

Exhibit F
17.80 – General Plan Amendment

17.80.010 – Purpose

The purpose of this Chapter is to establish the rules and procedures for the review of proposed amendments to the text, goals, policies, implementation, land use designations or maps.

17.80.020 – Frequency

- A. **Frequency of Amendments.** pursuant to Government Code Section 65358, mandatory elements of the General Plan shall not be amended more than four (4) times per year. If more than four (4) applications are submitted during a calendar year, City Planning staff may combine the applications and bring forth two (2) or more applications at a time to comply with the Government Code.
- B. **Adjacent Projects.** If the City receives a General Plan Amendment request for two projects which are located close to or in close proximity to each other, the Community Development Director may require the applications to be processed together.

17.80.030 – City Initiation of a General Plan Amendment

- A. **City Council Initiation.** Any member of the City Council may propose an amendment to the General Plan. Council initiation of a General Plan Amendment shall require four (4) affirmative votes of the Council.
- B. **Planning Commission Initiation.** The Planning Commission may recommend City Council initiation of a General Plan amendment by four affirmative votes, provided that the Commission provides the Council both a report and recommendation. The City Council will then review the request and process said request in accordance with A above.
- C. **City Staff Initiation.** City Staff may request an amendment to the General Plan. Staff-initiated General Plan Amendments shall not require prior authorization of the City Council.

17.80.040 – Property Owner or Applicant Initiation of a General Plan Amendment

- A. **Initiation of General Plan Amendment.** A General Plan amendment may be proposed by a property owner or property owner representative. For project areas which include more than one property owner, all property owners shall consent to the application. Prior to submission of an application for a General Plan amendment, the property owner(s) shall submit, on a form prepared by the City together with a filing fee, a request for Initiation of a General Plan amendment.

- B. **Authorization To Proceed.** Once received, the proposed General Plan amendment request for initiation will be scheduled for a City Council public hearing to determine if the City Council will authorize the application to proceed. Authorization of a property owner initiated General Plan Amendment shall require four (4) affirmative votes of the Council to proceed.
- C. **General Plan Amendment Application.** Following the authorization of the City Council for initiation of a General Plan amendment, the Applicant shall submit a General Plan Amendment Application, filing fee, and all items noted on the City's checklist within six (6) months of authorization by the City Council.
- D. **Inaction.** In the event that the City Council approves a General Plan Amendment initiation request and the applicant fails to apply for the General Plan Amendment within six months, the initiation request shall be deemed withdrawn and future amendment requests will need to go through the initiation process.

17.80.050 – Review Procedures

- A. **Project Review.** Once the City Council determines that the proposed General Plan amendment should be processed, City staff will process the application in accordance with Chapter 17.74, Permit Procedures and Chapter 17.76, Environmental Review.
- B. **Notice.** Notice of the hearings shall be given in compliance with Chapter 17.74.090.
- C. **Planning Commission Action.** The Planning Commission shall review General Plan Amendments and shall make a written recommendation to the Council whether to approve, approve in modified form, or disapprove the proposed amendment, based upon the findings contained in 17.80.060.
- D. **City Council Actions.** Upon receipt of the Commission's recommendation, the Council may approve, approve in modified form or disapprove the proposed amendment based upon the findings contained in 17.80.060. Action of the City Council is final.
- E. **Effective Date.** Upon approval of a General Plan amendment by the City Council, the amendment shall go into effect thirty (30) calendar days following the date of the decision.

17.80.060 – Findings for General Plan Amendments

In approving or denying a request for a General Plan Amendment, the Planning Commission and City Council shall make the following findings:

1. The amendment is internally consistent with all other provisions of the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare; and
3. The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses or development.