

## Chapter 17.43

### SPECIFIC PLAN (S-P) DISTRICT

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- 17.43.01 PURPOSE AND APPLICATION. The purpose of the Specific Plan (SP) combining district is to provide for the special regulations in areas where environmental economic opportunities or constraints require the creative and innovative use of land which may be otherwise limited or prohibited by the standard provisions of other parts of this Ordinance. The Specific Plan district is designed to allow diversity in the relationship between buildings and open spaces so as to create unique and interesting physical environments, to maximize usable open space while at the same time preserves the public health, safety and welfare. All development in the Specific Plan district shall be in conformance with the General Plan.
- 17.43.02 PERMITTED USES. Any use consistent with the General Plan Land Use category which is applicable to the subject property and which will not be in conflict with the public health, safety and welfare. These uses are permitted in accordance with the standards and procedures set out in Section 17.43.12 and 17.43.13 of this Chapter.
- 17.43.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. Those Conditional Uses permitted in the Base Zone unless superseded by an S-P District.
- 17.43.04 PROHIBITED USES. Uses inconsistent with the applicable General Plan Land Use category and any uses which would jeopardize the Health, Safety and Welfare are prohibited.
- 17.43.05 MINIMUM LOT SIZE. As established in accordance with the standards and procedures set out in Section 17.43.12 and 17.43.13 of this Chapter, or as determined by the Specific Plan.



- 17.43.06 YARDS AND SETBACKS. As established in accordance with the standards and procedures set out in Section 17.43.13 of this Chapter, or as determined by the Specific Plan.
- 17.43.07 HEIGHT LIMITS. As established in accordance with the standards and procedures set out in Section 17.43.13 of this Chapter, or as may be determined by the Specific Plan.
- 17.43.08 MINIMUM DISTANCE BETWEEN STRUCTURES. As established in accordance with the standards and procedures set out in Section 17.43.13 of this Chapter, or as may be determined by the Specific Plan.
- 17.43.09 PARKING. As established in accordance with the standards and procedures set out in Section 17.43.13 of this Chapter, or as may be determined by the Specific Plan.
- 17.43.10 SIGNS. As established in accordance with the standards and procedures set out in Section 17.43.13 of this Chapter, or as may be determined by the Specific Plan.
- 17.43.11 LANDSCAPING. As established in accordance with the standards and procedures set out in Section 17.43.13 of this Chapter, or as may be determined by the Specific Plan.
- 17.43.12 SPECIAL REVIEW PROCEDURES. The Special Planning district may be initiated by the City, or the property owner or an authorized representative. An S-P district shall be established by ordinance in accordance with the procedures set out in Chapter 17.76. An application shall include all the information required by Section 65451 of the California Government Code, including, but not limited to the following:
- A. Name(s) and address(es) of applicant (s)
  - B. Name(s) and address(es) of property owner (s)
  - C. APN (Assessors Parcel Number)
  - D. Legal description of property
  - E. A site plan drawn at the scale specified by the Planning Department which includes the following information:
    - 1. Topography of the lot (s)
    - 2. Proposed street system and parking areas
    - 3. Location of all buildings
    - 4. Location of all proposed use areas



5. Proposed setbacks
6. Areas to be used for parks, schools, public or quasi-public buildings
7. Proposed landscaping
8. Water supply and distribution
9. Sewage disposal system
10. Drainage system
11. North arrow

F. Acres of each proposed land use

G. Number of dwelling units per acre (if applicable)

H. A narrative description of the proposed development including:

1. An explanation of the proposed deviations from the standards which would otherwise apply to the proposed uses and why the deviations are necessary or desirable.
2. Phasing or development schedule

17.43.13 DEVELOPMENT STANDARDS. Development in the Specific Plan district shall comply with the following standards:

- A. All development shall be consistent with the goals and policies of the General Plan and with the uses, density and intensity standards of the General Plan Land Use category applicable.
- B. Development in the district shall be demonstratively superior to any other development that could occur without the Special Planning designation. In making this determination the following factors shall be considered:
  1. Appropriateness of the use at the proposed location.
  2. The mix of housing styles and costs.
  3. Provisions of units affordable to persons of low and moderate income.
  4. Provisions of infrastructure: improvements, including water distribution and sewage collection.
  5. Provisions of Open Space.



6. Compatibility of proposed use (s) with surrounding area.
  7. Use of innovative technology and materials.
  8. Use of innovative architectural design.
  9. Overall contribution to the enhancement of the environment within the city.
  10. Creativity in design and land use.
- C. The Special Planning district may only be applied to projects consisting of five or more acres.

If development approved pursuant to this chapter has not commenced within three (3) years of the approval, the City Council may initiate a reclassification of the property in accordance with the procedures set out in Chapter 17.76 of this Ordinance, unless:

1. Building permits for approved development have been issued within six (6) months of the development expiration date.
  2. A valid tentative subdivision or parcel map for proposed development has been approved.
  3. A written request for extension has been filed before the expiration of the three (3) year period. Such extension shall be approved by the City Council and shall not exceed three (3) years in length. In any event, development approved in accordance with this chapter shall be commenced or necessary final subdivision maps be recorded within six (6) years of the original approval.
- D. If the time limits specified herein are not met, the City Council may initiate reclassification of the property to a zone (s) consistent with the General Plan in accordance with the procedures set out in Chapter 17.76 of this Ordinance.

The Planning Department may approve minor plan modifications to an approved Special Planning district site development plan in accordance with the procedures set out in Section 17.75.02 if the Planning Department determines that the requested modification(s) does not constitute a substantial change in the approved project.