



# PROCESS FOR AMENDING THE GENERAL PLAN OR ZONING MAP



## 1. Petition Submitted

To increase the development potential of a property, the property owner must submit a petition for a change in zoning.

**Note:** If the proposed zone does not match the intent of the General Plan Map, the applicant will be required to submit an additional petition to modify the General Plan. This does not change the required process, as the two will be processed simultaneously.

## 2. Public Engagement Initiated

Public notices are sent to nearby neighbors, property owners and Community Councils (when required by ordinance) while the application is sent to City Departments for review.

## This kicks off a 45-day public review period.

During the 45-day engagement period, staff will review the application against the consideration factors for a rezone and/or general plan amendment and will work with the applicant to determine the appropriateness of the proposal including each of the following when applicable:

- Community Benefit
- Tenant Relocation Assistance
- Replacement of Demolished Units

### 3. Public Open House and/or Community Council Presentation

The Planning Division will host an online or in-person open house, and the local community council may request the applicant present at their meeting.

#### End of 45-day review period.

#### Potential Extended Public Engagement:

Planning Director has the discretion to extend the public engagement period, including additional public hearings, on complex proposals.

### 4. Application Modifications

Prior to a public hearing, modifications to the proposal may be required based on public input & City Department review comments. Modifications or Conditions of Approval may be required multiple times throughout the process.

### 5. Planning Commission

A public hearing is scheduled, notices sent, and staff report produced. Planning Commission will review the petition and proposed community benefit and tenant relocation assistance in a public hearing and make a recommendation to the City Council.

### 6. Commission Recommendation Forwarded to City Council

Planning Commission meeting minutes are approved, and public records are assembled by staff. After review, these materials are packaged and sent to the City Council.

### 7. City Council Process

City Council holds a briefing with staff during a work session prior to the public hearing. A public hearing is held, and City Council may approve the petition, deny it, or add conditions. The City Council often holds a second public hearing before making a decision. Timeline is determined by the City Council.

#### Development Agreement:

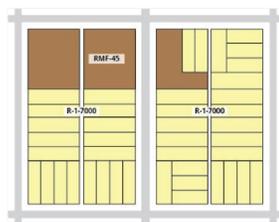
All agreed upon the applicable Community Benefits, Tenant Relocation, and/or Replacement of Demolished Units will be outlined in a development agreement.

## Scenario Examples

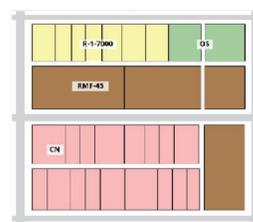
Existing Zoning



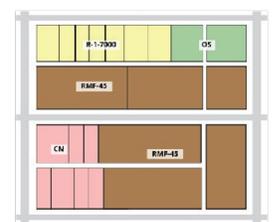
Proposed Zoning



Existing Zoning



Proposed Zoning



#### Single Family to Multi-Family

**Because this scenario calls for the likely demolition of existing housing, this petition triggers the need for tenant relocation assistance via development agreement.**

All agreed upon community benefits, tenant relocation, and replacement of demolished units will be outlined in a development agreement.

#### Neighborhood Commercial to Multi-Family

**Because this scenario is not likely to demolish existing housing, tenant relocation assistance and replacement of demolished units will not be required in this process.**

All agreed upon community benefits will be outlined in a development agreement.