

Article 75. Official Street Map and Official Plan Lines

Sec. 8-5.7501. Official Street Map.

As referred to in this chapter, highways, streets and alleys and their centerlines shall be as designated on the Official Street Map, as established by this article.

Sec. 8-5.7502. Establishment of Official Plan Lines.

Official plan lines may be established for streets shown on the Circulation Element Map of the General Plan. The official plan lines show the ultimate right-of-way needs for the arterials and collectors in the City.

A. Process.

The proposal shall be distributed by the Planning Department to other City departments and other relevant public agencies for review and comment. Following review by City staff, a recommendation shall be prepared by the Planning Department and forwarded to the Planning Commission.

B. Planning Commission review.

The Planning Commission shall hold at least one public hearing on the proposal and shall give notice of such hearing as required by the State Government Code Sections 65090 through 65095 and by such other means of notification the Planning Commission may require.

At the conclusion of the public hearing the Planning Commission shall either:

1. After making the appropriate findings, recommend approval of the proposal or a modified proposal, in a written report to the City Council; or,
2. After making the appropriate findings, recommend disapproval in a written report to the City Council.

C. City Council review.

Following receipt of the recommendation of the Planning Commission at least one public hearing before the Council shall be held. Notice of the hearing shall be given as required by the State Government Code Sections 65090 through 65095 and by such other means of notification the Council may require.

The City Council may approve or deny any recommendation of the Planning Commission, provided that any amendments made by the Council which was not

considered by the Planning Commission shall first be referred to the Planning Commission for its recommendation. The Planning Commission is not required to conduct another public hearing on the matter. If the Planning Commission fails to make a recommendation within 40 days after the Council referred the matter to the Commission, the modification shall be deemed to be recommended for approval by the Commission.

Sec. 8-5.7503. Rights-of-Way Shown on Official Street Map.

Following their adoption shall be shown on the Official Street Map.

Sec. 8-5.7504. Determining Yard Areas.

For streets that do not have full street improvements:

Front, side, and rear yards which are established, pursuant to this chapter, shall be measured from official plan lines.

If an official plan line is not adopted for a street, the yard shall be measured from the ultimate right-of-way line using the ultimate right-of-way width required for that street classification.