

Chapter 17.66

AMENDMENTS TO ZONING REGULATIONS

Sections:

- 17.66.010 General.
- 17.66.020 City policies and plans review.
- 17.66.025 Consistency with hazardous waste management plan.
- 17.66.030 Initiation of amendments.
- 17.66.040 Planning commission procedure.
- 17.66.050 City council procedure.
- 17.66.060 Expanded area of consideration.
- 17.66.070 Reapplication.
- 17.66.080 Reclassification--Conditions attached or attachable.

17.66.010 General. Whenever the public necessity, convenience or general welfare will be benefitted, the city council may amend the regulations herein, adjust the boundaries of zone districts, or reclassify properties. Insofar as possible, amendments should be in agreement with officially adopted city policies and plans, and shall be consistent with general plan. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.020 City policies and plans review. In the event a proposed amendment is inconsistent with current city policies and plans, review by the planning commission of such proposed amendment and of current city policies and plans shall be coordinated so that the city council will be able to consider in one proceeding any recommended amendments to city policies and plans necessary to retain consistency by reason of such amendment. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.025 Consistency with hazardous waste management plan. Any decision on a proposed zoning amendment shall be consistent with the portions of the county of Los Angeles hazardous waste management plan as approved November 30, 1989, relating to siting of and siting criteria for hazardous waste facilities. (Ord. 963 §39(part), 1995; Ord. 888-U §1, 1990; Ord. 887 §1, 1990)

17.66.030 Initiation of amendments. A. Text Amendments. Text amendments may be initiated by a motion of the city council or the planning commission or by the director of planning development.

B. Property Rezoning. Property rezoning may be initiated by a motion of the city council or the planning com-

mission, by the director of community development, or by an application signed by the owner(s) of all property affected. The application must be on forms prescribed by the planning commission and must be submitted to the community development department. Unless an application is made by a public agency or duly constituted governmental body, it must be accompanied by a fee established by written resolution of the city council.

C. Property Prezoning. An unincorporated area may be prezoned to determine the zoning that will apply in the event of subsequent annexation to the city. Procedures for initiation are the same as for property rezoning.

D. Property Interim Zoning. Properties not prezoned upon annexation must be interimly zoned. The planning commission must consider permanent (precise) zoning thereafter at its earliest convenience. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.040 Planning commission procedure. A. Public Hearing. The planning commission shall hold at least one public hearing on all text amendments and property rezoning proposals. No public hearing shall be required for interim zoning proposals.

B. Public Notice. Notice of public hearing shall be made in accordance with Chapter 17.74.

C. Options. The planning commission may disapprove, continue to a later meeting, or recommend approval of a text amendment or property rezoning to the city council. Recommendations for approval shall be based on the following findings.

1. Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city; and

2. The proposed change is in conformance with the purpose of this chapter and with all applicable, officially adopted policies and plans; and

3. Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified; and

4. All uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.

D. Appeal. The applicant, or any other interested party, may appeal the decision of the planning commission to the city council in accordance with provisions of Chapter 17.74. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.050 City council procedure. A. Public Hearing. The city council must hold at least one public hearing on each planning commission recommendation to amend the

text of this title or to reclassify property. No public hearing shall be required for interim zoning.

B. Public Notice. Notice of public hearing shall be made in accordance with Chapter 17.74.

C. Options. Text amendments and zoning decision of the planning commission may be modified, approved, disapproved, continued to a later meeting or returned to the planning commission for further study and recommendations. The council's decision must be based on the required findings contained in Section 17.66.040.

D. Effective Date. The city council's decision to approve a text amendment or rezoning shall become effective thirty days from the date of adoption of the ordinance approving the change. All other decisions shall become effective fourteen days after approval.

E. Prezoning Time Limit. If, within one year of official city council approval of a prezoning the subject area has not yet been annexed to the city, the approval may be subject to reconsideration by the planning commission and city council. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.060 Expanded area of consideration. When in the opinion of the director of community development, or upon direction of the planning commission or city council, it is determined that an area subject to reclassification consideration should be expanded or contracted to fulfill the findings specified in Section 17.66.040, the procedure required for approval is the same as specified for the commission and council in Sections 17.66.040 and 17.66.050. Said expansion may be initiated by the director of community development, planning commission or the city council. Final reclassification may include all, a portion, or none of the expanded or contracted area. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.070 Reapplication. Reclassification shall not be reconsidered within one year from the date of the last official action taken unless the submittal is first approved by the planning commission or city council. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)

17.66.080 Reclassification--Conditions attached or attachable. Conditions of approval for reclassification shall not be cited in ordinances of reclassification. Whenever prerequisite conditions are deemed necessary, ordinances of reclassification shall not be finally acted upon until provisions for compliance have been made. (Ord. 963 §39(part), 1995; Ord. 822 §1(part), 1989)