

Table 11. Planned Development (P-D)

11.1 Purpose.

The purpose of the Planned Development (P-D) zone is to provide development flexibility for purposes of creating planned unit development, clustering, mixed use and condominium development. The Planned Development Zone can be adopted within any zone district or general plan designation, pursuant to approval of a Planned Development Plan.

11.2 Permitted uses.

The land uses permitted within the base zoning district are not affected by the inclusion of the parcel within the Planned Development district. Such uses as specified in the base zoning district are also permitted uses within the Planned Development district.

11.3 Conditional uses.

The land uses conditionally permitted within the base zoning district are not affected by the inclusion of the parcel within the Planned Development district. Such uses as specified in the base zoning district are also permitted uses within the Planned Development district.

11.4 Subdivisions, planned unit developments.

The Planned Development zone is required for all subdivisions or planned unit developments which involve individually-owned or occupied parcels and include lands owned in common (common area).

11.5 Performance standards.

The City Council may approve a Planned Development zone that deviates from the density, lot size, setback, height, and other physical limitations defined in the base district or other provisions of this Code provided that the approving body makes the findings required in Section 11.7. Deviations from the land use regulations of the base district with which the "P-D" district is applied are permitted where they result in implementation of General Plan policies related to providing a mix of residential products within a development and/or providing small-scale neighborhood services or providing opportunities for the development of residential units that will be available for low- and moderate-income individuals and families on a long-term basis through the recording of affordability covenants. The density/intensity allowed by the Planned Development Plan may not exceed the maximum density/intensity allowed by the General Plan for the development site.

11.6 Site development standards.

In the P-D combining zone, the following site development standards shall replace the applicable site development standards of the base zoning district:

- A** Minimum parcel size: Two (2) acres.
- B** Maximum density: The requirements of the base zoning district shall apply.
- C** Maximum lot coverage: Per approved site plan.
- D** Maximum building height: The requirements of the base zoning district shall apply.
- E** Minimum lot width: Per approved site plan.
- F** Minimum lot depth: Per approved site plan.
- G** Building setbacks: Per approved site plan.
- H** Between buildings: Per approved site plan.
- I** Vision clearance: Per approved site plan.
- J** Lot coverage: Per approved site plan.

11.7 Required Findings.

The approving body may approve an application for a Planned Development Plan only upon making all the following findings:

- A** The proposed development is consistent with the goals, objectives, policies, standards, and programs of this code and of the General Plan and any applicable specific plan, including density and intensity limitations that apply.
- B** The site for the proposed development is adequate in size and shape to accommodate said use and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscape, and other features required.
- C** The site for the proposed development has adequate access considering the limitations of existing and planned streets and highways.
- D** Adequate public services exist or will be provided in accordance with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of such public services to properties so as to be a detriment to public health, safety, or welfare.

- E The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof and will be compatible with the existing and planned land use character of the surrounding area.
- F The improvements required and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, fire, and slope hazards.
- G The proposed development carries out the intent of the Planned Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

11.8 Site development standards.

In approving a Planned Development Plan, the approving body shall require that the use and development of the property conform with a site plan, architectural drawings, and statements submitted in support of the application or with such modifications thereof as may be deemed necessary to protect the public health, safety, or general welfare and to secure the objectives of the General Plan. The approving body may also impose such other conditions as may be deemed necessary to achieve these purposes, including, but not limited to, the following matters:

- A Setbacks, yard areas, and open spaces.
- B Fences, walls, and screening.
- C Building materials, built-in fire protection, and architectural treatments.
- D Parking, parking areas, and vehicular ingress and egress, in addition to the minimum requirements of Off-Street Parking and Loading.
- E Common and private open space, landscape, and maintenance of landscape and grounds.
- F Such other conditions as may be determined to ensure that development will be in accordance with the intent and purposes of this chapter and the General Plan.
- G Reasonable guarantees of compliance with required conditions, such as a deed restriction or requiring the applicant to furnish security in the form of money or surety bond in the amount fixed by the City. The City may also require that proposed Homeowners Association documents be submitted for review and approval of the City Attorney prior to submittal to the State Department of Real Estate.
- H. Positioning and additions of solar power, wind power, pedestrian and bicycle transportation measures

11.9 Final Plans.

- A Final plans shall be submitted to and approved by the Planner. The final plan shall consist of a single comprehensive submittal, including all information required for the preliminary plan, corrected, updated, and detailed, including plans for grading, landscape, fencing/walls, any trail systems or open-space amenities, entrance features, street lighting, architectural standards, and final building elevations. If the Planned Development includes a subdivision, the final map shall be included in the final plan review submittal.
- B Consideration of approval by the Planner shall not require a public hearing. Appeals of the Planner's determination shall be in accordance with Chapter 18.32 (Appeals).
- C Approval of final plans by the Planner shall be required prior to issuance of a project grading permit, building permit, or recordation of a final map.

11.10 Amendments to/Deviations from the Planned Development Plan

The Planner may approve minor modifications to a Planned Development Plan if the modifications are consistent with the standards/regulations of the intent of the district. Minor modifications may not include dimensional waivers of more than 10 percent. The Planning Commission may approve other amendments to a Planned Development Plan in accordance with the procedures set forth in Section 18.28.070 et seq, Conditional Use Permits, and conducting a public hearing consistent with the process described in Section 18.28.200 (Public Notice).

11.11 Lapse of Approval; Revocation; Renewal

The lapse of approval, revocation, and renewal of a Planned Development Plan shall be governed by the procedures set forth in Section 18.28.400 et seq. (Modification and Revocation). If the Planned Development Plan is revoked for any reason, the City Council may, at its discretion, initiate a rezone of the property.