

City of Aliso Viejo Planning Application



Specific Plan

Specific Plan Amendment



CITY OF ALISO VIEJO
COMMUNITY DEVELOPMENT DEPARTMENT
 PLANNING SERVICES DIVISION
 12 JOURNEY, SUITE 100
 ALISO VIEJO, CA 92656
 Phone: (949) 425-2525

Application Submittal Checklist

Application Submission Requirements

- For Planning Applications associated with a fee, provide five (5) sets of the required plans. Each of the sets shall include one (1) full-size (24x36) folded set of drawings and one (1) reduced-size (11x17) set.
- For Planning Applications associated with a deposit, provide ten (10) sets of the required plans. Each of the sets shall include one (1) full-size (24x36) folded set of drawings and one (1) reduced-size (11x17) set.
- If applicable to the Application type, please provide two (2) sets of the Radius Notification Map, List, and Mailing Labels.

AUP = Administrative Use Permit
CUP = Conditional Use Permit
EP = Exception Permit
MSP = Master Sign Program
TUP = Temporary Use Permit
SDP = Site Development Permit
V = Variance

X = Required O = Director's Discretion - = Not Required

APPLICATION TYPE	SDP	AUP	CUP	EP	TUP	V	MSP
General Information							
Application Request and Signature Page (form PS-200)	X	X	X	X	X	X	X
Environmental Impact Assessment (form PS-205)	X	X	X	X	X	X	X
Planning Deposit/ Fee Schedule (form PS-215) / Deposit Account Financial Disclosure (form FS-100) Receipts	X	X	X	X	X	X	X
Written Authorization from Property Owner	X	X	X	X	X	X	X
Written Acknowledgement from Applicable Homeowners' Master Association, Homeowners' Sub-Association, and/or Property Management Association	X	X	X	X	X	X	X
Project Description and Justification (including response to applicable Municipal Code findings/requirements)	X	X	X	X	X	X	X
Land Use Application Fact Sheet (form PS-207)	X	O	O	O	-	O	-
Preliminary Title Report (no more than 60 days old), and if applicable, Lease Agreement	X	O	X	O	-	O	O
ALTA Survey	X	-	O	-	-	-	-
OCFA Submittal Receipt	X	O	O	O	-	O	-
300' Radius Notification Map (or 100' for AUPLD), List, Mailing Labels, and Affidavit pursuant to AVMC 15.70.070.D.1.C	O	O	X	O	-	X	-
Photographs of Existing Site	X	O	X	X	O	X	X
Building & Design							
Site Plan (refer to form PS-213 for requirements)	X	X	X	X	X	X	X
Floor Plan (label all dimensions, structures and room uses)	X	O	X	O	O	O	-
Building Elevations (label all dimensions and colors and proposed signage if applicable)	X	O	O	O	-	O	X
Roof Plan (label all dimensions and equipment/screening) and Cross-Sections	X	-	-	-	-	-	-
Color Renderings	X	-	O	-	-	-	-
Preliminary Lighting Plan	X	O	O	O	O	O	-
Preliminary Landscape and Grading Plans	X	-	-	-	-	-	-
Preliminary Design Details for Mailboxes, Outdoor Lighting Fixtures, Walls and Fences, and Trash Enclosures	X	-	-	-	-	-	-
Text/Graphic for applicable Signage Proposals	-	-	-	-	-	-	X
Additional Requirements for Specific Projects							
Additional Requirements for Film & Photo Shoots pursuant to AVMC 15.46.020E	-	-	-	-	O	-	-
Additional Requirements for Gate-Guarded Entries pursuant to AVMC 15.14.200C	O	-	O	-	-	-	-
Additional Requirements for Large Day Care Homes pursuant to AVMC 15.14.160D	-	-	-	-	-	-	-
Additional Requirements for Residential Condominium Conversions pursuant to AVMC 15.54.090	-	-	O	-	-	-	-
Additional Requirements for a Parking Study pursuant to AVMC 15.38.140C	-	-	X	-	-	-	-
Additional Requirements for Wireless pursuant to AVMC 15.42.100B	-	O	O	-	-	-	-



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Application Request and Signature Page

FORM PS-200A

Project Case No. (For City Use Only)	Deposit Amount*:
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***Deposit accounts are subject to a technology, postage and micro film/scanning fee, which will be automatically deducted from the deposit account.**

1. Application Type: (check appropriate box for type of approval needed)

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Other _____
<input type="checkbox"/> Master Sign Permit	<input type="checkbox"/> Other _____
<input type="checkbox"/> Site Development Permit	<input type="checkbox"/> Other _____

2. Project Address / Location:	Assessor's Parcel Number:
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Existing Use:	Proposed Use:
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Brief Project Description: _____

<p>3. Property Owner:</p> <p>Name: _____ Company/Corporation: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____ Email: _____</p> <p>Telephone: _____ Telephone: _____</p>	<p>4. Authorized Agent: (if different from property owner)</p> <p>Name: _____ Company/Corporation: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____ Email: _____</p> <p>Telephone: _____ Telephone: _____</p>
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I am the sole owner and hereby authorize the filing of this application.
 The property owner is a corporate entity. I am the duly authorized representative of said corporation.
 I own the project site in conjunction with one or more persons. (Acknowledgement and authorization for all such persons is required for the filing of this application.)

5. Applicant/Agent: (if different from property owner)

I am not the property owner; however, I am authorized to file this application on behalf of the property owner. (An agent may sign for the property owner if written authorization signed by the property owner is filed with the application.)

Name: _____ Company/Corporation: _____ Telephone: _____ Telephone: _____

Address: _____ City: _____ State: _____ Zip: _____ Email: _____

6. CERTIFICATION:

As the **Property Owner** or **Applicant/Agent** filing this request, I hereby certify that I acknowledge, understand, and concur with the following statements:

- There are no assurances at any time, implicitly or otherwise, regarding either final staff recommendations to the decision making body or final decisions regarding this application.
- I am responsible for knowing and complying with government policies and regulations applicable to the proposed development and/or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy which may be available to enforce and/or correct violations of the applicable policies and regulations.
- Major changes to the proposed project may require a new application and payment of new or additional deposits.
- I have read and agree to documentation pertaining to submission of deposits and financial responsibility (Form FS-100) related to processing of this application.
- The information I have presented in this form and the accompanying materials is true and correct to the best of my knowledge. I also understand that additional data and information may be required prior to final action on this application.

Print Name: _____ Title: _____
 Signature: _____ Date: _____



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Environmental Impact Assessment

FORM PS-205

Application Number(s): _____ **Date Filed:** _____

Project Description:

ENVIRONMENTAL IMPACT ASSESSMENT:

A brief explanation is required for all questions that constitute a "Yes" answer on page two (2). All answers must take into account the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- | YES | NO | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Change in existing features of any bays, tidelands, beaches, lakes, hills or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Site on filled land or on slope of 10 percent or more. |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Relationship to a larger project or series of projects. |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Has a prior environmental impact report been prepared for a program, plan, policy or ordinance consistent with this project? |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. If you answered yes to question 13, will this project cause significant effects on the environment that were not examined in the prior EIR? |

Explanations: (attach separate sheets if necessary)

15. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site and use of the structures. Attach photographs of the site.

16. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

17. List and describe other related permits and public approvals required for this project, including those required by city, regional, state and federal agencies.

CITY/CEQA PROCESS: (please initial below)

____ The Director of Planning Services (Director) will determine whether the activity is a “project”.

____ If the activity is a “project”, the Director will determine if the project is exempt from further CEQA analysis:

- If the project is exempt, an \$84.00 CEQA fee is added to the application amount and a \$84 check payable to the “Orange County Clerk Recorder” will be required to be submitted to staff with two (2) days of a City determination.

____ If the activity is a “project” and it is not deemed exempt:

- The Director will request bids from three (3) environmental consultants to prepare an Initial Study and subsequent environmental documentation; and will select consultant with applicant’s input.
- The Applicant shall provide a check payable to the “City of Aliso Viejo” for the amount identified in the consultant’s proposal.
- The City shall execute a contract with the selected consultant for the amount identified in the proposal and on deposit with the City.
- Following completion of the document, specified consultation/noticing period, and a determination by the City, the Applicant shall provide staff with a check payable to the “Orange County Clerk Recorder” for the applicable Fish and Game and administrative fees within two (2) business days of the City determination.

CERTIFICATION:

I hereby certify that statements furnished above, and in the attached exhibits, present the data and information required for this initial evaluation to the best of my ability, and that facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

Print Name: _____



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Land Use Application Fact Sheet

FORM PS-207

If required pursuant to the "Application Submittal Checklist" please complete and copy onto plans.	Existing Development	Proposed Development	AVMC Requirement*
General Plan Designation map available @ http://www.cityofaliso Viejo.com/wp-content/uploads/LU_PolicyMap-2.jpg			
Zoning map available @ http://www.cityofaliso Viejo.com/wp-content/uploads/Zoning-Map-10-2-13-.pdf			
Structure(s) Height (ft.)			
Residential Building Site Area (sq./ft.) Min ____ Max ____			
Residential Building Site Coverage (%)			
Non-Residential Floor Area Ratio (%)			
Residential Common Area (%) in addition to Boundary Landscaping			
Residential Building Setbacks	<i>Perimeter (ft.)</i>		
	<i>Front (ft.)</i>		
	<i>Side (ft.)</i>		
	<i>Side (ft.)</i>		
	<i>Rear (ft.)</i>		
Non-Residential Building Setbacks	<i>From arterial highways (ft.)</i>		
	<i>From local nonresidential streets (ft.)</i>		
	<i>From residential streets (ft.)</i>		
	<i>From abutting parcels in residential, OS and OR districts (ft.)</i>		
	<i>From abutting commercial, office and other nonresidential developments (f.t)</i>		
	<i>From interior property lines within the same project (f.t)</i>		
Residential Boundary Landscaping (ft.)			
Residential Parking Lot Landscaping (%)			
Non-Residential Interior Landscaping (%)			
Non-Residential Boundary Landscaping (ft.)			
Drought Tolerant (%)			
Parking Spaces			
*"AVMC Requirement" refers to: Residential Standards AVMC 15.10.030 and Non-Residential Standards AVMC 15.18.030; Residential Parking AVMC 15.38.030 and Non-Residential Parking AVMC 15.38.040			



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Site Plan Reference Sheet

**FORM
PS-213**

Plans must be drawn by a professional designer or architect unless otherwise approved by the Director.

Existing Development Site Plan

To prepare a Site Plan for an existing development, include the following information:

- Project address, vicinity map, north arrow, and scale
- General Plan Land Use Designation and Zoning Classification
- Legend Block with glossary of all abbreviations/acronyms used and identification of each light weight and symbol
- Location of existing structures
- Required setbacks identified
- Location of off-site adjacent structures

Signage Site Plan

To prepare a Site Plan for a Sign Permit application, include the following information:

- Project address, vicinity map, north arrow, and scale
- General Plan Land Use Designation and Zoning Classification
- Legend Block with glossary of all abbreviations/acronyms used and identification of each light weight and symbol
- Location of existing structures
- Linear wall dimensions
- Location of existing signs
- Location of proposed signs

Proposed Development Site Plan

To prepare a Site Plan for proposed structures and/or additions, include the following information:

- Project address
- Vicinity map
- North arrow
- Scale
- Legend block with glossary of all abbreviations/acronyms used and identification of each light weight and symbol
- Information block containing all information required in PS-207 Land Use Application Fact Sheet
- Existing and proposed property lines
- Locations, names, dimensions, and descriptions of all existing and proposed right of way lines, dedications, and easements
- Locations of existing and proposed structures, additions, utilities, driveways, walks, and open spaces
- Any structures to be relocated, removed, or demolished
- Locations, heights, and materials of existing and proposed walls and fences
- Location of any transformers, utility boxes, air conditioners and any other free-standing mechanical equipment
- Full width of public streets and alleyways fronting the project site, and provide complete dimensions of the street, elevations at minimum 25' intervals at Tops of Curb, Flow lines, Centerline, and Back of Walk
- Distance between the project and all buildings on abutting properties and label existing building size, use, height, and roof construction on abutting properties if the project includes the construction or expansion of a building
- Locations, dimensions, and descriptions of parking areas
- Existing and proposed grade elevations and any significant natural features



CITY OF ALISO VIEJO
DEPARTMENT OF FINANCIAL SERVICES
COMMUNITY DEVELOPMENT DEPARTMENT
DEPARTMENT OF ENGINEERING / PUBLIC WORKS
 12 JOURNEY, SUITE 100
 ALISO VIEJO, CA 92656
 Phone: (949) 425-2500 Fax: (949) 425-3899

Deposit Account / Financial Disclosure

FORM FS-100

FOR INTERNAL USE ONLY	Project Address / Location:	Project Case No.:
	Approval Type: (check all applicable types of applications)	
	Planning <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Site Development Permit <input type="checkbox"/> Master Sign Permit <input type="checkbox"/> Other _____ <input type="checkbox"/> Minor Site Development Permit <input type="checkbox"/> Other _____	
	Engineering <input type="checkbox"/> Grading <input type="checkbox"/> Landscaping <input type="checkbox"/> Encroachment <input type="checkbox"/> Other _____	
Notes:		INITIAL DEPOSIT AMOUNT: _____

Deposit Account Information

In accordance with City Purchasing Policy 300-5, fees and/or a deposit may be required and are intended to provide funding for processing of an application. Applications requiring a deposit will be billed on a time and material basis. Charges for staff time, including but not limited to Planning, Engineering, Public Works, Building, Legal, Law Enforcement, Financial Services and Community Services, legal fees are billed based on project requirement and legal review. Administrative costs and incidental costs will be applied and/or accrued to the deposit account. Costs include but are not limited to publishing of public notice(s), postage for mailing, printing, etc. The applicant shall pay all costs applied to the project prior to final action on the related project or as soon thereafter as such costs may be finally determined. Final action may be permit issuance, issuance of a Certificate of Occupancy, or approval of the specific entitlement.

Though it is not possible to exactly determine the time staff will spend on a given project upon application submittal, an estimate will be provided to the applicant. Staff time is billed in quarter hour increments. In the event the project requires major changes or additional applications to be submitted, the applicant may be required to submit additional funds or open a new deposit account. All deposit accounts are required to maintain a minimum balance of 25% of the original deposit amount. When a balance reaches 25% of the original deposit amount, the applicant will be notified with the amount required to replenish the deposit account with a due date for the receipt of funds. If payment is not received by the due date specified in the notice, all development processing activities will cease until payment is remitted. In addition, no new development cases will be accepted from this billing party for the address/location that is the subject of the original application. Any remaining deposit amount will be refunded to the applicant at the conclusion of the process. **Note: remaining deposit amount will be made payable to the party that submitted the original deposit with the application submittal. Deposit accounts are subject to a technology fee and a microfilm/scanning fee, which will be automatically deducted from the deposit account.**

Initial _____

PLANNING

Additional Deposit Information for Planning Applications

An initial deposit is required for project processing for all discretionary project applications. When the account reaches the minimum balance, the applicant shall replenish the account by the estimated amount necessary for the City to complete its review of the application or at a minimum of 50% of the initial deposit amount if such amount is sufficient to complete the application review. The payment of such costs may be included as a condition of approval for any such application. In the event development caseload demand exceeds current staffing levels, City consultants may be assigned to process certain cases. All case processing activities performed by consultants are supervised and supported by City staff, services, and supplies and will be paid with funds in the deposit account.

Environmental Review and Documentation

Depending on the level of review required by the California Environmental Quality Act (CEQA) for the project, a separate deposit shall be submitted for the research, review, and preparation of environmental documents related to the proposed project. These deposit accounts are subject to the same terms as stated above for deposit accounts for development processing. Staff may elect to hire an environmental consultant for the environmental review and documentation of the project. In this case, the deposit amount shall be the amount stated in the consultant's proposal for CEQA review.

Initial _____

ENGINEERING / PUBLIC WORKS

Engineering grading and landscaping deposits will be based on the Deposit and Fee Schedule. Deposits for encroachment permits will be based on the anticipated length of the project as determined by the City Engineer or Public Works Inspector. Permittees are charged the actual costs of inspections for encroachments on the City right-of-way. Water quality permits are required for all encroachments in which soil is disturbed. Best Management Practices (BMPs) must be implemented and maintained for the duration of the project.

Initial _____

Financially Responsible Party					
Applicant/Agent:		Address:		Email:	
City:	State:	Zip Code:	Telephone:	Telephone:	

Financially Responsible Party Declaration

I understand City expenses may exceed the estimated advance deposit and, when requested by the City of Aliso Viejo, will provide additional funds to maintain a positive balance. Furthermore, I understand the sale or other disposition of the property does not relieve me (individual or Company/Corporation) of the obligation to pay and maintain a positive balance in the deposit account, unless the City of Aliso Viejo approves a Change of Responsible Party and transfer of funds. Should the funds in the account fall below the required minimum balance, all City work may stop until the requested advance deposit is received. I HAVE READ, UNDERSTAND, AND AGREE TO THE INFORMATION AND TERMS LISTED ABOVE IN REGARDS TO DEPOSIT ACCOUNTS AND FINANCIAL RESPONSIBILITY.

Print Name: _____ Title: _____

Signature*: _____ Date: _____

***The name of the individual and the person who signs this deposit must be the same. If a corporation is listed, a corporate officer must sign the declaration (i.e., President, Chairman, Secretary, Treasurer).**



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Specific Plan / Specific Plan Amendment Supplemental Information

FORM
PS-285

SUPPLEMENTAL INFORMATION FOR A SPECIFIC PLAN/SPECIFIC PLAN AMENDMENT APPLICATION

All items are required to be submitted unless otherwise approved by the Director

Purpose: A Specific Plan is a detailed plan covering a selected area of the City for the purpose of implementation of the General Plan.

Applicable State Law: It is intended that the provisions of this section shall be fully consistent and in full compliance with California Government Code Section 65450 et seq. governing the preparation, adoption and amendment of Specific Plans.

File in person; do not mail. Application must be complete and typed or hand written legibly. Attach additional sheets if necessary. Provide Staff with materials checked below:

Letters of Approval/Authorization, Preliminary Title Report, and ALTA Survey

- If the Applicant is not the Property Owner, the Applicant shall provide written authorization from the Property Owner authorizing the Applicant to submit on his/her behalf.
- If applicable, letter(s) from Property Management Company, HOA Master Association, and/or HOA Sub-Association acknowledging request.
- Preliminary Title Report.
- ALTA Survey.

Financial Disclosure

- Deposit monies and Deposit Account / Financial Disclosure Form (FS-100) must be submitted upon application submittal. The application will not be considered officially received until the deposit and form is correctly filled out is submitted and recorded by Staff. To receive deposit balance, please submit a written request to the City.

Project Description and Justification

- A statement describing the proposed project in detail is required. This will serve as the formal statement to the approving authority on what the project is and why it should be approved. Please include any relevant information which supports the application.

Notification Map, List, Mailing Labels and Postage

- Copies of Assessor map and ownership lots for subject parcel and surrounding properties within a radius of 300 feet for projects. On map copy(s), draw radius at correct scale, 300 feet, from the exterior of the subject parcel. For properties within this notification area, prepare a mailing list by typing the owner names, addresses/zip and assessor numbers on a separate sheet.
- From the list, provide one (1) set of mailing labels. Do not put the labels on envelopes. Postage will be deducted from deposit amount.

Additional Exhibits

- If applicable, proposed Specific Plan text.
- If applicable, Specific Plan text indicating the existing and proposed Specific Plan language.



ALISO VIEJO MUNICIPAL CODE REFERENCE

Specific Plans - Section 15.78.030.D-G

1. **Review Procedures.** Specific Plans and Specific Plan Amendments shall be approved, approved with modifications, or denied by Ordinance or Resolution of the City Council after receipt of testimony at a public hearing held pursuant to AVMC 15.70.070. Approval or approval with modifications shall require an affirmative vote of a majority of the total membership of the Council.

2. **Ahwahnee Principles.** When a Specific Plan is prepared, or amended, the following principles shall be incorporated into the Specific Plan, when applicable:

a) **Community Principles.**

- All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.
- Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- As many activities as possible should be located within easy walking distance of transit stops.
- A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Businesses within the community should provide a range of job types for the community's residents.
- The location and character of the community should be consistent with a larger transit network.
- The community should have a center focus that combines commercial, civic, cultural and recreational uses.
- The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.
- Each community or cluster of communities should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
- Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
- Wherever possible, the natural terrain, drainage and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
- The community design should help conserve resources and minimize waste.
- Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.
- The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

b) **Regional Principles.**

- The regional land-use planning structure should be integrated within a larger transportation network built around transit rather than freeways.



- Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.
- Regional institutions and services (government, stadiums, museums, etc.) should be located in the urban core.
- Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.

3. **Required Findings.** The following findings shall be made by the City Council prior to approval of any Specific Plan or Specific Plan Amendment:

- Public Welfare.** Approval of the Specific Plan or Specific Plan Amendment will not create conditions materially detrimental to the public health, safety and general welfare.
- General Plan Consistency.** The Specific Plan or Amendment is consistent with the goals, objectives, and policies of the General Plan.
- Land Use Compatibility.** The Specific Plan or Amendment is compatible with the zoning and land use on nearby properties.
- Property Suitability.** The Specific Plan or Amendment is suitable for the location, access, visual character and topography of the subject property.

4. **Modifications to Specific Plans.**

- Applicability.** Proposed modifications to Specific Plans shall be regulated by provisions contained in the approved Specific Plan text. If there are no such applicable provisions for modifications in the Specific Plan, the following provisions shall apply.
- Minor Modifications.** Modifications may be approved administratively by the Director if the Director determines that proposed modifications are minor in nature and in substantial conformance with the previously approved Specific Plan text and its goals and policies. The following are examples of the changes which may be construed as minor modifications for purposes of determining substantial conformance:
 - The transfer of up to 10 percent of dwelling units between planning areas, provided the total maximum dwelling unit count for the Specific Plan is not exceeded.
 - Realignment or modifications to the internal streets servicing the Specific Plan project area if approved by the Public Works Director or designated representative.
 - Changes in design features such as paving, lighting, fencing, landscaping plans and/or alterations to elevations, floor plans, and site plans.
 - Similar modifications which the Planning Director deems to be minor in nature.
- Major Modifications.** All modifications to the Specific Plan which are not determined to be minor in nature shall be deemed a major modification and shall require a formal amendment to the Specific Plan. Major modifications include changes which entail substantial revisions to building footprints, site or landscape design, building appearance, grading design, parcelization, conditions of approval, new or additional land uses, or similar major project changes. Such major modifications shall be referred to the original decision-making authority for review under the following procedures:
 - Major modifications shall be filed in compliance with the same filing procedures and payment of the filing fee or deposit which is required for an original application.
 - Such modifications shall be processed in the same manner as an original Specific Plan application. A Specific Plan may be modified any number of times by the approval of subsequent applications.