

# IV. Amendment Process

Section Four describes the process, procedures, and criteria for amending the Pelandale-Snyder Specific Plan.

## **A. Purpose**

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Over time, various sections of the Pelandale-Snyder Specific Plan may need to be revised, as economic conditions or City needs dictate. The policies presented in the Pelandale-Snyder Specific Plan contain some degree of flexibility, but any Specific Plan Amendments must be judged by relatively fixed criteria.

## **B. Specific Plan Amendment**

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The following process must be followed in reviewing proposed Specific Plan Amendments:

### **1. Specific Details of Amendment**

Proposals to amend the Pelandale-Snyder Specific Plan must be accompanied by detailed information to document the change requested. This information should include a revised Specific Plan Text (or excerpt therefrom) and revised Land Use Diagram, where relevant, depicting the Amendment requested.

### **2. Presentation of Need for Amendment**

Since the City has invested a significant amount of time and money in the preparation of the Pelandale-Snyder Specific Plan, any proposals to amend the Specific Plan must document the need for such changes. The applicant should indicate the economic, social, or technical issues which generate the need to amend the Specific Plan.

### **3. Submittal of Supplemental Studies**

Any proposal to amend the Pelandale-Snyder Specific Plan must be accompanied by studies which analyze the Amendment's effects, compared to the adopted Specific Plan, on the following issues:

- Conformance with Specific Plan Principles in Chapter I of the Pelandale-Snyder Specific Plan.
- Compatibility with any approved development which will be affected by the Specific Plan Amendment.
- Consistency with the Comprehensive Policies presented in Chapter II of the Pelandale-Snyder Specific Plan.
- Compatibility with existing and planned land uses surrounding the proposed Specific Plan Amendment, as indicated by the adopted Specific Plan.
- Visual impacts, on-site and off-site.
- Traffic impacts.
- Public Utilities, documented in Chapter II of this Specific Plan, as well as any adopted Public Facility Master Plans.
- Any other issues identified by the Environmental Assessment Committee.

**4. Supplemental Environmental Analysis**

The applicant must provide an analysis of the Amendment's impacts relative to the adopted Environmental Impact Report. Depending on the nature of the Amendment, supplemental environmental analysis may be necessary, according to the California Environmental Quality Act (Section 15162).

**5. City Staff Analysis**

The City staff will review all of the above-submitted material and provide a staff report for presentation to the Planning Commission and the City Council. Staff may also request further clarification of the above studies, if necessary. The staff report will analyze whether the proposed Specific Plan Amendment is consistent with the General Plan and whether the need to amend the Specific Plan (Section V.B.3) can be supported by the conclusions of the supplemental studies referenced in Section V.B.3.

**6. Public Hearings**

Both the Planning Commission and the City Council must hold Public Hearings on the Specific Plan Amendment, in accordance with Section 65453 of the State Government Code.