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## Chapter 20.66 – Amendments

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### 20.66.010 – Purpose

This Chapter provides procedures for the amendment of this Zoning Code (e.g., text or map).

### 20.66.020 – Initiation of Amendment

An amendment may be initiated in the following manner:

- A. Council.** By the Council, with or without a recommendation from the Commission;
- B. Commission.** By the Commission; or
- C. Property owner(s).** An amendment to the Zoning Map may also be initiated by the filing of an amendment application with the Department by the owner(s) or authorized agent(s) of property for which the amendment is sought. All owners or their authorized agents shall join in filing the application.

### 20.66.030 – Processing, Notice, and Hearing

If initiated by the filing of an amendment application:

- A. Process.** The application shall be processed in compliance with Chapter 20.50 (Permit Application Filing and Processing).
- B. Notice.** Notice of the public hearings shall be provided in compliance with Chapter 20.64 (Public Hearings).
- C. Hearing.**
  - 1. The applicable review authority shall conduct one or more public hearings regarding the amendment.
  - 2. The public hearings shall be conducted in compliance with Chapter 20.62 (Public Hearings).

### 20.66.040 – Commission Recommendation

The Commission shall recommend approval, approval with modifications, or denial of the amendment to the Council.

#### A. Action by the Commission.

1. If approved or approved with changes, the Commission shall make and file a report of its findings and recommendations with the Council.
2. Failure of the Commission to take action on the proposed amendment shall be deemed to be denial of the proposed amendment by the Commission.

**B. Denial by the Commission.** If the proposed amendment is denied by the Commission, no further action shall be taken, unless appealed to the Council in compliance with Chapter 20.64 (Appeals).

### 20.66.050 – Council Decision

**A. Time of hearing.** The decision of the Council shall be rendered within 60 days after the receipt of a report and recommendation of approval from the Commission or within 60 days after the filing of an appeal of the Commission's action to deny the amendment.

**B. Notice of appeal.** Notice shall be given to the Commission of the appeal, and the Commission shall submit a report of its findings and recommendations to the Council specifying the reasons for the Commission's decision.

**C. Council's decision.** Upon receipt of the Commission's recommendation, the Council shall conduct a public hearing and either approve, approve in modified form, or deny the proposed amendment.

#### D. Referral.

1. If the Council proposes to adopt a substantial change to the amendment not previously considered by the Commission, the proposed change shall be first referred to the Commission for its recommendation.
2. Failure of the Commission to take action on the proposed change within 45 days shall be deemed to be approval of the proposed change by the Commission.

### 20.66.060 – Rezoning – Annexations

**A. Rezoning required.** Before the annexation to the City of any property, the sponsor of an annexation shall file an application for rezoning of the subject property to be annexed and the City shall establish the zoning that will be in effect on the effective date of the annexation.

**B. Same as Zoning Code amendments.** The process for rezoning property to be annexed to the City shall be the same as is specified in this Chapter for Zoning Code amendments.

- C. Compliance required.** The zoning shall be in compliance with the General Plan and any applicable specific plan.

**20.66.070 – Effective Dates**

An amendment to this Zoning Code shall become effective 30 days after approval by the City, or as stated in the adopting ordinance.

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