

SUBJECT:
Procedures for General Plan
Amendments

POLICY NUMBER 300-13
ADOPTED 3-26-86
REVISED 7-22-87
REVISED 12-4-91
REVISED 10-7-92
REVISED 11-28-01

In accordance with California Government Code Section 65358, the City Council adopts the following policy pertaining to the amendment of the City's Land Use Element of the General Plan:

1. The City will consider amendments to the Land Use Element of the General Plan twice a year, with the following target hearing dates. The actual hearing dates for these two amendment cycles may be modified by staff based upon the timing and complexity associated with such amendment, and the availability of Commission and Council agenda space.

PLANNING COMMISSION -

General Plan Amendment Hearing Dates:

2nd Meeting in March

2nd Meeting in September

CITY COUNCIL -

General Plan Amendment Hearing Dates:

2nd Meeting in May

2nd Meeting in December

2. The above listed hearing dates shall be for the purpose of considering amendments to the General Plan and the corresponding and consistent Zoning Amendment action only, except that related commercial and industrial development project applications may proceed concurrently with the amendments through the public hearing process if the applications are in a complete status and if such concurrent processing is requested by the applicant. The City may, at its discretion, allow concurrent processing of residential development plans with a proposed General Plan and Zone Amendment, provided that a bona fide affordable housing project for low/moderate is being proposed with participation by the City. No hearing may be scheduled before the Planning Commission on a related project that is inconsistent with the General Plan.
3. In order for a General Plan Amendment application to be scheduled for consideration, a completed application form and accompanying

environmental clearance must be on file and deemed completed at least 45 days prior to the Planning Commission Public Hearing date.

4. The City Council may authorize up to two additional Land Use General Plan Amendment cycles in conformance with Government Code Section 65358 by minute action in order to accommodate orderly and logical consideration of proposed amendments initiated either by the City or by an applicant.