



Article III. Amendments

17.01.310 Purpose.

The zoning map and/or zoning ordinance may be amended by changing the boundaries of any zone or by changing any zoning regulation or any other provision of this title in accord with the procedure prescribed in this article. (1992 zoning ord. (part))

17.01.315 Initiation.

- A. A change in the boundaries of any zone may be initiated by the owner or the authorized agent of the owner of the property by filing an application for a change in zone boundaries as prescribed in this article. If the property for which a change of zone is proposed is in more than one ownership, all the owners or their authorized agents shall join in filing the application.
- B. A change in the boundaries of any zone or a change in the regulations may be initiated by resolution of the planning commission when approved by the city council; or initiated directly by the city council.
- C. A change in the zoning ordinance text may only be initiated by resolution of the planning commission when approved by the city council; or initiated directly by the city council. (1992 zoning ord. (part))

17.01.320 Application—Data and maps to be furnished.

A property owner or his authorized agent, desiring to propose a change in the boundaries of the zone in which his property is located, may file with the planning director, an application for a change in zone boundaries on a form prescribed by the planning director and shall include the following data:

- A. Name and address of the applicant.
- B. Statement that the applicant is the owner or the authorized agent of the owner of the property for which the change in zone boundaries is proposed.
- C. Address and legal description of the property.
- D. An accurate scale drawing of the site and the surrounding areas showing existing streets and property lines, and existing and proposed zone boundaries, for a distance determined by the planning director to be necessary to illustrate the relationship to and impact on the surrounding area, but not less than three hundred feet or more than six hundred feet from the property proposed for rezoning.
- E. A property ownership list, listing the names, addresses, and assessor's parcel number of all property owners within three hundred feet of the exterior boundaries of subject property. The list shall be obtained from the latest equalized assessment roll issued by the Imperial County Assessor.
- F. A radius map drawn on the assessor's parcel maps, indicating the subject property with a three hundred foot radius drawn around the property.
- G. Complete environmental assessment information on forms supplied by the planning director.
- H. The planning director may require additional information or maps if they are necessary to enable the planning commission and council to determine whether the change is consistent with the objectives of this title. The planning director may authorize omission of the map required by this section, if the director deems it is not necessary. (1992 zoning ord. (part))

17.01.325 Public hearing by planning commission and city council.

The planning commission and the city council shall each hold a public hearing on every application for a change in zone boundaries or for a change of the zoning regulations. The hearing shall be set and notice given as prescribed in Section 17.01.230. (1992 zoning ord. (part))

17.01.330 Alternate classification in lieu of proposed classification.

Following a public hearing on a change in the boundaries of any zone, if the planning commission and/or council determines that a change to a zone classification other than the proposed classification request by the applicant in the hearing notice is desirable, the planning commission may recommend and the council may adopt an alternate classification to a proposed classification in accord with the following schedule:

Proposed Zone Described in Public Hearing Notice	Alternate Zone that may be Considered
RR	A, SPA, PD
R-I	RR, A, SPA, PD
RC	RR, R-I, SPA, PD
RA	Any other R Zone, SPA, PD
CO	A, SPA, PD
CN	A, SPA, PD
CH	CO, SPA, PD
CS	CN, SPA, PD
I	A, SPA, PD
IR	I, A, SPA, PD
MHP	R-I, RC, RR, SPA, PD
A	None

In order to more properly accommodate these alternate zone classifications, the notice of public hearing shall indicate the alternate classifications, if any, which the planning commission and city council could consider. (1992 zoning ord. (part))

17.01.350 New application.

Following the denial of an application for a change in zone boundaries or a change in the zoning regulations, an application or request for the same or substantially the same change shall not be filed within one calendar year of the date of denial. (1992 zoning ord. (part))

17.01.355 Change of zoning map.

A change in zone boundaries upon approval by the city council, shall be indicated by listing on the zoning map the number of the ordinance amending the map. (1992 zoning ord. (part))