Chapter 6

DEVELOPMENT REVIEW AND APPLICATIONS

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601 Development Review Procedures

I. PURPOSE AND APPLICABILITY

The purpose of Section 601 is to specify the steps required to obtain City approval for new and supplemental development applications within the Marblehead Coastal Specific Plan area. All private development proposals within this Specific Plan area shall be reviewed and processed in accordance with the provisions of this Chapter and the Zoning Ordinance, following an initial screening by the Community Development Department. Upon a determination by the City Planner, some of the development review phases in this Section may be carried out concurrently. Except for the 51.5-acre Regional Commercial (RC1) site, when Site Plan Permits and other applications are processed concurrent with Tentative Maps, the approving body (i.e. City Council or Planning Commission) shall be the approving body stated in the Subdivision Ordinance for Tentative Map approval.

For the 51.5 acre Regional Serving Commercial (RC1 site) a comprehensive Site Plan shall be reviewed by the Planning Commission and approved by the City Council prior to any development in this area. The comprehensive Site Plan Permit shall incorporate applicable provisions as contained within the Chapter 3 Design Guidelines and the Chapter 5 Development Standards of the Specific Plan. The approved site plan shall require that each construction phase of the factory outlet or entertainment complexes include all buildings that define the accompanying pedestrian spaces. Further, pedestrian plazas, enriched paving surfaces and mall furniture be developed with each phase of development.

II. ENVIRONMENTAL REVIEW

All applications for discretionary review and approval shall be subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines and City procedures.

III. TENTATIVE MAPS

Applications for approval of Tentative Tract and Tentative Parcel Maps shall be reviewed in accordance with the City’s most current Subdivision Ordinance (Chapter 35 of the Municipal Code). Preliminary grading concept plans shall be approved in association with approval of a Tentative Map. Grading concept plans shall be reviewed for consistency with this Specific Plan. The City may impose specific conditions on Tentative Maps in addition to the requirements of this Specific Plan.
IV. SITE PLAN PERMITS

All applications for new development within the Marblehead Coastal Specific Plan, except for custom homes on individual lots, shall be subject to approval of a Site Plan Permit in accordance with the Zoning Ordinance. The purpose of the Site Plan Permit is to implement both the Design Guidelines in Chapter 3 of this Specific Plan, as well as the Purpose and Intent stated in the Site Plan Permits Section of the Zoning Ordinance. The City may impose specific conditions on Site Plan Permits in addition to the requirements of this Specific Plan. Applications for anything other than new development shall be reviewed and processed in accordance with the Zoning Ordinance requirements for Site Plan Permits or Minor Site Plan Permits as determined by the Zoning Ordinance. Residential Site Plan (AM SPP 97-16) and Commercial Site Plan (AM SPP 99-16) have been approved.

V. ARCHITECTURAL PERMITS

All applications for development within the Marblehead Coastal Specific Plan shall be subject to approval of an Architectural Permit in accordance with the Zoning Ordinance. The purpose of the Architectural Permit is to implement both the Design Guidelines in Chapter 3 of this Specific Plan, as well as the Purpose and Intent stated in the Architectural Permits Section of the Zoning Ordinance. The City may impose specific conditions on Architectural Permits in addition to the requirements of this Specific Plan.

VI. RESIDENTIAL GROWTH MANAGEMENT

Prior to issuance of building permits for new residential development projects with 5 or more dwelling units, Residential Allocations shall be granted by the Residential Development Evaluation Board (RDEB) in accordance with the City's Growth Management Ordinance, Measure B, Chapter 38 of the Municipal Code. No allocations for residential development shall be granted until a Tentative Tract Map and Site Plan Permit is approved by the City. On June 16th, 1999, the City Council awarded 180 RDEB allocations; on April 5th, 2000, the City Council awarded 100 RDEB allocations and on April 4th, 2001, the City Council awarded 105 RDEB allocations for a total of 385 RDEB allocations to Marblehead Coastal (Agenda Report for Marblehead RDEB Reallocations and Re-certifications, San Clemente City Council Meeting, July 20th, 2004).

VII. COASTAL DEVELOPMENT PERMITS

The property owner has processed (pre-project) several Coastal Development Permits (CDPs) for other approvals on the property, such as for Emergency Bluff Stabilization and the Dudleya Reserve. Upon approval of the Marblehead Coastal General Plan Amendment 96-01, Specific Plan 95-02, Tentative Tract No. 8817 and Site Plans 97-16 and 97-17, the project will apply for a Coastal Development Permit directly from the Coastal Commission. Coastal Development Permit 5-03-013 as amended was issued on March 27, 2006 and special conditions apply to the property.

Applications for new development within the coastal zone shall be reviewed by the City Planner and processed in accordance with Zoning Ordinance requirements of Chapter 7, Coastal Development Permits Review Process.
VIII. SIGNS

Sign applications shall be processed in accordance with the City’s Sign Ordinance and the Sign Program for the site.

IX. OTHER APPLICATIONS

All other permits not identified by this Specific Plan shall be processed in accordance with the Zoning Ordinance.

602 Amendments to the Specific Plan

Amendments to this Specific Plan shall be reviewed and processed in accordance with the Zoning Ordinance. If the City Planner determines that a General Plan Amendment is required, said application shall be reviewed and processed in addition to the Specific Plan Amendment in accordance with the Zoning Ordinance.