

## **6.5 SPECIFIC PLAN AMENDMENTS**

Over time, there may be need to revise various sections of this Specific Plan, as economic conditions and/or community goals dictate. The policies presented in the Specific Plan contain some degree of flexibility, but any Specific Plan amendments must be judged by relatively fixed criteria. California Government Code § 65453 clearly states that a specific plan, “may be amended as often as deemed necessary by the legislative body.”

Amendments to this Plan may be initiated by an owner of real property within the Specific Plan boundaries, or by the City, in accordance with any terms and conditions imposed during the original approval or in accordance with any terms and conditions pertaining to planned development ordinances.

### **SPECIFIC DETAILS OF AMENDMENT**

Proposals to amend the Specific Plan must be accompanied by detailed information to document the change required. This information should include revised Specific Plan text (or excerpt there from) and revised Site Plan or map amendment, depicting the Amendment requested.

### **PRESENTATION OF NEED FOR AMENDMENT**

Since the City has invested significant amount of time in the preparation of this Specific Plan, any proposals to amend the Specific Plan must document the need for such changes. The applicant should indicate the economic, social, or technical issues that generate the need to amend the Specific Plan.

### **SUPPLEMENTAL ENVIRONMENTAL ANALYSIS**

The applicant must provide an analysis of the amendment’s impacts relative to the environmental review prepared for the Specific Plan. Depending on the nature of the amendment, supplemental environmental analysis may be necessary. The need for such additional analysis shall be determined by the City of Diamond Bar in accordance with the California Environmental Quality Act (§ 15162).

### **CITY STAFF ANALYSIS**

Following any submittal of a request to amend this Plan, the Community Development Director shall determine whether the amendment is significant or insignificant. If the amendment is determined to be significant, the application shall be reviewed and considered by the Planning Commission and City Council in the manner prescribed by Section 22.70 of the Municipal Code. If the amendment is determined to be insignificant, the Director may approve or deny the application. Any decision of the Director may be appealed to the Planning Commission and/or City Council, provided said appeal is initiated within ten calendar days of receipt by the applicant of written notice of the Director’s decision.

Examples of significant changes include:

- Changes to the development standards;

- Increases in the maximum permissible density or intensity of development;
- The introduction of a new land use designation not contemplated in this original Specific Plan, or in the Specific Plan as subsequently amended;
- Changes in the designation of land uses from that shown in this Specific Plan or in the Specific Plan as subsequently amended;
- Changes to the circulation system or community facility design which would materially affect a planning concept detailed in this Specific Plan or in the Specific Plan as subsequently amended;
- Changes or additions to the design guidelines which materially alter the stated intent of this Specific Plan, or this Specific Plan as subsequently amended; and
- Any change which could result in a significant and adverse environmental impact.

The consideration of any proposed amendment to this Plan shall include the determination of the following findings:

- Since the approval of the original Specific Plan, changes which warrant approving the proposed amendment have occurred in the community;
- The proposed amendment is consistent with the General Plan for the City of Diamond Bar; and
- The proposed amendment will result in a benefit to the area within the Specific Plan.

## **PUBLIC HEARINGS**

If the Specific Plan amendment is considered significant by the Community Development Director, both the Planning Commission and the City Council must hold public hearings on the amendment in the manner prescribed by Section 22.70 of the Municipal Code.