Chapter 6
DEVELOPMENT REVIEW AND APPLICATIONS

601 Development Review Procedures
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601 Development Review Procedures

I. PURPOSE AND APPLICABILITY

The purpose of this Section 601 is to specify the steps required to obtain City approval for new and supplemental development applications within the West Pico Corridor 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. 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.

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). 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 West Pico Corridor Specific Plan area 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.

V. ARCHITECTURAL PERMITS

All applications for new development within the West Pico Corridor 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. COASTAL DEVELOPMENT PERMITS

All development within the Coastal Zone as depicted on Figure 1-1 shall be subject to the Coastal Development Permit process set forth in Section 17.20 of the Zoning Ordinance and/or in the City’s Local Coastal Program (LCP).

VII. SIGNS

Sign applications shall be processed in accordance with the City’s Sign Ordinance.

VIII. OTHER APPLICATIONS

Conditional Use Permits, Minor Conditional Use Permits, Variances, Minor Exception Permits, Waivers, City Antenna Permits, Home Occupation Permits, Temporary Use Permits, Sound Amplification Permits, Building Permits, Adult-Oriented Business Permits, and Development Agreements 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 a General Plan Amendment is also required, said application shall be reviewed and processed in addition to the Specific Plan Amendment in accordance with City procedures for General Plan Amendments.