

General Plan Amendments Ordinance

Planning Commission Hearing

April 9, 2014

RMA - Planning
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Long Range Planning



Ordinance Overview

- Provides a process to amend General Plan
- Applies to Inland Area only
- Subject of PC Workshop (July 2013)
- Implements General Plan Policies LU-9.6 and LU-9.7



Applicability

- Amendments may be initiated by:
 - Property Owner – Map Amendment
 - Any Individual – Text Amendment
 - Resolution of PC or BOS
- Does not apply to:
 - Comprehensive Update
 - Emergencies
 - Citizen Initiative



Early Assessment

- Early assessment before hearing
- Presented to PC
- No guarantee of ultimate outcome
- No CEQA required for early assessment
- No limits on frequency



Criteria for Approval

- Not in conflict with General Plan
- Demonstrable error or oversight
- Change of facts or circumstances
- Better carries out overall goals and policies
- Reviewed in a comprehensive, cumulative, timely manner



Hearing Process

- Two times each year
 - PC in February and August
 - BOS in April and October
- Amendments maybe grouped
- Hearing continuance without restriction
- Reapplication after one year



Recommendations

Staff recommends:

- Find the ordinance statutorily exempt; and
- Adopt the ordinance

