
Chapter 20.72 – Specific Plan Procedures [New]

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20.72.010 – Purpose

The purpose of this Chapter is to provide a process for preparing, processing, reviewing, adopting, and amending specific plans.

20.72.020 – Intent

- A. General Plan implementation.** After the Council has adopted the General Plan, or any amendment, the Department may, or as directed by the Council, shall prepare specific plans for the systematic implementation of the General Plan. A specific plan may not be adopted or amended unless first found consistent with the General Plan.
- B. Adopted by ordinance.** A specific plan adopted by ordinance shall replace the base zoning district(s) for the subject property, and the development standards and criteria identified in the specific plan shall take precedence over the general standards and criteria contained in this Zoning Code.
- C. Adopted by resolution.** A specific plan adopted by resolution shall be applied as criteria and the applicable standards contained in this Zoning Code shall take precedence over the development standards identified in the specific plan.

20.72.030 – Applicability

- A. Specific plan required.** When required by the General Plan, the certified Coastal Land Use Plan for sites located within the City's Coastal Zone, or this Zoning Code to systematically implement the General Plan or certified Coastal Land Use Plan for any part of the City, a specific plan shall be prepared, processed, approved and implemented, or denied, in compliance with this Chapter.
- B. Flexibility and innovation.** A specific plan is designed to provide for flexibility, innovative use of land resources and development, a variety of housing and other development types, and an effective and safe method of pedestrian and vehicular circulation.

- C. Commission and Council review.** An application for a specific plan shall be considered by the Commission and Council.

20.72.040 – Initiation and Presubmittal of Specific Plans

A specific plan 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).** By an application being filed by the owner(s) of one or more lots which would be the subject of the specific plan. If initiated by a property owner(s), the following shall first occur.
1. A pre-application conference with the Director before the filing of a specific plan application, in compliance with Subsection 20.64.040.A. (Pre-application conference).
 2. Public meeting(s) required.
 - a. Before the preparation of the specific plan, at least one public/neighborhood meeting shall be held to identify potential community impacts and concerns relating to the proposed plan.
 - b. Public notice of the meeting shall be in compliance with Chapter 20.76 (Public Hearings).

20.72.050 – Application Filing and Initial Review

If initiated by a property owner(s), the specific plan application shall comply with all of the following.

- A. Filing.** An application for a specific plan, together with the required fee in compliance with the City's Master Fee Schedule, shall be filed with the Department in compliance with Chapter 20.64 (Permit Application Filing and Processing).
- B. Contents.** The application shall include all of the information and materials specified by the Director and Subsection 20.72.060.B. (Required information), below, for specific plan applications.
- C. Project review procedures.** Following receipt of a completed application, the Director shall review the facts bearing on the case to provide the information necessary for action consistent with the purpose of this Chapter.
- D. Notice and hearing requirements.**
1. Public hearings shall be required for the Commission's recommendation and the Council's action on a specific plan or an amendment.
 2. The public hearings shall be scheduled once the Director finds the application complete in compliance with Section 20.64.060 (Initial Application Review).

3. Noticing of the hearings shall be provided and the hearings shall be conducted in compliance with Chapter 20.76 (Public Hearings).

20.72.060 – Preparation and Content

If initiated by a property owner(s), the specific plan application shall comply with the following.

- A. Organization of specific plan.** The applicant shall prepare a draft specific plan for review by the City that includes detailed information in the form of text and diagram(s).
- B. Required information.** Unless specifically waived by the Director, a draft specific plan application shall contain all of the following information, plans, and materials:
 1. The distribution, location, and extent of uses proposed within the area covered by the specific plan, including open space areas;
 2. The distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed to be located within the specific plan area and needed to support the proposed uses;
 3. Standards and criteria by which development would proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
 4. A program of implementation measures, including financing, regulations, programs, and public works projects, necessary to carry out the proposed uses, infrastructure, and development and conservation standards and criteria;
 5. A discussion of the relationship of the specific plan to the goals, policies, and actions of the General Plan or the certified Coastal Land Use Plan for sites located within the City's Coastal Zone; and
 6. Additional information deemed to be necessary by the Director based on the characteristics of the area to be covered by the plan, applicable goals, policies, and actions of the General Plan or the certified Coastal Land Use Plan for sites located within the City's Coastal Zone, or any other issue(s) determined by the Director to be significant.

20.72.070 – Application Processing

If initiated by a property owner(s), the draft specific plan shall be processed in the same manner as required for General Plans by State law, and as follows.

- A. Director's evaluation.**
 1. After the filing of a draft specific plan, the Director shall review the draft plan to determine whether it is in compliance with the provisions of this Chapter.

2. If the draft plan is not in compliance, it shall be returned to the applicant with written specification(s) as to why it does not comply, and with suggested revisions to ensure compliance.
 3. When a draft plan is returned by the applicant to the Department and the Director determines it is complete and in compliance with this Chapter, the plan shall be deemed to be accepted for processing, in compliance with Section 20.64.060 (Initial Application Review).
- B. Environmental review required.** The draft specific plan shall be subject to environmental review as identified in Section 20.64.080 (Environmental Review).
- C. Staff report.** A written staff report shall be prepared for the draft specific plan which shall include detailed recommendations and, if appropriate, suggested changes to the text and/or diagrams of the specific plan, as determined to be necessary to make it acceptable for adoption.

20.72.080 – Adoption of Specific Plan

The specific plan shall be adopted by ordinance or by resolution of the Council.

20.72.090 – Amendments

- A. Process for amendment.** A specific plan may be amended through the same procedure specified by this Chapter for the adoption of a specific plan.
- B. Frequency of amendments.** The specific plan may be amended as often as deemed necessary by the Council.