

ORDINANCE NO. ____-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SUNNYVALE AMENDING CERTAIN SECTIONS IN
CHAPTERS 18.04 (GENERAL PROVISIONS) AND 18.20
(MAPS) OF TITLE 18 (SUBDIVISIONS) OF THE
SUNNYVALE MUNICIPAL CODE

WHEREAS, Government Code section 66458 allows the City Council to enact an ordinance for the approval or disapproval of final maps and the acceptance or rejection of dedications and offers of dedications on the map by the city engineer or other designated official; and

WHEREAS, the City would like to streamline the development review process in order to facilitate timely permit issuance for applicants; and

WHEREAS, Sunnyvale Municipal Code Title 18 sets forth the City's review procedures for the review of subdivision maps in accordance with the Subdivision Map Act; and

WHEREAS, the City Council hereby adopts the amended Title 18 of the Sunnyvale Municipal Code to reflect the revised sections in Chapters 18.04 and 18.20.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 18.04.030 AMENDED. Section 18.04.030 of Chapter 18.04 (General Provisions) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended and renumbered as follows:

18.04.030. Advisory agency designation—Appeal board designation.

(a) - (b) [Text unchanged]

(c) The city council is the advisory agency with respect to the following:

~~(1) Final maps;~~

~~(2) Acceptance or rejection of dedications made in conjunction with final maps;~~

~~(3)~~ Reversions to acreage.

(d) The director of public works is the advisory agency with respect to the following:

(1) Action on specific design detail pursuant to Chapter 18.12;

(2) Estimating the cost of improvements pursuant to Section

18.16.020;

(3) Action on final maps;

- ~~(4)~~ Acceptance or rejection of dedications made in conjunction with final maps;
- ~~(5)~~ Action on parcel maps;
- ~~(46)~~ Acceptance or rejection of dedications made in conjunction with parcel maps;
- ~~(7)~~ Waiver of parcel maps;
- ~~(58)~~ Control over grading operations in streets and public rights-of-way;
- ~~(6) Review of form and contents and accuracy of related data on final maps and parcel maps;~~
- ~~(79)~~ Improvement security and all matter related thereto, except in relation to undergrounding of utilities;
- ~~(8) Acceptance or rejection of dedications made in conjunction with parcel maps;~~
- ~~(109)~~ Lot line adjustments;
- ~~(1011)~~ Certificates of correction and amending maps;
- ~~(1112)~~ Requirements of soil testing in streets and public rights-of-way.
- (e) - (h) [Text unchanged]

SECTION 2. SECTION 18.04.040 AMENDED. Section 18.04.040 of Chapter 18.04 (General Provisions) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended and renumbered as follows:

18.04.040. Definitions.

For the purpose of this title the following terms, phrases, words and their derivations shall have the meaning ascribed to them by this section:

- (1) - (5) [Text unchanged]
- ~~(6)~~ “City engineer” means the city engineer of the city of Sunnyvale.
- ~~(67)~~ - ~~(324)~~ [Renumbered; text unchanged]

SECTION 3. SECTION 18.20.100 AMENDED. Section 18.20.100 of Chapter 18.20 (Maps) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended as follows:

18.20.100. Final or parcel map—Action before filing.

Subsequent to the approval or conditional approval of the tentative map, the subdivider shall furnish the following information to the ~~director of public works~~city engineer and shall receive his or her authorization prior to the filing of the final map or parcel map:

- (a) – (d) [Text unchanged]

SECTION 4. SECTION 18.20.120 AMENDED. Section 18.20.120, of Chapter 18.20 (Maps) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended as follows:

18.20.120. Final or parcel map—Preparation and filing.

(a) - (b) [Text unchanged]

(c) The subdivider shall submit to the ~~director of public workscity engineer five six copies~~ sprints of the final or parcel map containing such information and accompanied by such other data as required by this chapter.

(d) [Text unchanged]

(e) All construction plans for improvements required for compliance with the conditions of approval of the tentative map shall be prepared by a registered civil engineer and shall conform to the required design standards. Such plans shall be submitted to the ~~director of public workscity engineer~~ prior to the expiration of the approved tentative map.

(f) - (g) [Text unchanged]

SECTION 5. SECTION 18.20.220 AMENDED. Section 18.20.220, of Chapter 18.20 (Maps) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended as follows:

18.20.220. Final or parcel map—Examination and checking.

(a) Except as provided in subsection (b), after issuance of a receipt for the final or parcel map, the ~~director of public workscity engineer~~, shall examine it as to the correctness of the surveying data, mathematical data computations and such other matters as require checking to ensure compliance with the “Subdivision Map Act” and this title.

(b) No checking of maps or plans shall be commenced until all required maps, plans, calculations and other supporting data have been filed with the ~~director of public workscity engineer~~.

SECTION 6. SECTION 18.20.240 AMENDED. Section 18.20.240, of Chapter 18.20 (Maps) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended as follows:

18.20.240. Final map—Transmittal to director of public workscouncil.

If the city engineer determines that the final map is technically correct and substantially conforms to the approved tentative map, he or she shall certify on the final map and submit the same to the director of public works, together with plans and specifications. If he/she city engineer shall finds that full conformity has not been made, he or she shall final map is found to be in correct form and the matters shown thereon are sufficient, the director of public works shall endorse his or her approval thereon and transmit it to the city council, together with plans and specifications or a report thereon of proposed improvements and such other matters as are required to enable the city council to consider the final map, or

return the final map to the subdivider, together with a statement setting forth the grounds for its return.

SECTION 7. SECTION 18.20.270 AMENDED. Section 18.20.270, of Chapter 18.20 (Maps) of Title 18 (Subdivisions) of the Sunnyvale Municipal Code is hereby amended as follows:

18.20.270. Final map—Action by director of public workscouncil.

(a) Upon receipt of the final map from the city engineer, tThe director of public works city council, at its next meeting or within a period of not more than ten days after the filing of the final map by the director of public works, shall approve the map if it conforms to all the provisions of this title and the “Subdivision Map Act” applicable at the time of approval of the tentative map, or the city council shall advise the subdivider of its disapproval, and the reason or reasons therefor shall notify the city council at its next regular meeting that the director of public works is reviewing the map for final approval. The city clerk shall provide notice of any pending approval or disapproval by the director of public works which notice shall be attached and posted with the city council’s regular agenda and shall be mailed to interested parties who request notice.

(b) If the city council approves the final map, it shall authorize the city to enter into an agreement with the subdivider for construction of all the improvements specified in this title. The approval of the final map and subdivision agreement shall authorize the mayor to sign the subdivision agreementThe director of public works shall approve or disapprove the final map within ten days following the city council meeting that was preceded by the notice required by this subsections (a) and (e). The director of public works shall, as required by section 18.20.250 and as part of the final map approval, and shall authorize enter ing into an improvement agreement with the subdivider for construction of all the improvements specified in this title.

(c) The city councildirector of public works shall accept, accept subject to improvement, or reject dedications and offers of dedications that are made by a statement on the map. may reject any and all offers of dedication. If at the time the final map is approved any ~~street~~ dedications are rejected by the ~~council~~director of public works, the offer of dedication shall be deemed to remain open. The ~~city council~~director of public works may ~~, by resolution~~ at any later date and without further action by the subdivider, rescind its previous action and accept and open said streets for public use, which acceptance shall be recorded in the office of the county recorder.

(d) The director of public works’ action under this section to approve or disapprove the final map may be appealed to the city council. Such appeal shall be in writing and filed with the city clerk within ten days of the director’s decision. The city clerk shall place the matter on the city council agenda as- soon as is practicable.

(e) The city council on appeal shall approve said final map if it complies in all respects with the tentative map as approved, if the subdivider has fulfilled all the conditions imposed by the director in connection with the approval

of the tentative map, and if the final map complies with all the requirements of the Subdivision Map Act and this title applicable at the time of approval or conditional approval of the tentative map.

(f) The city council on appeal shall accept, accept subject to improvements, or reject any and all offers of dedication that are made with a statement on the map that complies with the Subdivision Map Act.~~(de) The city clerk shall provide notice of any pending approval or disapproval by the director of public works which notice shall be attached and posted with the city council's regular agenda and shall be mailed to interested parties who request notice.~~

(g) The city council shall review the delegation of authority to the director of public works every three years from the effective date of this chapter, or as soon thereafter as is practical.

(h) Except as specially authorized by this section, the processing of final maps shall conform to all procedural requirements of this chapter and Division 2 Subdivision of the California Government Code.

(i) Subsequent to the approval of the final map by the city council~~director of public works~~ and the execution of the required agreements the city clerk shall transmit the map ~~to the clerk of the county board of supervisors for transmittal to the county recorder, or~~ directly to the county recorder, ~~whichever is required by law.~~

SECTION 8. CEQA - EXEMPTION. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a project which has the potential for causing a significant effect on the environment.

SECTION 9. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 10. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 11. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____, 2015, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney