

ORDINANCE NO. 2354

AN ORDINANCE OF THE CITY OF REDLANDS ADDING CHAPTER 17.64 TO THE REDLANDS MUNICIPAL CODE RELATING TO LOT LINE ADJUSTMENTS

The City Council of the City of Redlands does ordain as follows:

Section 1. Chapter 17.64 entitled Lot Line Adjustments is hereby added to the Redlands Municipal Code to read as follows:

"Chapter 17.64

Lot Line Adjustments

Sections:

- 17.64.010 Lot Line Adjustment Defined
- 17.64.020 Filing Criteria
- 17.64.030 Procedures
- 17.64.040 Required Findings
- 17.64.050 Conditions of Approval

17.64.01 Lot Line Adjustment Defined

Lot Line Adjustment means the adjustment of a lot line between two (2) or more adjacent parcels, where the land taken from one (1) parcel is added to an adjacent parcel, and where no additional parcels are created.

17.64.02 Filing Criteria

The following items shall be required to be submitted with any application for a lot line adjustment:

1. A completed City application form and all applicable filing fees.
2. Mailing labels for the applicant, all affected property owners and the applicant's representative (if applicable).
3. Any applicant represented by a third party shall submit a notarized authorization form identifying the person(s) authorized to represent them.

4. A detailed Site Plan showing the existing and proposed lots shall be provided. The Site Plan shall include the following:
 - (a) An illustration of the existing and proposed lots.
 - (b) The existing and proposed size of all lots.
 - (c) Dimensions for all proposed lot lines, including lot lines not affected by the lot line adjustment.
 - (d) Existing improvements on all lots.
 - (e) Points of access for all lots.

All Site Plans shall be drawn to scale, and shall include a vicinity map, the name of the applicant and the name of the person preparing the Site Plan. If determined necessary by the Community Development Department, the Site Plan shall also include a slope analysis prepared according to the requirements of the Hillside Overlay District.

5. A current preliminary title report shall be provided to ensure that the properties or portions thereof are not encumbered with liens, delinquent taxes, trust deeds and/or utility easements on the property which would conflict with the requested lot line adjustment.

17.64.030 Procedures

- A. The Director of Community Development or his/her designee may approve lot line adjustments as provided in this Chapter which meet the following criteria:
 1. All proposed lots comply with all standards of the underlying zoning district, any other applicable Redlands Municipal Code standard, and any applicable Specific Plan or other plan or regulation.
 2. None of the proposed lots has an average cross slope of greater than fifteen percent (15%), as defined in the Hillside Development District chapter of Title 18 of the Redlands Municipal Code.
- B. The Director of Community Development may, at his/her discretion, forward any lot line adjustment which satisfies the criteria of subsection "A" above, to the Planning Commission for consideration. Lot line adjustments which do not meet all of these criteria shall be submitted to the Planning Commission for consideration..
- C. The Director of Community Development or his/her designee shall provide the Planning Commission with a report on any lot line adjustments approved or denied.

This report shall be provided at the next available Planning Commission meeting following approval or denial of the lot line adjustment request.

- D. Any decision on a lot line adjustment by the Director of Community Development may be appealed by the applicant to the Planning Commission. Appeals shall be filed with the Secretary of the Planning Commission within ten (10) days of the Director's notice of decision. The Planning Commission shall be the final acting body for any appeal.

17.64.040 Required Findings

The Director of Community Development or his/her designee shall make the following findings prior to approval of a lot line adjustment:

1. The proposed lot line adjustment is consistent with the Redlands General Plan, and the Redlands Municipal Code and any applicable Specific Plan.
2. The proposed lot line adjustment will not adversely affect public health and safety.

17.64.050 Miscellaneous Provisions

- A. All lot line adjustments shall be recorded with the County of San Bernardino by a Deed of Conveyance. If required by Section 8762 of the State of California Business and Professions Code, a Record of Survey shall be recorded. The applicant shall obtain a Certificate of Compliance from the City.
- B. All lot line adjustments shall comply with the Site Plan submitted to the Community Development Department and approved by the Director or his/her designee.
- C. The provisions of Section 18610.5(a) and (b) of the State of California Health and Safety Code apply to lot line adjustments in mobile home parks, and should be referred to prior to the processing of any lot line adjustment within a mobile home park.
- D. A Tentative Map, Parcel Map or Final Map shall not be required as a condition to the approval of a lot line adjustment.

Section 2. The Mayor shall sign this ordinance and the City Clerk shall certify to the adoption of this ordinance and shall cause it, or a summary of it, to be published once in the Redlands Daily Facts, a newspaper of general circulation within the City, and thereafter, this ordinance shall take effect in accordance with law.


Mayor of the City of Redlands

ATTEST:

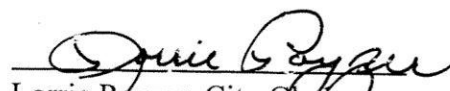

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing ordinance was adopted by the City Council at a regular meeting thereof held on 16th day of September 1997, by the following vote:

AYES: Councilmembers Gilbreath, Cunningham, Gil, Banda; Mayor Larson

NOES: None

ABSENT: None


Lorrie Poyzer, City Clerk