

Chapter 16.64

SPECIFIC PLANS

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16.64.010 Purpose.

It is the purpose of this Chapter to describe the requirements for adopting and amending specific plans, as established by the California Government Code. (Ord. 606, 1999)

16.64.020 Requirements for Application.

A. Applications for specific plans or specific plan amendments may be initiated by the property owner(s) or an authorized agent, the Planning Commission, or City Council. Applications are filed with the Planning Department.

B. A specific plan must include a text and a diagram or diagrams that specify the following in detail:

1. The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

3. Standards and criteria by the development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

4. A program of implementation measures including regulations, programs, public works

projects, and financing measures necessary to carry out the plan.

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

D. Before application, the applicant should request a preapplication conference with the Planning Department. (Ord. 606, 1999)

16.64.030 Review Procedures.

A. Specific plans or specific plan 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)

16.64.040 Findings.

A specific plan may be adopted only if all of the following findings are made:

1. The proposed plan is consistent with the General Plan;

2. The proposed plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

3. The subject property is physically suitable for the requested land use designation(s) and the anticipated land use development(s);

4. The proposed plan shall ensure development of desirable character which will be compatible with the existing and proposed development in the surrounding neighborhood; and

5. The proposed plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live. (Ord. 824, 2015)

16.64.050 Consistent with General Plan.

A specific plan or specific plan amendment shall be consistent with the General Plan. (Ord. 606, 1999)

16.64.060 Approval.

The approval of a specific plan or specific plan amendment shall be done by adoption of a resolution by the City Council. (Ord. 606, 1999)