

Article 5: Subdivision Procedures

Division 6: Final Maps

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0601 Purpose of Final Map Procedures

The purpose of these procedures is to establish the process for approving applications for final maps within the City and to supplement the provisions of the *Subdivision Map Act*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0610 When a Final Map Is Required

A final map is required to be filed for any *subdivision* in accordance with Section 125.0110.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0620 How to Apply for a Final Map

An applicant shall apply for a final map in accordance with Section 112.0102. The content and form of final maps shall conform to the provisions of the *Subdivision Map Act* and the Land Development Manual.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§125.0630 Decision Process for a Final Map

- (a) The City Engineer shall approve or deny a *final map* in accordance with the *Subdivision Map Act*.
- (b) Upon receipt of a *final map* for approval, the City Engineer shall notify the City Council that a *final map* approval is pending. The City Engineer shall docket the Notice of Pending Final Map Approval for the next regularly scheduled City Council meeting after the City Engineer receives the final map.
- (c) The City Clerk shall include the Notice of Pending Final Map Approval within the City Council's agenda and mail it to interested parties who request notification.

- (d) The City Engineer shall approve or disapprove the final map within 10 *days* of the City Council meeting that included the Notice of Pending Final Map Approval on the City Council's agenda.
- (e) The City Engineer's action to approve or disapprove the *final map* may be appealed to the City Council. The appeal must be filed with the City Clerk within 10 *days* of the date the City Engineer approved or disapproved the *final map*.
- (f) On appeal, the City Council may approve or disapprove the *final map* and any associated documents or agreements in accordance with the *Subdivision Map Act*.
- (g) The City Council shall periodically review the delegation of authority to the City Engineer.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§125.0640 Approval Requirements for a Final Map

- (a) A *final map* may not be approved unless the *final map* and any associated documents have been prepared in accordance with the Land Development Manual, the required fees and deposits have been paid, and all other conditions of the *tentative map* and any other associated permits have been met.
- (b) The City Manager may enter into, amend or extend all agreements related to the approval of the *final map* in accordance with the *Subdivision Map Act*. The City Manager's decision to approve or disapprove any documents or agreements may be appealed to the City Council in accordance with section 125.0630 and the *Subdivision Map Act*.
- (c) In order to approve a *final map* for a *condominium conversion*, the City Engineer shall find that:
 - (1) The *subdivider* has given tenant notice in accordance with section 125.0431;
 - (2) The *subdivider* has provided the tenant relocation benefits required by Chapter 14, Article 4, Division 5 (Condominium Conversion Regulations) or has entered into an agreement with the City pursuant to section 125.0640(b) to secure provision of the tenant relocation benefits; and
 - (3) The *applicant* has complied with all applicable tenant relocation requirements.

(Amended 3-8-2004 by O-19266 N.S.)

(Amended 1-23-2013 by O-20235 N.S.; effective 2-22-2013.)

§125.0650 Recordation of a Final Map

After approval of a final map, the City shall submit the map to the County Recorder for recordation and filing in accordance with the *Subdivision Map Act*. Upon acceptance by the County Recorder, the City shall notify the *subdivider* that the map is of public record.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)