

## 17.82 - Specific Plans

### 17.82.010 – Purpose

The purpose of this Chapter is to establish the procedures for the adoption, implementation, and amendments of specific plans. When required by the General Plan, this Zoning Ordinance, or proposed by an Applicant, a specific plan shall be prepared, processed, approved or denied, and implemented in compliance with this Chapter and Government Code Section 65450 et seq.

### 17.82.020 – Relationship to Zoning Ordinance

An adopted specific plan shall operate as the zoning regulations for the specific plan area and each property located within the area. Where the specific plan is silent on uses, development standards, or permit requirements, the property shall be subject to the requirements of the Zoning Ordinance.

### 17.82.030 – Relationship to General Plan

- A. **Residential Density.** A specific plan must meet the development potential identified for the properties within the specific plan area in the General Plan. Each specific plan shall calculate the minimum and maximum number of dwelling units allowed by the General Plan. The specific plan may locate dwelling units, residential land uses, and dwelling types in the area where deemed appropriate, however the development potential identified in the General Plan must be met at build out.
- B. **Land Uses.** A specific plan shall be consistent with all land uses, housing types, and other requirements of the General Plan land use designations for the specific plan area.
- C. **Goals and Policies.** A specific plan shall conform to the goals and policies of the General Plan.

### 17.82.040 – Initiation Procedures

A specific plan may be initiated in the following manner:

- A. **City Initiated.** The City may adopt a specific plan for any land within the City Limits or the Sphere of Influence upon authorization of the City Council.
- B. **Non-City Initiated.** A project applicant may apply for a specific plan, with written authorization of all property owners within the specific plan area. An applicant can apply for a specific plan for land located inside the City Limits or land located outside the City Limits, but within the City's Sphere of Influence, and contiguous to the City Limits.
- C. **Mandatory Preliminary Application.** Before preparing a non-city initiated specific plan in compliance with this Chapter, the applicant shall apply for a Preliminary Application Review from the Community Development Department to request a pre-application conference. The purpose of the meeting shall be for the Department and applicant to review the requirements of this chapter and the provisions of the General Plan, this Zoning Ordinance, or State law that require preparation of the specific plan, to discuss issues associated with the specific plan area that shall be addressed by the plan, and to respond

to questions from the applicant about the proper procedure for preparing the plan, its processing, and issues associated with its implementation if it is approved.

#### **17.82.050 – Content of Specific Plans**

A. **Specific Plan Content.** A specific plan shall include all of the information required for specific plans by Government Code Section 65451 and as follows:

1. *Proposed Land Uses.* The distribution, location and extent of land uses proposed within the area covered by the specific plan, including open space areas.
2. *Infrastructure.* The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within the specific plan area and needed to support the proposed land uses.
3. *Development Regulations.* Regulations for future development which shall include but not be limited to development standards (i.e. setbacks, lot coverage), recreation and open space requirements, parking, accessory structures, additions, and allowable uses.
4. *Implementation Measures.* A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the proposed land uses, infrastructure, and development and conservation standards and criteria, phasing of the project area, and development application review processes.
5. *Relationship to General Plan.* A statement of the relationship of the specific plan to the General Plan.
6. *Residential Development Potential.* The specific plan must provide a breakdown of each property within the specific plan area and the residential density allowed by the General Plan. Total development potential for the specific plan area must be calculated based on the land use designations and total area for each designation. The specific plan must then assign the development potential to specific properties and show how the number of dwellings allowed by the General Plan will be constructed within the specific plan area. An accompanying map shall show the required density for each area within the specific plan area.
7. *Design Guidelines.* The specific plan must provide design guidelines for each land use. Guidelines shall include requirements for architecture, streetscape, landscaping, parking, signage, screening, open space, and outdoor spaces.
8. *Additional Information.* The specific plan shall contain any additional information determined to be necessary by the Director because of the characteristics of the area to be covered by the plan, applicable policies of the General Plan, or any other issue determined by the Director to be significant.

#### **17.82.060 – Specific Plan Application**

Applications for a Specific Plan shall include:

- A. **Application Form.** The project applicant shall submit an application on a form prescribed by the City for a Specific Plan, along with any other applications that are necessary to process the request (such as a rezone, prezone or General Plan Amendment). If the property is not under a single ownership, all owners must sign the application, and a map showing the extent of ownership shall be submitted with the application.
- B. **Draft Specific Plan.** The project applicant shall submit the draft specific plan with all of the required information in Section 17.82.050.
- C. **Rezone.** A request for a Specific Plan must also include a rezone or prezone of the property to designate the specific plan area on the general plan land use map. A map of the area to be rezoned shall be submitted with the application.

#### **17.82.070 – Environmental Review**

- A. **Environmental Review.** The draft specific plan shall be subject to environmental review as specified in Chapter 17.76, Environmental Review, and in accordance with the California Environmental Quality Act (CEQA).

#### **17.82.080 – Adoption and Amendment Procedures**

- A. **Approval Process.** An application for a specific plan and the accompanying rezone or prezone shall be reviewed by the Planning Commission during a public hearing. The Planning Commission will then make a recommendation to the City Council. The City Council will then act upon the request for a Specific Plan.
- B. **Planning Commission Review.**
  - 1. *Hearing.* Following the receipt of a complete application for a Specific Plan, the Planning Commission shall conduct a noticed public hearing for consideration of the application.
  - 2. *Decision.* The Planning Commission shall take one of the following actions during the public hearing:
    - a. The Planning Commission shall make a written recommendation to the City Council to approve, approve with conditions or modification, or deny the application as submitted and shall make written findings supporting the reason for this recommendation in accordance with Section 17.82.090.
    - b. If the Planning Commission is unable to make a recommendation to the City Council because the application fails to receive a majority vote resulting in no action being taken by the Planning Commission, the application shall be forwarded directly to the City Council.
- C. **City Council Review.**
  - 1. *Public Hearing Required.* After the Planning Commission provides a recommendation on the application for a Specific Plan, the City Council shall hold a noticed public hearing on the application, shall consider the recommendations of

the Planning Commission, and shall hear evidence presented for and against the proposed Specific Plan and accompanying rezone.

2. *Decision.* Following the conclusion of the public hearing, the City Council shall approve, modify, or reject the Planning Commission's recommendation. If the City Council requires the applicant to make a substantial modification not previously considered by the Planning Commission, the revised Specific Plan shall be referred back to the Planning Commission for review and a written recommendation prior to consideration of the amendment. Prior to the approval of a Specific Plan, the City Council shall make written findings in the Resolution approving the Specific Plan, in accordance with Section 17.82.090 supporting the reason for approving the Specific Plan.
3. *Amendments.* A specific plan may be amended as often as necessary. Amendments to an adopted Specific Plan shall be made in accordance with the provisions of this Section for the adoption of a specific plan, except that a rezone is not required for Amendments.

### **17.82.090 – Required Findings**

An application for a Specific Plan and the accompanying Rezone or Prezone shall be approved if the following findings can be made.

- A. The proposed specific plan is consistent with the goals and policies of the General Plan.
- B. The land uses and density (overall) of the specific plan area conform to the land uses and density of the General Plan designation of the site.
- C. The specific plan contains all of the required information in Section 17.82.050.
- D. Development under the Specific Plan will not have a significant effect on the environment or is subject to the overriding findings by the City Council.
- E. The proposed specific plan will not adversely affect surrounding properties.
- F. The Specific Plan Area is within the City Limits or is within the City's Sphere of Influence and contiguous to property located within the City Limits.

### **17.82.100 – Specific Plan Established**

- A. **Rezone.** Each Specific Plan shall be accompanied by a request for a rezone or prezone.
- B. **Zoning Map.** Following approval of the rezone, the boundary of the Specific Plan shall be indicated on the Zoning Map. Each specific plan shall be noted on the map as being zoned the name of the specific plan (i.e. West of Fairview Specific Plan).

### **17.82.110 – Further Development Review**

- A. **Compliance with Specific Plan.** After the adoption of a specific plan, no public works project, improvement, tentative or parcel map, or other development application shall be approved unless it is consistent with the specific plan.
- B. **Required Development Permits.** Prior to the construction of any structure or the establishment of any use within the Specific Plan area, all necessary permits as required by the Specific Plan or Zoning Ordinance shall be obtained.