



Title 9: Zoning

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Chapter 8: Specific Plan Zoning Districts

This chapter provides a framework for the use of specific plans in the future consistent with state law.

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Title 9, Chapter 8

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Chapter 8: Specific Plan Zoning Districts

Sections:

- 9-8-1 Purpose and Intent
- 9-8-2 Mechanics of Specific Plans
- 9-8-3 Establishment of Specific Plans

Draft Zoning Code Changes:

- *This chapter is created to provide a framework for the future establishment of specific plans in the city. It does not create any specific plans at this time or designate any land to require such specific plan.*

9-8-1 Purpose and Intent

The purpose of this chapter is to identify the opportunity to create specific plans within the city, along with the requirements and process for review and action. As provided in this title, specific plans function as unique base zoning district(s) for purposes of master planning areas of the city due to unique conditions, issues, goals, needs, or other factors. Any future specific plan shall be consistent with the city's general plan and relevant state law (California Government Code §65450, et seq.).

9-8-2 Mechanics of Specific Plans

A. Format, Content, and Adoption

The format and content of each specific plan in the city shall be based upon the needs of the area for which a specific plan is being prepared; however, the minimum content requirements as established in section 9-2B-18 (specific plan) and §65450 of the California Government Code shall be met. Specific plans shall be adopted by ordinance of the city council and incorporated by reference into this chapter.

B. Designation

Specific plans shall be delineated on the zoning map in a manner similar to that of any other zoning district, except that each specific plan-zoned area shall also bear a name, number, symbol, or other delineation, as determined by the planning director, which distinguishes it from other specific plan zones, base zoning districts, or overlay zones. The assignment of the specific plan zone designation serves to provide a reference to the corresponding specific plan zoning document adopted by ordinance of the city council. Applicable zoning regulations and standards applicable to the land area are provided in the specific plan zones document, as adopted by reference in this title.

C. Allowed Uses

Allowed uses within a specific plan are those listed uses in the adopted specific plan document, which shall be consistent with the combined density and intensity allowed by corresponding general plan land use designations. A specific plan may reference the allowed use provisions of a base zoning district contained in this title; however, in the event that there are conflicts between the provisions of the specific plan and this title, the specific plan shall prevail.

D. Development Standards

Development standards within the specific plan area are those standards listed in the adopted specific plan. A specific plan may reference the development standards of this title, in which case the standards of this title shall apply. Where a specific plan is silent regarding a citywide standard (e.g., sign regulations), the city standard shall apply. Where a specific plan establishes unique standards that are in conflict with the standards of this title, the specific plan standards shall prevail.

9-8-3 Establishment of Specific Plans

At such time as specific plan(s) are established in the city, that plan(s) shall be listed below and made a part of this title by reference.