

A-3: Specific Plan Statutory Requirements



SPECIFIC PLAN

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The following are the specific plan legal requirement as described in Sections 65450 – 65457 of the California Government Codes:

65450. Preparation of specific plan

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. Content of specific plan

(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. Optional subjects

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. Adoption/amendment procedure

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(b) A specific plan may be repealed in the same manner as it is required to be amended.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

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

65455. Zoning, tentative map, parcel map, and public works project consistency with specific plan.

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. Fees and charges

(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. CEQA Exemption

(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.*

(c) *This section does not supersede but provides an alternative procedure to Section 21080.7 of the Public Resources Code.*

Consistency with the General Plan

A specific plan may not be adopted or amended unless the proposed plan or amendment is consistent with the general plan pursuant to §65454. Section 65359 requires that any specific plan of a city or county that is applicable to the same areas or matters affected by a general plan

amendment shall be reviewed and amended as necessary to make the specific plan consistent with the general plan. Consistency is commonly demonstrated through the statement of the relationship of the specific plan to the general plan as required by §65451(b) or through a discussion of the individual policies and programs and how each consistently implements the general plan.

The City prepared *The Boulevard Plan* in accordance with the relevant goals and provisions of the Citrus Heights General Plan. A general discussion of how *The Boulevard Plan* relates to the applicable goals identified in the General Plan follows:

Goal 1: Ensure quality of development by establishing and maintaining an orderly land use pattern

Consistency: *The Boulevard Plan* proposes a land use pattern that is consistent with the General Plan Land Use Diagram.

Goal 2: Preserve the unique character of Citrus Heights, and create a distinctive community identity

Consistency: The place names and themes of the four Districts in the Plan are unique because they reflect the community's history (i.e., Sylvan Corners, the Lincoln Highway) and local features (the gateway, Rusch Park).

Goal 3: Maintain safe and high-quality neighborhoods

Consistency: The Plan promotes well-maintained buildings and landscaping, well-maintained public infrastructure, and high levels of personal safety and security.

Goal 4: Ensure that new development is compatible within its neighborhood

Consistency: The Plan includes design guidelines that address the relationship of the properties fronting Auburn Boulevard to surrounding uses and neighborhoods. The guidelines deal with elements such as landscaping, lighting, buffering between residential and commercial uses, parking, building design, noise that support the transition into surrounding neighborhoods. The guidelines help to create a sense of an integrated community and make the corridor more inviting to residential neighborhoods.

Goal 5: Preserve and protect the features that contribute to the rural character of certain neighborhoods

Consistency: The east side of Auburn Boulevard, which falls within the planning area, has very low density residential neighborhoods that are rural in character. The Plan maintains the character of the rural neighborhoods.

Goal 6: Preserve and enhance the character, distinct identity, and livability of the City's rural neighborhoods

Consistency: See previous response.

Goal 10: Achieve attractive, inviting, and functional corridors

Consistency: The Plan contains detailed design guidelines that require high-quality, well designed development; provides signage, streetscape, lighting, and parking improvements, including curbside and median landscaping and street furniture; requires a gateway entry into the city; and requires undergrounding of utility lines and removal of utility poles.

Goal 14: Strengthen the retail base to ensure the City's fiscal stability, provide needed goods and services, and promote the vitality of City commercial districts and nodes

Consistency: The Plan takes the lead in the design, construction and funding of public improvements, including streetscape enhancements, to improve the appearance of commercial corridor and stimulate private investment; uses redevelopment and other available City resources to leverage, reinforce, and assist property owner efforts to retain and attract retail clients; and provides incentives to the private sector for catalyst projects that stimulate private investment.

Goal 15: Diversify the local economy to meet the present and future employment, shopping, and service needs of Citrus Heights residents and sustain long-term fiscal health

Consistency: The Plan seeks to facilitate conversion of obsolete retail uses to other viable commercial uses and promotes the development of office development and a new hotel.

Goal 16: Make adequate land available for economic development opportunities

Consistency: The Plan focuses on the on key opportunity sites (i.e., Gateway Commercial Center and Rusch Park Village Center) within the Auburn Boulevard corridor and treats them as catalysts for economic revitalization and/or redevelopment.

Goal 19: Establish and maintain attractive streetscapes along the City's major roadways

Consistency: One of the Plan's main objectives is to enhance the Auburn Boulevard corridor's streetscape. The Plan does this by requiring street furniture, overhead utility undergrounding, landscaped medians and street frontages, and street trees.

Goal 20: Create distinctive entryways to clearly demarcate and establish a positive image of the City

Consistency: The Gateway Commercial Center will have distinctive streetscape elements, including landscaping, street trees, street furniture, and a City monument sign that welcomes travelers into the City of Citrus Heights from Roseville.

Goal 22: Establish adequate facilities to accommodate public events and cultural activities

Consistency: The Boulevard Plan maintains Rusch Park's role as a hub for community events and recreational/cultural activities.

Goal 23: Support adequate locations and facilities for local and neighborhood gatherings

Consistency: The Plan proposes a central plaza or town square in the Gateway Commercial Center that provides opportunities for entertainment activities (e.g., small concerts) and other public gatherings.

Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types.

Consistency: The Plan proposes new residential development in the Gateway Commercial Center and Rusch Park Village Center that includes a variety of housing types. Both of these areas will include apartments, live-work apartments, townhomes, and mixed-use residential developments that will provide affordable and market-rate housing.

Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents

Consistency: The Plan proposes new residential development in the Gateway Commercial Center and Rusch Park Village Center that includes a variety of housing types. Both of these areas will include apartments, live-work apartments, townhomes, and mixed-use residential developments that will provide affordable and market-rate housing.

Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community

Consistency: The Plan proposes new residential development in the Gateway Commercial Center and Rusch Park Village Center that includes a variety of housing types. Both of these areas will include apartments, live-work apartments, townhomes, and mixed-use residential developments that will provide affordable and market-rate housing.

Goal 29: Provide a safe, efficient and environmentally-sensitive transportation system for the movement of people and goods.

Consistency: The Plan includes several measures to improve the safety and efficiency of Auburn Boulevard including reducing the number of driveways along the Boulevard, removing the central “suicide” lane, providing new enhanced transit stops with bus turn-out.

Goal 30: Promote attractive and well-maintained roadways and sidewalks

Consistency: The Plan proposes enhance the aesthetics of the roadway by including landscaped medians and roadway buffer strips, providing continuous sidewalk system for the entire length of the corridor, and expanding the right-of-way width to accommodate bike lanes and wider sidewalks.

Goal 31: Provide a safe, comprehensive and integrated system of facilities for nonmotorized transportation

Consistency: The Plan enhances opportunities for those using a nonautomotive means of transportation by providing Class II and III bike lanes within the Planning Area, widening sidewalks, connecting disjointed sidewalks, making pedestrian travel safer by reducing the number of driveways, and reducing travel speeds through traffic light coordination.

Goal 32: Promote a safe and efficient transit system to reduce congestion, improve the environment, and provide viable nonautomotive means of transportation in and through Citrus Heights.

Consistency: The Plan enhances opportunities for those using a nonautomotive means of transportation by proposing 14 new enhanced transit stops (which include a bus shelter and bus turn-out) and providing Class II and III bike lanes within the Planning Area. The Plan also encourages more pedestrian activity by widening sidewalks, connecting disjointed sidewalks, making pedestrian travel safer by reducing the number of driveways, and reducing travel speeds through traffic light coordination.

Goal 33: Use advanced technologies to enhance and improve safety and mobility

Consistency: The Plan includes a principle (CP12) that requires traffic signal coordination to reduce speeds along the Auburn Boulevard Corridor.

Goal 35: Preserve, protect and enhance natural habitat areas, including creek and riparian corridors, oak woodlands, and wetlands

Consistency: The Plan preserves Cripple Creek as an open space corridor.

Goal 37: Preserve, protect and increase plantings of trees within the City

Consistency: The Plan proposes the planting of hundreds of new street trees and accent trees along the entire Auburn Boulevard corridor.

Goal 53: Integrate air quality planning with land use and transportation planning

Consistency: The Plan promotes several strategies for reducing the dependency on the automobile including providing live-work apartments, job intensive uses in the Gateway Commercial Center, enhanced bus stops, improved bicycle circulation, and mixed-use development opportunities. The Plan also encourages more pedestrian activity by widening sidewalks, connecting disjointed sidewalks, making pedestrian travel safer by reducing the number of driveways, and reducing travel speeds through traffic light coordination.