

**CHAPTER 19.74
ZONING MAP AMENDMENTS**

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19.74.010 PURPOSE

The Council may amend the Official Land Use Zoning District Map, herein referred to as the “Zoning Map” of the City of San Bernardino whenever required by public necessity and general welfare.

19.74.020 HEARINGS AND NOTICE

Upon receipt in proper form of a Zoning Map Amendment application, or direction of the Council, and following Department review, hearings shall be set before the Commission and Council. Notice of the hearings shall be given pursuant to the requirements of Chapter 19.52 (Hearings and Appeals).

19.74.030 COMMISSION ACTION ON AMENDMENTS

The Commission shall make a written recommendation on the proposed amendment whether to approve, approve in modified form or disapprove, based upon the findings contained in Section 19.74.050.

Commission action recommending that the proposed amendment be approved, approved in modified form, or denied shall be considered by the Council following Commission action.

19.74.040 COUNCIL ACTION ON AMENDMENTS

Upon receipt of the Commission's recommendation, the Council may approve, approve with modifications, or disapprove the proposed amendment based upon the findings contained in Section 19.74.050. Amendments to the Zoning Map shall be adopted by ordinance.

19.74.050 FINDINGS

An amendment to the Zoning Map may be adopted only if all of the following findings are made:

1. The proposed amendment is consistent with the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

3. The proposed amendment would maintain the appropriate balance of land uses within the City; and
4. The subject parcel(s) is physically suitable (including, but not limited to, access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s). (MC 1387 4/3/13)