Chapter 6
DEVELOPMENT REVIEW

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 Rancho San Clemente 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. CONCEPT PLAN REQUIRED

Prior to approval of any application for development within Planning Area 1, a Concept Plan shall be reviewed and approved by the City Council in accordance with Section 503, I., E. of this Specific Plan. The review procedure for Concept Plan Approval shall be the same as specified by the Zoning Ordinance for Specific Plan Adoption.
IV. 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 the City's Hillside Development Ordinance. The City may impose specific conditions on Tentative Maps in addition to the requirements of this Specific Plan.

V. SITE PLAN PERMITS

All applications for new development within the Rancho San Clemente 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.

VI. ARCHITECTURAL PERMITS

All applications for new non-residential development within the Rancho San Clemente Specific Plan shall be subject to approval of an Architectural Permit in accordance with the Zoning Ordinance, unless a Concept Plan is approved for that Planning Area. 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. Applications for anything other than new development shall be reviewed and processed in accordance with the Zoning Ordinance requirements for Architectural Permits or Minor Architectural Permits as determined by the Zoning Ordinance.

VII. RESIDENTIAL GROWTH MANAGEMENT

Prior to issuance of building permits for new residential development projects with five 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.

VIII. SIGNS

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

IX. 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 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.