

CITY OF EL MONTE

Community & Economic Development Department



GENERAL PLAN AND ZONING AMENDMENTS

PART I. MAP AMENDMENTS (for the General Plan and Zoning Map):

1. Project Name (or street address): _____
2. Project Description: Provide a brief project description and why the proposed General Plan and/or Zoning Map Amendment(s) are necessary.

3. List of Properties: Provide the existing and proposed General Plan (GP) and Zoning (attach additional sheets if the project includes ten (10) or more parcels):

| <i>Address, APN or portion of APN</i> | <i>Existing GP</i> | <i>Proposed GP</i> | <i>Existing Zoning</i> | <i>Proposed Zoning</i> |
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4. Map of Properties: Provide a map showing the proposed boundaries and label the existing and proposed General Plan (GP) and Zoning for the properties.

PART II. TEXT AMENDMENTS (for the General Plan, Zoning Code and other Municipal Codes):

1. Project Name (or street address): _____
3. Project Description: Provide a brief project description and why the proposed General Plan, Zoning Code and/or Other Municipal Code Amendment(s) are necessary.

2. Summary of Requests: Complete the following. This applies to text, graphics or illustrations in the General Plan, Zoning Code and other Municipal Codes.

| <i>Type</i> | <i>General Plan or Code Section</i> | <i>Current Standard</i> | <i>Proposed Standard</i> |
|---|---|--|---|
| <input type="checkbox"/> New Chapter/Section <input checked="" type="checkbox"/> Revise Existing <input type="checkbox"/> Remove Existing | 17.40.030(A) – List of permitted uses in the C zones. | Use XYZ is currently not permitted in the C-1, C-2 or C-3 zones. | Add use XYZ as a permitted use, subject to the approval of a CUP, in the C-2 and C-3 zones. |
| <input type="checkbox"/> General Plan <input checked="" type="checkbox"/> Zoning Code <input type="checkbox"/> Other Code | | | |
| <input type="checkbox"/> New Chapter/Section <input type="checkbox"/> Revise Existing <input type="checkbox"/> Remove Existing | | | |
| <input type="checkbox"/> General Plan <input type="checkbox"/> Zoning Code <input type="checkbox"/> Other Code | | | |
| <input type="checkbox"/> New Chapter/Section <input type="checkbox"/> Revise Existing <input type="checkbox"/> Remove Existing | | | |
| <input type="checkbox"/> General Plan <input type="checkbox"/> Zoning Code <input type="checkbox"/> Other Code | | | |

| Type | General Plan or Code Section | Current Standard | Proposed Standard |
|--|------------------------------|------------------|-------------------|
| <input type="checkbox"/> New Chapter/Section <input type="checkbox"/> Revise Existing <input type="checkbox"/> Remove Existing | | | |
| <input type="checkbox"/> General Plan <input type="checkbox"/> Zoning Code <input type="checkbox"/> Other Code | | | |

PART III. GENERAL PLAN CONFORMITY (for Street or Alley Vacations):

1. Street or Alley to be Vacated: _____
2. Map of Area: Provide a map showing the proposed street or alley to be vacated and the surrounding properties. Highlight the areas to be vacated.
3. Project Description: Provide a brief project description and why the proposed Street or Alley Vacation is necessary.

Refer to Chapter 17.128 (General Plan and Zoning Amendments) of the Zoning Code for additional information.

(complete the findings on the following page)

GENERAL PLAN AND ZONING AMENDMENT FINDINGS:

Project Name (or street address)

PART IV. FINDINGS:

The findings below are for the following type of Amendment:

- General Plan Map Amendment
- General Plan Text Amendment (includes illustrations and graphics)
- Zoning Map Amendment
- Zoning Code Amendment (includes illustrations and graphics)
- Other Municipal Code Amendment

Before a General Plan, Zoning Map or Code Amendment may be granted, all of the following findings must be made in the affirmative. Separate findings must be made for General Plan and Zoning Map Amendments, as well as for General Plan, Zoning Map and Other Municipal Code Amendments.

1. The Amendment will not be detrimental to the public health, safety or welfare or injurious to the City:

2. The subject property (or properties) proposed for the Amendment are physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments (only required when the Amendment is for a specific property or series of properties):

3. The Amendment is consistent with the purpose, goals and policies of the City's General Plan:

Before a General Plan Conformity may be granted, all of the following findings must be made in the affirmative:

1. The proposed Vacation is anticipated to serve the public interest and be a public benefit:

2. The proposed Vacation is consistent with the purpose, goals and policies of the City's General Plan:

Refer to <https://www.elmonteca.gov/266/Planning-Documents> (Planning Documents) for access to the City's General Plan and Zoning Code.

PART IV. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

Signature

Date

Name (print)

Phone No. or E-mail Address