

Chapter 2: Applicability

The following provisions shall apply to complete applications filed prior to the effective date of this General Plan.

The applicant can choose whether the application will be reviewed for consistency with the previously adopted General Plan or with this General Plan. In either case, approval of the application is not guaranteed.

If an application is reviewed for consistency with the previously adopted General Plan, the applicant may modify the application prior to consideration by the Reviewing Authority. The modification will be reviewed for consistency with the previously adopted General Plan if it does not change the housing type (e.g., from single family to two family or multifamily) nor increase:

- The residential density;
- The floor area or lot coverage of non-residential space;
- The amount of grading; or
- The area of ground disturbance.

A modification may necessitate the submittal of revised, updated, or additional materials and reports, such as site plans, elevations, oak tree reports, etc. In addition, a modification may necessitate additional environmental review pursuant to the California Environmental Quality Act and the County's environmental review procedures.

Modification to an application that is already approved, but not used can be reviewed for consistency with the previously adopted General Plan if it qualifies to be reviewed as a Revised Exhibit "A" or an Amended Site Plan. Otherwise, a modification shall be considered a new application and shall be reviewed for consistency with this General Plan.

If an approval is used and has a grant term, the approved use may be maintained until the end of the grant term. At the end of the grant term, the use shall be subject to the General Plan policies in effect at that time. During the grant term, a modification to the approved use will be reviewed for consistency with the previously adopted General Plan if it qualifies to be reviewed as a Revised Exhibit "A" or an Amended Site Plan. Otherwise, a modification to the approved use shall be subject to the General Plan policies in effect at that time.

If an approval is used and does not have a grant term, the approved use may be maintained in perpetuity unless a time limit is specified in the Zoning Code. In addition, all applicable non-conforming use provisions of the Zoning Code shall apply to the approved use. A modification to the approved use will be reviewed for consistency with the previously adopted General Plan if it qualifies to be reviewed as a Revised Exhibit "A" or an Amended Site Plan. Otherwise, a modification to the approved use shall be subject to the General Plan policies in effect at that time.