

Chapter 17.54

PRECISE DEVELOPMENT (P-D) COMBINING DISTRICT/ PERMIT REVIEW GUIDELINES

Sections:

- 17.54.01 PURPOSE & APPLICATION
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 - 17.54.13 FENCES (INCLUDING WALLS AND HEDGES)
- 17.54.01 PURPOSE & APPLICATION. The purpose of the Precise Development (P-D) district is to designate areas with unique site characteristics, sensitive environmental conditions, areas surrounded by sensitive land use or other conditions not otherwise addressed elsewhere herein to ensure that developments in such areas are compatible with those constraints. All development in the P-D combining district shall be subject to Site Development Plan Review. The P-D district may be combined with any Base Zone or other Combining Zone. All P-D regulations will be in addition to those of the zone with which the P-D district is combined. The purpose of this Chapter shall also be used to describe the content and format for permits processed under Chapter 17.75 of this Code.
- 17.54.02 PERMITTED USES. Uses permitted by the Base Zone, or other Combining Zone with which the P-D district is combined.
- 17.54.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. Conditional uses permitted by the Base Zone with which the P-D district is combined.
- 17.54.04 PROHIBITED USES. Uses prohibited by the Base Zone with which the P-D district is combined
- 17.54.05 MINIMUM LOT SIZE. Per the Base Zone requirements with which the P-D district is combined.
- 17.54.06 MINIMUM LOT AREA PER DWELLING UNIT. Per the requirements of the Base Zone with which the P-D district is combined.

- 17.54.07 YARDS AND SETBACKS. Per the requirements of the base district with which the P-D district is combined.
- 17.54.08 HEIGHT LIMITS. Per the requirements of the base district with which the P-D district is combined.
- 17.54.09 MINIMUM DISTANCE BETWEEN STRUCTURES. Per the requirements of the base district with which the P-D district is combined.
- 17.54.10 PARKING. Per the requirements of the base district with which the P-D district is combined.
- 17.54.11 SIGNS. Per the requirements of the base district with which the P-D district is combined.
- 17.54.12 LANDSCAPING. Per the requirements of the base district with which the P-D district is combined.
- 17.54.13 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS. No use shall be established, no development shall occur or grading permit shall be issued for any use or development in the P-D district until an application has been submitted to and approved by the Planning Department in accordance with the procedures set out in Chapter 17.75.03 of this Ordinance.

A. APPLICATION CONTENTS:

An application for site development review shall include the following:

1. Name(s) & address(es) of applicant(s)
2. Name(s) & address(es) of property owner(s)
3. APN (Assessor Parcel Number(s)).
4. Legal description of property
5. A site development plan drawn at the scale specified by the Planning Department, which includes the following information:
 - a) Topography and proposed grading
 - b) Proposed development in relationship to all previously approved and projected P-D site development plans.
 - c) The width, location, and names of all surrounding streets
 - d) The location, uses and setbacks on adjacent properties.

- e) The location, dimension and ground floor area, and uses of all existing and proposed buildings and structures on the subject property.
 - f) Proposed landscaping
 - g) Streets and parking areas
 - h) Existing and proposed signs, including location, size and height
 - i) Proposed dedications and improvements in accordance with applicable subdivision improvement standards for the area.
 - j) Location, height, and materials of walls and fences
 - k) Other specified uses of the property
 - l) North Arrow
 - m) Existing and proposed driveways and curb cuts.
 - n) Existing and proposed utility connections (locations of utility connections).
6. A narrative description of the proposed development including the following:
- a) Acreage and square footage of the property (net).
 - b) Height, ground floor area, and total area of each building.
 - c) Number of dwelling units in each building
 - d) Building coverage expressed as a percent of the total area of the property.
 - e) Area of land devoted to landscaping and/or open space usable for recreation purposes and its percentage of the total land area.
 - f) Method of sewage disposal
 - g) Method of water supply, domestic and fire
 - h) Proposed on-site drainage facilities
 - i) Methods of floor control, where appropriate

B. DEVELOPMENT STANDARDS

Development in the P-D district shall comply with the following standards:

1. All development shall be consistent with the goals and policies of the General Plan and with the uses and density and intensity standards of the General Plan Land Use category applicable to the area in which the property is located.
2. All development shall comply with any conditions deemed necessary or appropriate by the Planning Department or Planning Commission to promote the public health, safety and welfare.

C. TIME LIMIT ON APPROVAL

If development approved in accordance with this chapter had not commenced within two (2) years of the approval, the approval shall become null and void and of no effect, unless an extension has been requested and granted by the Planning Department. All requests for extensions must be in written form and must be received by the Planning Department. This provision shall also apply to any applications approved in conjunction with a tentative parcel map or a tentative tract map. In such case, the expiration period shall coincide with that of the approved tentative parcel map or the tentative tract map, as applicable.

D. TEMPORARY USES

Notwithstanding other portions of this Chapter to the combining Subsections A and B of this Section, when a P-D district has been established the Planning Department is authorized to approve a temporary use of the property consistent with the uses authorized by the Base Zone within which the P-D district is combined. However this temporary use may not involve construction of any permanent buildings or structures and is subject to the following conditions:

1. Such temporary use shall not affect the public health, safety and welfare as determined by the Planning Department.
2. The Planning Department shall have authority to defer the filing of a formal P-D plan for temporary use.
3. Authorization for a temporary use shall be evidenced by a temporary use permit approved by the Planning Department in accordance with the procedures set out in Section 17.75.02 of this Ordinance.
4. Such temporary use permit shall be revoked by the Planning Department at any time if in the exercise of his/her reasonable discretion it can be determined that continued temporary use of such property without the safeguards provided by an approved P-D site development plan would be harmful to the public health, safety and welfare.
5. No temporary use permit shall ever be considered a permanent right of legal non-conforming use.

6. Prior to the approval (or disapproval) of a formal site development plan for permanent improvements the temporary use permit shall become null and void and the premises shall be completely vacated and restored to it's original condition if approval is not granted.

E. MINOR PLAN MODIFICATIONS:

The Planning Department may approve minor plan modifications to an approved P-D site development plan in accordance with the procedures set out in Section 17.75.02 of this Ordinance, but only if the Planning Department can determine that the requested modification(s) do not constitute a substantial change in the approved project.

F. PERMIT REVOCATION AND MODIFICATIONS

Any permit issued pursuant to this Chapter may be revoked or modified pursuant to Section 17.75.06 of this Ordinance.