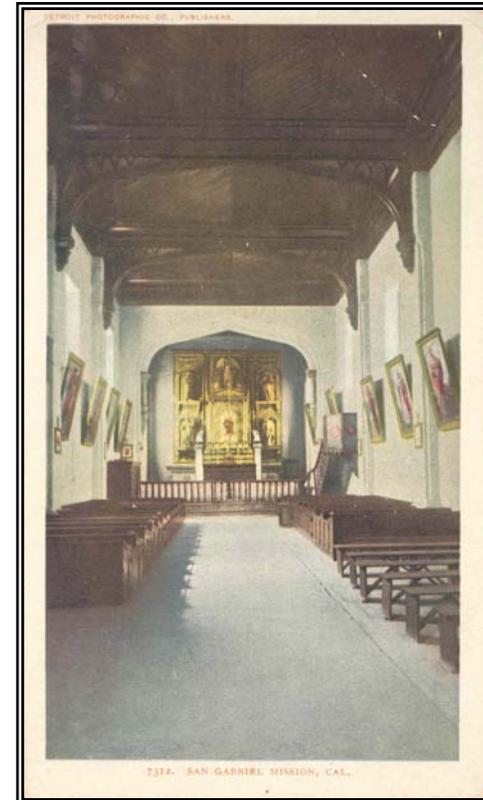


## Administration and Enforcement

The City of San Gabriel has set out in a direction based on goals and objectives gathered from residents of the district, and professionals in city development and design. Having goals and objectives alone, however, only sets the direction. Keeping the community on course requires the administration of procedures and the enforcement of regulations. Combined, these two areas of city government maintain the path along which the community as a whole seeks its ultimate goals. The journey is as important as the destination.

To fulfill the administrative and enforcement elements of the plan, the following procedures will be followed:

- Application Procedures
- Incentives
- Appeals
- Authority
- Adoption
- Amendments to the General Plan
- Interpretations
- Amendments to the Specific Plan
- Conflicts with Other Regulations
- Severance



**10.1 APPLICATION PROCEDURES**

Application procedures for properties within the specific plan area shall follow the same processes as other properties in the City of San Gabriel (Section 153 of the San Gabriel Municipal Code). This includes all precise plans of design, sign applications, additions and applications for new single family homes, general plan amendments, zone changes, variances, conditional use permits, minor modifications, and other similar applications.

**10.2 INCENTIVES**

Processing incentives are available for projects that restore historical and cultural significance. Overlapping timelines for Commission meetings, reduced fees, and expedited processing are possible incentives. The Community Development Director, or designee, shall make the determination as to which projects shall receive processing incentives.

**10.3 APPEALS**

Any aggrieved person who wishes to appeal decisions made by staff or Commissions may do so by following the procedures set out in Chapter 30 of the San Gabriel Municipal Code. Appeals of the Community Development Director or other staff interpretations are sent directly to the City Council (bypassing the Planning and Design Review Commission). Appeal processes shall follow the requirements of the San Gabriel Municipal Code Chapter 30.

**10.4 AUTHORITY**

The City of San Gabriel has the authority, under California Government Code Section 65450-65457, to adopt a specific plan to govern uses and development standards

**10.5 ADOPTION**

The Specific Plan will be adopted by ordinance. The development regulations found in this plan shall have the full force and effect of ordinances contained in the City's zoning code. This plan shall be cross-referenced within the San Gabriel Municipal Code. The official zoning map and land use plan will be amended to show the new boundaries of the Mission District Specific Plan and its zoning classifications.



**10.6 AMENDMENTS TO THE GENERAL PLAN**

This specific plan is implemented under the 1990 General Plan and will conform to the General Plan Update (2004). This plan conforms to the goals stated in the 1990 General Plan. Objective B-1 of the Land Use element calls for a pattern of commercial development that serves the community's needs. This specific seeks to do just that, creating an integrated zoning map, revised circulation pattern, and improved design guidelines, will better serve the Community's needs. Objective nine of the Economic Development element of the General Plan calls for the development of a tourist and entertainment district, specifically through the use of a specific plan, in the vicinity of the San Gabriel Mission and Civic Auditorium. In addition, the Economic Development Strategic Plan, adopted by City Council in 1998, calls for further promotion of the Mission District and "capitalizing" on the District's strengths. Through the CEQA (California Environmental Quality Act) process, some issues were identified that need to be addressed in order for this plan to have a less than significant impact on the environment. With the recommended mitigation measures, this plan conforms to the current General Plan and the General Plan Update. One prominent amendment must be made to the General Plan; the boundaries and zoning areas of the Mission District Specific Plan must be shown on the Land Use Map.

**10.7 INTERPRETATIONS**

In the event that an interpretation of this specific plan is required, the Community Development Director, or designee, shall interpret the requirements of the Specific Plan in writing. The interpretation shall be made known to the City Council. Appeals of the Community Development Director's decisions shall be heard by the City Council, these procedures are found in Chapter 30 of the San Gabriel Municipal Code.

**10.8 AMENDMENTS TO THE SPECIFIC PLAN**

This specific plan may be amended as prescribed by Section 65450 et seq. of the California Government Code, and Chapter 153 of the San Gabriel Municipal Code.



**10.9 CONFLICTS WITH OTHER REGULATIONS**

Where provisions of this plan impose more restrictive regulations than required by any other ordinance, resolution or policy, the provisions of this specific plan shall govern. This specific plan is regulatory in nature, and serves as zoning law for the properties within its boundaries. Precise plans, use and occupancy permits, parcel maps and other development entitlements shall be consistent with both this specific plan and the City of San Gabriel General Plan.

**10.10 SEVERANCE**

In the event that any section, subsection, conditions or term of this specific plan is declared illegal or unenforceable by a court of competent jurisdiction, the other sections, subsections, conditions and terms shall remain in full force and effect to the extent permitted by law.

