

ORDINANCE NO. 88-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, AMENDING CHAPTER XIX OF THE MUNICIPAL CODE AS IT RELATES TO LOT LINE ADJUSTMENTS.

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

SECTION 1. Purpose and Scope

This ordinance amends the Ridgcrest Municipal Code by amending Section 19-6 as it relates to Lot Line Adjustments.

SECTION 2. Findings

The Council finds the following:

(a) The Ridgcrest Planning Commission conducted a duly noticed public hearing to consider the Municipal Code changes listed below. The Commission concluded that: the changes promote the health, welfare, and safety of the community; the changes are consistent with the general plan and elements thereof; and the changes would not result in any significant adverse environmental impact. The Commission approved the changes on the basis of these findings.

(b) The Council conducted a duly noticed public hearing.

(c) This ordinance promotes the health, welfare, and safety of the community by providing for the orderly and harmonious development of working and living conditions within the city.

(d) This ordinance is consistent with the general plan and elements thereof.

(e) This ordinance will not result in any significant adverse environmental impact and a negative declaration is approved.

SECTION 3. Amendment

Section 19-6 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 19-6.4 Lot Line Adjustments

A lot line adjustment between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and where a greater number of parcels than originally existed is not thereby created, may be approved by Resolution of the Planning Commission when all of the following conditions exist:

1. The land is a part of a recorded subdivision map, parcel map, Record of Survey, or shown on the latest adopted tax assessor's map as an individual parcel of land.

2. The lots or parcels created have the minimum square footage required by the zoning district in which they are located.
3. No lot or parcel created has less than 50' of frontage on a dedicated and City maintained street, except those lots which front on a cul-de-sac or knuckle street shall have a minimum of 40' of frontage provided that the width of the lot as measured at the front yard setback line is at least 50 feet.
4. All other applicable provisions of the zoning chapter shall be complied with.
5. An unnumbered tentative parcel map or clear and concise 8½" x 11" or 14" rendering shall be submitted to the Planning Department for review to insure compliance with the above sections.
6. Upon determination by the Planning Department that the proposed lot line adjustment is in compliance with the above sections, the City shall furnish the applicant a notice that the proposed division is in accordance with the above sections and is exempt from filing a parcel map."

APPROVED AND ADOPTED on this 6th day of July, 1988 by the following vote:

AYES: Mayor Mower, Councilmembers Corlett, Condos and Lilly.

NOES: None.

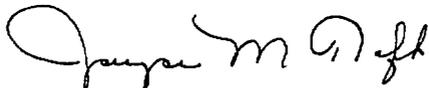
ABSTAIN: None.

ABSENT: Councilmember Bergens.



 Michael R. Mower, Mayor

ATTEST:



 Joyce M. Taft, City Clerk