



CITY OF DELANO

Community Development Department

1005 Eleventh Avenue

P.O. Box 3010

Delano, California 93216

Phone: (661) 721-3340 Fax: (661) 721-3298

APPLICATION FOR SPECIFIC PLAN (SP)

BE GRANTED A SPECIFIC PLAN TO: _____

Why is this project proposed as a Specific Plan? _____

What are the unique characteristics of the project making it to be reviewed as a Specific Plan? _____

What variations from allowable land uses are proposed in the Specific Plan application?

What variations from the zoning standards are proposed? _____

How do you believe that the proposed Specific Plan provides a more functional, aesthetically pleasing and harmonious living and working environment which are otherwise not possible by strict adherence to the zoning regulations of the district in which the site is located? _____

Submittal Requirements:

- ☐ A site plan showing: location and boundaries of the property, dimensions of all lot lines, names and location of all bordering streets and alleys, size and dimensions of all on-site buildings (existing and proposed), design and layout of vehicular access, on-site parking and loading areas, location of trash bins, location of all walls or fences, direction of existing and proposed drainage, scale, north arrow, date and any public utility easements.
- ☐ Location of all exterior mechanical equipment.
- ☐ Depict all on-site signs (existing and proposed) including size, height, material, color and lighting.
- ☐ Identify all landscaped areas (existing and proposed); itemize types, size and spacing of plant material.
- ☐ 20 copies, no less than 8 1/2 "x11", providing the following information:
 - ☐ Total land area in square feet or acres.
 - ☐ Parking and paving areas (square footage and percent of lot coverage).
 - ☐ Open Space Area (square footage and percent of lot coverage).
 - ☐ Recreational Areas (square footage and percent of lot coverage).
 - ☐ Site, elevation, and floor plans of any existing and proposed buildings.
- ☐ Environmental Assessment form, if required.

PLANNING STAFF REVIEW OF EACH SPECIFIC PLAN APPLICATION WILL INVOLVE CONSIDERATION OF THE FOLLOWING FACTORS:

1. Compliance with all applicable requirements of the City's General Plan, Zoning Ordinance and Development Standards.
2. Compliance with the California Environmental Quality Act.

3. Overall site design and architectural quality as it relates to the intent and purpose of the Zoning Ordinance and to the general nature of the area in which the development is to be located.

The Planning Commission will consider all aspects of the Specific Plan application before making a determination to approve, conditionally approve, or deny the request. The ruling of the Planning Commission is subject to appeal with the City Council.

APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION AND INCORPORATION OF THE ABOVE MENTIONED ITEMS INTO THIS SPECIFIC PLAN APPLICATION.

I certify that I am the record owner or authorized agent and that the information filed is true and correct to the best of my knowledge.

Applicant or Legal Agent

Date

Property Owner

Date

Processing: In order to expedite processing of this Specific Plan Application, and to eliminate unnecessary delays to the applicant, Planning staff will not accept this application unless all items have been checked off and this application form has been signed and dated. In addition, all information is to be submitted in a neat and legible format and all drawings are to be drawn to scale.

In the event errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision.