adjacent streets and intersections.
  10. Width of adjacent streets and alleys.
  11. Legal description of the subject property.
  12. Street address of the subject property (if assigned).
  13. Zoning designation of the subject property and surrounding properties.
  14. Existing land uses of the site and surrounding properties.
  15. Area of the subject property.
  
- b. Projects described in Section 20-22.2, e through i, shall also include the following:
  1. Street and/or alley dedications, if applicable.
  2. All existing and proposed public improvements within adjacent streets and alley rights-of-way (curb, gutter, sidewalk, street lights, parkways, fire hydrants, power poles, water lines, gas lines, sewer lines, telephone lines, etc.).
  3. Existing and proposed public rights-of-way within the subject property.
  4. Existing or proposed easements within or immediately outside the site.
  5. Location of on-site and off-site drainage facilities.
  6. Area of each parcel (gross and net).
  7. Physical features on the property and immediately adjacent to property lines (fences, walls, power poles, buildings, slopes, etc.).
  
- c. Projects h through i shall also include the following:
  1. Location of all buildings (main and accessory), fences and/or walls, paved areas and landscape areas, and all shall be labeled as either existing or proposed.
  2. Percentage of area covered by buildings, landscaping and pavement on each parcel.
  3. Location of existing and proposed on-site water lines, sewer lines, septic tanks and fire hydrants.
  4. Type of construction per Uniform Building Code.
  5. Height and number of stories of all buildings and structures.
  6. Dimension from building(s) to property lines and to other buildings or structures on the property.
  7. Uses of all buildings (existing and proposed) and areas on the property.
  8. Exterior building materials including materials of fences, walls, and accessory structures.
  9. Off-street parking including dimensions of individual parking spaces, internal circulation pattern for pedestrian and vehicular traffic, wheel stops and type of surfacing proposed.
  10. Driveway widths.
  11. Computation of total parking required per use on each parcel and indication of total number of spaces provided (covered and uncovered indicated separately) on each parcel by type (e.g.: normal stall size, compact stall, handicap stall).

12. Computation of landscape areas required and the square footage of areas proposed for landscaping.
13. Location of landscaping including existing and proposed trees, shrub masses and ground cover area.
14. Loading spaces including dimensions.
15. Estimated quantities of earth to be moved.
16. Direction of drainage flow with slope in percentage.
17. Signs including area, location, height, illumination and mechanical movement.
18. On-site lighting.
19. Trash enclosures.
20. Location of outdoor storage areas.
21. Exterior architectural projections.
22. Location of all entrances.
23. Location of mechanical equipment and proposed screening.
24. Proposed swimming pools, patios, and/or recreation areas.

- d. The Director of Community Development may require additional information or materials when necessary to accurately and adequately review a specific project.
- e. The Director of Community Development may waive any information described above upon determination that it is not relevant to the review."

SECTION 4. Ridgecrest Municipal code Section 20-22.4 is hereby amended and re-enacted to read as follows:

"20-22.4 Procedure

- a. The Director of Community Development, directed City staff, and such utility service representatives as may be available shall, within twenty-one working days after completion of filing, conduct a review of the submitted project. The applicant shall be invited to attend the review meeting.
- b. The Director of Community Development shall, within fifteen working days after the review, prepare and mail to the applicant a site plan review letter summarizing the code requirements and recommendations of staff."

SECTION 5. Ridgecrest Municipal Code Section 20-22.5 is hereby amended and re-enacted to read as follows.

"20-22.5 Fees

Fees, established by resolution of the City Council, shall be paid by the applicant at the time of filing or appeal, to defray costs incurred by the City related to the application or appeal."

SECTION 6. Ridgecrest Municipal Code Section 20-22.6 is hereby amended and re-enacted to read as follows:

"20-22.6 Appeal

The applicant may appeal any of the conditions set forth in the Director's letter of determination by filing a written request for review with the Planning Commission within thirty calendar days of the date of the Director's letter. Such appeal must be made in writing, shall stipulate the points of disagreement, shall be accompanied by a sufficient number of copies of the plan to facilitate Commission review."

SECTION 7. Ridgecrest Municipal Code Section 20-22.7 is hereby amended and re-enacted to read as follows:

"20-22.7 Subsequent Site Plan Review

A subsequent site plan review application shall be required prior to issuance of building permits or Commission consideration if more than eighteen months have elapsed since any prior site plan review for an uncompleted project or if the applicant revises the proposed project in such a way as to materially change the requirements as determined by the Director."

SECTION 8. Effect of Code Change

Site plan review shall not be construed to vest or grant any development right. Should legal requirement changes occur subsequent to any site plan review, the changes will be incorporated into any building permits issued on the project or any Commission actions."

SECTION 9. Ridgecrest Municipal Code Sections 20-22.9, 20-22.10, 20-22.11, 20-22.12, 20-22.13, and 20-22.14 are hereby repealed.

SECTION 10. Except as provided herein, the Ridgecrest Municipal Code is hereby reaffirmed and readopted.

APPROVED AND ADOPTED this 20th day of August 1986, by the following vote:

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

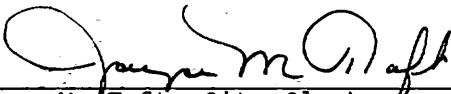
NOES: None.

ABSTAIN: None.

ABSENT: None.

  
\_\_\_\_\_  
Michael R. Mower, Mayor

ATTEST:

  
\_\_\_\_\_  
Joyce M. Taft, City Clerk