

CITY OF EL MONTE

Community & Economic Development Department

5h

SPECIFIC PLANS AND AMENDMENTS

PART I. PROPERTY LOCATION:

1. Project Name (or street address): _____
2. Project Description: Provide a brief project description and why a Specific Plan is necessary.

3. List of Properties: Provide the existing and proposed General Plan (GP) and Zoning. Attach additional sheets if the proposed Specific Plan includes more than ten (10) parcels. If the application is for a Specific Plan Amendment, only list properties proposed to be added:

<i>Specific Plan Area: Address, APN or portion of APN</i>	<i>Existing GP</i>	<i>Proposed GP</i>	<i>Existing Zoning</i>	<i>Proposed Zoning/ Subarea</i>

4. Map of Properties: For a new Specific Plan, provide a map showing the proposed boundaries and label the existing and proposed General Plan (GP) and Zoning for the properties within the boundary. For a Specific Plan Amendment, provide a map showing the existing boundaries and identify any expanded boundaries.

PART II. SPECIFIC PLAN CONTENTS (only for new Specific Plans):

The Specific Plan shall include detailed information in the form of text and diagrams, organized in compliance with State law (California Government Code Section 65451). The following information shall be provided:

1. Boundary Survey Map: The Specific Plan shall include the property or project area with a calculation of the gross land area covered by the Plan. A Tentative Tract or Parcel Map may be substituted if processed concurrently;
2. Land Uses and Development Standards: The Specific Plan shall include the distribution, location, and extent of land uses proposed within the proposed area, including open space areas. The Specific Plan shall also include development standards, design requirements and landscape guidelines by which development would proceed;
3. Infrastructure: The Specific Plan shall show the location of existing public utilities on and adjacent to the area. In addition, it shall show the distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewers, solid waste disposal, water, and other essential facilities proposed on and adjacent to the area covered by the plan and needed to support the land uses described in the plan;
4. General Plan: The Specific Plan shall include a discussion of the relationship of the Specific Plan to the goals, policies, and objectives of the General Plan;
5. Administrative Procedures: The Specific Plan shall address the procedures and conditions for amending, adjusting standards, and interpreting the Specific Plan, consistent with Section 17.130.030 of this Chapter;
6. Implementation Measures: The Specific Plan shall include a program of implementation measures, including financing, regulations, programs, and public works projects, necessary to carry out the proposed land uses, infrastructure, and development and conservation standards and criteria; and
7. Additional Information: The Specific Plan shall contain additional information deemed to be necessary by the Community Development Director.

PART III. SPECIFIC PLAN AMENDMENTS (only for Specific Plan Amendments):

1. Identify which of the following categories apply:

New Specific Plan Section(s)

Revise an existing Specific Plan Section(s) _____

Remove an existing Specific Plan Section(s) _____

2. Provide a detailed summary of the proposed Specific Plan Amendment(s):

A large, empty rectangular box with a thin black border, intended for the user to provide a detailed summary of the proposed Specific Plan Amendment(s). The box is currently blank.

Refer to Chapter 17.130 (Specific Plans) of the Zoning Code for additional information.

(complete the findings on the following page)

SPECIFIC PLAN OR SPECIFIC PLAN AMENDMENT FINDINGS:

Project Name (or street address)

PART IV. FINDINGS:

Before a Specific Plan or Specific Plan Amendment may be granted, all of the following findings must be made in the affirmative:

1. The Specific Plan or Specific Plan 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 Specific Plan or Specific Plan Amendment has unique characteristics such as topography, location, size or surroundings that are enhanced by special land use and development standards:

3. The Specific Plan or Specific Plan Amendment results in the development of desirable character and use types that will be compatible with the surrounding area and provides effective buffering from adjacent uses as found necessary:

4. The Specific Plan or Specific Plan Amendment is consistent with the purpose, goals and policies of the City's General Plan and its Comprehensive Design Guidelines:

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

PART V. 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