

Chapter 3 Administrative Procedures

The intent of the implementation procedures set forth in this section is to ensure that the development of Monterey Pines Specific Plan is in accordance with the design and development standards contained in this Specific Plan and other applicable City of Carson development and performance standards.

3.1 Relationship of the Specific Plan to the City of Carson General Plan

Monterey Pines Specific Plan is consistent with the goals and policies of the Carson General Plan and is intended to implement each of the general plan elements as they respectively apply to the proposed project. Section 1.5 outlined how the Specific Plan is consistent with the relevant policies of the General Plan. As previously identified, implementation of the Specific Plan will comply with several goals of the General Plan. However, more significantly, the proposed Specific Plan will achieve the City's long-term housing and land use objectives. The Specific Plan will add to the City's affordable housing stock and it will implement the City's above stated goal. Additionally, the proposed project is a private-sector development that will achieve the City's land use and housing objectives without requiring the City's commitment of scarce public funds and resources.

3.2 Development Review Procedures

All phases within Monterey Pines Specific Plan area shall be subject to development review by the City of Carson. The purpose of this review is to ensure that all building designs and site plans are in conformance with the design and development standards contained in Monterey Pines Specific Plan and other applicable City of Carson development and performance standards.

All submittals and approvals shall be coordinated through the Carson Community Development Department. The Department will have the responsibility of determining the types of approvals necessary to bring about the proposed development, alterations, additions, or modifications affecting the project.

All submittals for review shall be in accordance with Community Development Department procedures which may be established by the City of Carson.

3.3 Adoption and Amendment Procedures

Monterey Pines Specific Plan shall be adopted and amended by ordinance of the City of Carson City Council.

3.4 Establishing and Updating CCRs

The Developer will establish the CCRs which will include policies for electing a Board of Directors and amending or updating the CCRs in accordance with and consistent with applicable state laws and City of Carson ordinances.