

## Chapter 16.56

### DEVELOPMENT TITLE TEXT AMENDMENT

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#### **16.56.010 Purpose.**

It is the purpose of this Chapter to describe the requirements for amending the Development Title, as established by the California Government Code. (Ord. 606, 1999; Ord. 758, §2 (part), 2007)

#### **16.56.020 Requirements for Application.**

A. Applications for Development Title Text Amendment may be initiated by the property owner(s) or authorized agent, the Planning Commission, or City Council. Applications are filed with the Planning Department.

B. A fee, as specified by resolution of the City Council is required with the application.

C. Before application, the applicant should request a preapplication conference with the Planning Department. (Ord. 606, 1999; Ord. 758, §2 (part), 2007)

#### **16.56.030 Review Procedures.**

A. Development Title Text Amendments shall be reviewed using the Public Hearing Review Procedure in Section 16.08.040, with modifications as provided in this Section.

B. Planning Commission. At the conclusion of the public hearing, the Planning Commission shall recommend approval/denial of the application by the City Council.

C. City Council. The City Council shall hold a public hearing to review the Planning Commission

recommendation and take final action. (Ord. 606, 1999; Ord. 758, §2 (part), 2007)

#### **16.56.040 Consistent with General Plan.**

Development Title Text Amendments shall be consistent with the General Plan. (Ord. 606, 1999; Ord. 758, §2 (part), 2007)

#### **16.56.045 Moratorium on Issuance of Permits.**

When an application for a zone reclassification or a text amendment has been declared complete, any permits, licenses and subdivision application for any affected property maybe approved only if:

A. The application meets the requirements of both the existing and proposed zone requirements;

B. The application is for a building, plumbing or electrical permit to allow repairs or corrections, but no expansion of an existing structure;

C. The effective date of the action of the planning commission or city council has passed, and the application meets the requirements of this title as decided by that application;

D. In the event an effective action is not reached within one hundred twenty days after the application is declared complete, permits, licenses and subdivisions may be approved if they meet the requirements of this title at the time the application was filed. (Ord. 606, 1999)

#### **16.56.050 Approval and Recordation.**

A. The approval of a development agreement shall be subject to the adoption of an ordinance by the City Council. The effective date for any approved development agreement shall be thirty (30) days after the adoption of the ordinance approving the agreement.

B. Within ten (10) days of the adoption of the ordinance approving a development agreement, or any modification or cancellation of it, the city clerk shall have the agreement, the modification or notice of cancellation recorded with the county recorder. (Ord. 606, 1999)