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City of Desert Hot Springs

65950 Pierson Blvd. • Desert Hot Springs, CA 92240
 Telephone (760) 329-6411 x 260 www.cityofdhs.org

APPLICATION FOR SPECIFIC PLAN APPROVAL

SPECIFIC PLAN applications are reviewed at a public hearing by the Planning Commission and City Council pursuant to Section 17.128 of the Zoning Code. The purpose of the review is to allow a comprehensive plan consisting of text, maps, and other exhibits regulate development within a defined area of the City, consistent with the General Plan and the provisions of California Government Code Section 65450 et. seq.

- Check here if requesting a SP amendment
- Check here if requesting a SP time extension
- Check here if requesting a SP

APPLICANT: _____
 (please print)

MAILING ADDRESS: _____ Phone No. _____

CITY, STATE, ZIP: _____ Fax No. _____

PROPERTY OWNER (if different): _____
 (please print)

MAILING ADDRESS: _____ Phone No. _____

CITY, STATE, ZIP: _____ Fax No. _____

AREA COVERED BY SPECIFIC PLAN: _____

BRIEF DESCRIPTION OF PROPOSED IMPROVEMENTS: _____

_____ (attach sheets if needed)

LEGAL DESCRIPTION (LOT & TRACT OR A.P.N.): _____

MINIMUM SUBMISSION REQUIREMENT:

- Completed application and filing fee for Specific Plan.
- A completed Environmental Information form with required fee, unless categorically exempted by the California Environmental Quality Act Guidelines.
- 25 copies of the Specific Plan, prepared pursuant to the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457 (attached), submitted to the Community Development Department. Preferred size is 8-1/2" x 11", unless otherwise noted or directed by staff. Documents must be either spiral bound (no metal spirals) or in three-ring binders. Exhibit pages may be in 11" x 17" format for ease of reading but must be folded to 8-1/2" x 11" to fit in the document. If larger exhibits are needed, please notify staff and they will direct you on how to provide them (i.e., folded and inserted into binder pocket, mounted on foam-core, rolled).
- A public hearing notification package containing Assessor Parcel Map pages marking the subject property and all parcels within a 300 foot radius of the exterior boundary of the subject property; a typed list of the parcel owners within the 300 foot radius which has been certified by a title company; and three (3) sets of typed, self-adhesive, addressed labels for the above property owners.
- Any special studies as determined by the Community Development Department.

NAME OF APPLICANT: _____
(please print)

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF PROPERTY OWNER: _____
(please print)

SIGNATURE OF PROPERTY OWNER(S)
IF NOT SAME AS APPLICANT: _____ DATE: _____

_____ DATE: _____

(Separate written authority by owner to submit application may be provided)

NOTE: FALSE OR MISLEADING INFORMATION GIVEN IN THIS APPLICATION SHALL BE GROUNDS FOR DENYING APPLICATION

CITY OF DESERT HOT SPRINGS
SPECIFIC PLAN SUBMITTAL REQUIREMENTS

California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457

65450. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

65451.

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

65452. The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

65453.

(a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

(b) A specific plan may be repealed in the same manner as it is required to be amended.

65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

65455. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required 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.

65456.

(a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated 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. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

(b) Notwithstanding Section 66016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies, and shall be made available to the general public as follows:

(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.

(2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

(d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

65457.

(a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

(b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.

NOTE: INCOMPLETE APPLICATION SUBMITTALS WILL NOT BE ACCEPTED.