

PLANNING FREQUENTLY ASKED QUESTIONS

AN INFORMATIONAL GUIDE



PLANNING DEPARTMENT

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WHAT MAPS ARE AVAILABLE?

The Planning Department has a variety of maps available to view online at our website under Planning Department. However, these maps cannot be printed and some maps cannot be viewed. The maps that are not available for viewing are indicated below with an asterisk (*).

Maps are available for sale in the Planning Department and are limited to stock on hand (LTSOH). To obtain a copy of an assessor parcel map, see "Where is my lot located?" in this informational guide for details.

*City street map	FREE
*Tract Locator	\$ 2.50
*Wall version street map	\$ 13.00
*Wonder Acres wall version	\$ 4.00
*City Airport wall version	\$ 3.00
Boundary Map 11"x17"	\$ 10.00
Boundary Map wall version	\$ 30.00
Sewer line map 11"x17"	\$ 10.00
Sewer line map wall version	\$ 30.00
Supersonic Corridor map 11"x17"	\$ 10.00
Supersonic Corridor map wall version	\$ 30.00
Water line map 11"x17"	\$ 10.00
Water line map wall version	\$ 30.00
Zoning/General Plan map 11"x17"	\$ 38.00
10-page color set	
Zoning/General Plan wall version	\$ 75.00
or 4-page color set wall version	\$117.00

WHAT IS THE ZONING OF MY LOT?

You may call the Planning Department for zoning information, you may purchase a Zoning/General

Plan map, or view the map on our website under Planning Department.

WHAT CAN I BUILD ON MY LOT?

You may call the Planning Department for a list of permitted and conditional uses for your zoning designation. You may purchase a copy of the Zoning Code for \$8.75, or you may print the Zoning Code from our website under Planning Department. You can find other helpful information in the Zoning Code such as, height of structures, set back and parking requirements, lot coverage, minimum lot and structure size, temporary uses, fencing, manufactured home requirements, second unit housing requirements.

WHAT FLOOD ZONE IS MY LOT IN?

You may call the Planning Department for a verification of your Flood Zone or view the FEMA Flood Zone map on our website under Planning. The map cannot be printed. These maps cannot be purchased through the City.

WHERE IS MY LOT LOCATED?

The Planning Department can assist you in locating the lot, if you have an assessor parcel number (APN) or assessor tax number (ATN), by name, if you have owned the lot for at least one year, or by lot and tract number. The fee for a copy of the assessor parcel map is 25 cents.

Kern County has a service that will allow you to

view the assessor parcel map, if you know the assessor parcel number (APN) or have the assessor tax number (ATN). To access their website, type in <http://www.kerndata.com> and press enter. At the main screen click on search at the top of the page. At the first window click on the arrow and select APN or ATN, press enter. Go to the window below and type in the APN or ATN (do not add spaces or dashes). Click on search. At the top right of the screen, click on parcel map. You will not be able to print the map, unless you subscribe to their service.

DOES MY LOT HAVE ANY UTILITIES?

The Planning Department can assist you or you can view the online maps for water and sewer. If your lot does not have sewer, you will be allowed to use a septic system, provided there are no restrictions preventing the use of a septic system for a single family home in the area. The City's Building Department should be contacted to verify this at (760) 373-7152 or (760) 373-7162.

You will need to call Southern California Gas at (800) 427-2200 to find out the availability of natural gas. Areas without natural gas typically use propane, unless there are restrictions and this should be checked with the City's Building Department at the numbers listed above.

If your lot does not have water lines in the street and is a rural lot, outside the Central Core of the City, you may be eligible to apply to drill a water well for your family's private use. Applications for water wells must be obtained through the City's Director of Public Works, (760) 373-7297.

However, you must call Southern California Edison (SCE) at (800) 655-4555 to find out the nearest

source and availability of electricity in your area.

HOW DO I APPLY FOR COMMERCIAL DEVELOPMENT?

To apply for commercial, industrial, four (4) or more apartment units, a parcel map, or a tract map, a conditional use permit, a zone change and general plan amendment, you need to file an application and pay a fee.

New construction always requires a site plan and Development Review Committee (DRC) approval. Existing structures, where the use is not changed, would not require DRC approval, unless extensive modifications are being made to the structure. To learn more about what you need to do to apply, visit the Planning Department to pick up an application and informational guide or print it out online under Planning Department.

Conditional uses, zone change, parcel map, tract map or a general plan amendment requires DRC, Planning Commission approval and a public hearing. Applications considered incomplete, will be returned. Call the Planning Department, if you have further questions.

HOW DO I APPLY FOR A LOT LINE ADJUSTMENT, LOT MERGER, UNMERGER, OR PARCEL MAP WAIVER?

A lot line adjustment, lot merger, unmerger, or parcel map waiver does not require DRC approval. However, you are required to submit an application. To learn more about what you need to do to apply, visit the Planning Department to pick up an application and informational guide or print

it out online under Planning Department. These actions require Planning Commission approval, a public hearing and filing of a Certificate of Compliance (COC). Applications considered incomplete, will be returned. Call the Planning Department, if you have further questions.

HOW DO I APPLY FOR A VARIANCE?

To apply for a variance you need to file an application and pay the fee. There are additional requirements. To learn more about what you need to do to apply, visit the Planning Department to pick up an application and informational guide or print it out online under Planning Department.

DOES MY LOT HAVE LEGAL ACCESS?

Finding out if a lot has legal access is determined by looking at your deed or title report. Dedicated streets, are streets where a portion of a lot has been dedicated by the property owner to the City, accepted by the City Council and maintained by the City. Private access roads are not for public use, they are privately owned and maintained by the property owner.

DOES THE CITY HAVE LAND AUCTIONS?

Auctions for tax-defaulted property is conducted through the Kern County Tax Collector. Auctions are held in March, July and November and advertised on the internet at <http://www.bid4assets.com> or you can contact the Kern County Tax Collector online at <http://www.kcttc.co.kern.ca.us> or call them at (661) 868-3490, in California at (800) 552-5376.