

Chapter 18.18: Amendments to the Text or Map

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18.18.010 Authorization

This title may be amended by changing the zoning map or the regulations.

18.18.020 Initiation

An amendment may be initiated as follows:

- A. An application filed with the Director. The application shall be explicit as to the requested amendment and shall be accompanied by the prevailing fee as established by the City Council by resolution.
- B. By direction of the City Council.
- C. By direction of the Planning Commission.

18.18.030 Public Hearings

- A. If the amendment pertains solely to the text of this title, the Planning Commission shall hold at least one public hearing on any proposed amendment and shall give notice thereof by at least one publication in a newspaper of general circulation within the city at least 10 days prior to the hearing.
- B. If the proposed amendment consists of a change of the boundaries of any district so as to reclassify property from any district to any other district, the Planning Commission shall give additional notice of the time and place of the hearing in accordance with Section 65091 of the Government Code.

Notice shall be mailed to:

- 1. Property owners within the affected area at least 10 days prior to the hearing.

2. Public agencies which may be affected by the action under consideration.
3. All owners of real property within 300 feet of the property that is the subject of the hearing, as shown on the latest equalized assessment rolls. If the number of affected parcels is greater than 1,000, notice shall be provided by placing a 1/8-page display advertisement in a newspaper of general circulation at least 10 days prior to the hearing, and individual notice mailed to property owners is not required. If the required notice is mailed, notice shall also be provided in a newspaper of general circulation at least 10 days prior to the hearing.

C. Any failure to mail postal notices, as set forth in this section, shall not invalidate any proceedings for amendment of this title.

18.18.040 Planning Commission Action

Following the hearings set out in Section 18.18.030, Public Hearings, the Planning Commission shall provide the City Council with a written report of its recommendations.

18.18.050 City Council Action

Upon receipt of the report by the Planning Commission, the City Council shall conduct a public hearing on the matter. The City Clerk shall set the date for the public hearing and give notice of the public hearing and the proposed amendment by at least one publication in a newspaper of general circulation within the city at least 10 days prior to the hearing. After the conclusion of the hearing, the City Council may adopt, modify, or reject the amendment. If the Council elects to modify the proposed amendment in a manner not previously considered by the Planning Commission, it shall refer its intent to the Planning Commission for a report and recommendation. The Council shall not adopt the modification until (1) either the report of the Planning Commission has been filed with the City Council or (2) until 40 days has elapsed after the City Council has referred the modification to the Planning Commission. The Planning Commission need not conduct a public hearing.

18.18.060 Amendments to General Plan

Amendments to the General Plan of the City shall follow the same procedure as that provided for amendments to this title.