

§ 20.2 DEFINITIONS.

LAND DIVISION.

(2) **PARCEL DIVISION.** The division of any real property, improved or unimproved, or a portion thereof, which is divided for the purpose of sale, lease, financing or utilization, whether immediate or future, into five or more parcels., and in which the planning commission finds in its consideration of the tentative map that the proposed division conforms to adopted plans, standards and provisions of law, and that one of the following sets of conditions prevails:

(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(G) (1) Within 24 months after approval or conditional approval of the tentative map or maps, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding ~~one year~~ two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

(3) (a) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

(b) The time limits imposed herein are subject to certain exceptions set forth in California Government Code § 66452.6, which include any development moratorium imposed after approval of the tentative map or any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map if a stay of time period is approved by the Planning Commission.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) ~~The tentative map of a proposed parcel division shall be prepared, submitted and processed in the same manner as is specified herein for tentative subdivision maps, § 20.4(C) through (F), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.~~ A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

(C) (1) Within one year after City Council approval of the tentative map of a parcel division, a parcel map shall be submitted to the City Engineer for checking and processing.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed ~~one year~~ two (2) years may be granted by the Planning Commission.

(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

~~(1) A preliminary parcel map shall be prepared and processed subject to the provisions of § 20.4(A) or (B).~~

~~(12)~~ A tentative parcel map shall be prepared, based on the requirements of § 20.5(C) and (D). Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.

~~(23)~~ The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare

a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.

(34) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).