

Special Instructions for:

**EXCEPTION FROM GEOGRAPHICALLY SPECIFIC PLAN
AS PRESCRIBED BY THE CITY PLANNING COMMISSION**

ZONE CODE SECTION: 11.5.7 D

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed, with the following exceptions.

1. **PROPERTY OWNERS' AND OCCUPANTS' LABELS and LIST**, corresponding to the radius map. List of adjacent owners are not required.
2. **PLANS REQUIRED:** Each Exception to a Geographically Specific Plan application must be accompanied by two prints of an accurate **PLOT PLAN** and one 8½" by 11" transparency drawn to scale of at least 1 inch = 16 feet. The plan shall show a north arrow, the location, size, shape, height and use of all existing buildings (if any) and all proposed buildings, and width and depth of existing or proposed yards and courts on the property involved. Where possible the plan should show the location and height of buildings and width of yards on adjoining properties having a bearing on the requested exception. If a building is involved, a sketch, plan, or accurate description of same must accompany this application. When the application is for exception from floor area or parking requirements of the geographically specific plan, floor plans and parking area plans for all existing and proposed development shall be submitted. If **floor plans** and **elevation plans** have been completed, one print should also be submitted. When the application is for exception from the height regulations of the geographically specific plan, drawings must be to scale of at least 1 inch = 8 feet. Where hillside or sloping conditions are involved in the requested exception, a cross section of the sloping area should accompany the plot plan.
3. **ADDITIONAL INFORMATION:**
 - a. Date property was acquired _____ (Month/Day/Year)
 - b. Applicant requests an exception from provisions of the _____
Specific Plan (State name of geographically specific plan)
 - c. _____
(State the provision of the geographically specific plan from which the exception is being requested)
4. **FINDINGS:** Explain in detail how your case conforms to the following requirements.
 - a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.
 - b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.
 - c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.
 - d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.
 - e. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.
5. **SIGNATURES** of property owners within 500 feet of the boundaries of the area who concur with this application is suggested.