

CHAPTER 19.49

ADOPTION PROCEDURE FOR SPECIFIC PLANS

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- 19.49.010 GENERAL PROVISIONS

**A. Basic Policies**

This Chapter shall be construed and applied to promote its basic purposes and policies which are:

1. To provide for the classification and development of parcels of land in a coordinated, comprehensive manner.
2. To allow land uses and development standards created specifically for the project area, while insuring compliance with the spirit, intent and provisions of this Code and the General Plan of the City.
3. To provide an enriched residential environment with aesthetic cohesiveness, harmonious massing of structures and interfacing of open space with the utilization of superior land planning and architectural design.
4. To provide the necessary recreation, residential, commercial, and industrial land uses to provide a balanced community providing adequate provisions for open space and recreation.

**B. Purpose**

A specific plan shall consist of regulations, conditions, programs and proposed specific plans to provide for the systematic implementation of the Perris General Plan.

19.49.20 AUTHORITY FOR ADOPTION

The Planning and Zoning Law, Title 7 of the *Government Code* of the State of California, provides for the preparation and adoption of specific plans to effectuate the General Plan.

19.49.30 ADOPTION PROCEDURE

The adoption of, or amendments to, specific plans shall be adopted pursuant to Chapter 19.54, AUTHORITY AND REVIEW PROCEDURES and 19.56, PUBLIC HEARING PROCEDURES.

19.49.40 INITIATION

Adoption of, or amendment to, a specific plan relating to land use may be initiated by the City or by and person owning or having an interest in land which would be affected by such a change. When initiated by any such person, the person shall file a petition with the City and pay a filing fee as required in Section 19.49.130 of this Chapter.

19.49.50 CONTENTS OF PETITION

Any petition filed by a person owning or having an interest in land shall contain the following information: The name and address of the petitioner and all persons having an interest in the land; the legal description of the property; the change of land use classification requested; and such other information as the Planning Department may require.

19.49.60 REQUIRED SPECIFIC PLAN CONTENTS

A specific plan shall include a text and a diagram which provide text and written documentation consistent with the findings contained in Section 19.54.040B.

19.49.70 OPTIONAL SPECIFIC PLAN CONTENTS

The specific plan may address any other subject which, on the recommendation of the Director of Planning and Community Development, are necessary or desirable for implementation of the specific plan.

19.49.80 AMENDING AND REPEALING SPECIFIC PLAN

A specific plan may be amended or repealed in the same manner as required for adoption. A specific plan may be amended as often as deemed necessary by the City Council.

19.49.90 PLAN CONSISTENCY

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the City's General Plan.

19.49.100 PROJECT CONSISTENCY

No local public works project may be approved, no tentative map or parcel map may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

19.49.110 ZONE MAP AND TEXT AMENDMENT

When the City Council adopts a specific plan by resolution, a zone text amendment shall be adopted by ordinance. The official Zoning Map of the City of Perris shall also be amended to identify the location of the adopted Specific Plan. The Specific Plan site shall be labeled "SP", with either an accompanying numerical or name listing, such as SP-1 or SP-Green Valley. This amendment shall establish the specific plan as the zoning for the subject property.

19.49.120 PUBLIC HEARING BY CITY COUNCIL

The City Council shall hold a public hearing before approving or amending a specific plan, consistent with Chapter 19.56 PUBLIC HEARING PROCEDURES.

In addition to the notice required by this Section, the City Council may give notice of the hearing in any other manner it deems necessary or desirable.

19.49.130 FEES AND CHARGES

The City Council shall adopt fees by resolution which defray, but do not exceed, the cost of preparation, adoption, and administration of the specific plan including costs incurred pursuant to Division 13 (commencing with Section 21000) of the *Public Resources Code*.)

19.49.140 CITY COUNCIL ACTION

After the public hearing on the proposed specific plan, the City Council shall either approve, modify or disapprove the proposed specific plan by a majority vote.