

# General Plan Amendments Ordinance

**Planning Commission Hearing**

**May 28, 2014**

**RMA - Planning**  
**Jacqueline Onciano**  
**RMA Services Manager**  
**Long Range Planning**



# Overview

- PC Hearings continued from May 14<sup>th</sup>
- Ordinance refined in response to comments
- RMA and County Counsel worked closely
- General Plan Amendment Process:
  - Applies in Inland areas only
  - Implements GP Policies LU-9.6 and LU-9.7



# Proposed Revisions

- Revisions are shown in underline and ~~strikeout~~
- §21.91.030 (revised)
  - LUACs and early assessment
  - Planning Commission role in early assessment



# Proposed Revisions

- §21.91.040 (new section)
  - Comprehensive, cumulative, and timely review



# Proposed Revisions (con't)

§21.91.060 (revised)

Reference to Evaluation Criteria of  
§21.91.050



# 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





# 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

