

Chapter 18.19**PLANNED UNIT DEVELOPMENTS****Sections:**

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18.19.010 Purposes.

A. Planned unit developments (PUDs), involving the careful application of design, are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which otherwise might not be possible by strict adherence to the regulations of this title.

B. In certain instances, the objectives of the zoning title may be achieved by the development of planned units which do not conform in all respects with the land use pattern designated on the zone plan or the district regulations prescribed by this title. A planned unit development may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. In order to provide locations for such well-planned developments, the city council is empowered to grant use permits for planned unit developments; provided, that such developments comply with the regulations prescribed in this chapter. The city council is also empowered to zone lands for PUD under the provisions of Chapter 18.12 of this title. The approval of a PUD is intended to be discretionary on the part of the city rather than an entitlement of a landowner. (Ord. 437 § 1 (part), 1989)

18.19.020 Districts.

A PUD may be located in any district other than an R-1-7X district upon the granting of a use permit in accordance with the provisions of this chapter, or by applying the PUD combining district in accordance with the provisions of Chapter 18.12 of this title. (Ord. 437 § 1 (part), 1989)

18.19.030 Permitted uses.

A PUD shall include only those uses permitted, either as permitted uses or conditional uses, in the zoning district in which the planned unit development is located, subject to the following exceptions:

A. Any combination of uses permitted in any RA, R, RM or PO district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a PUD located in an RA, R or RM district.

B. Any combination of uses permitted within any PO, C or IL district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a PUD located in a PO or C district.

C. Any combination of use permitted in any CS, CH, IL or IH district as a permitted use, a use permitted by administrative approval or conditional use, may be located in a PUD located in an IL or IH district. (Ord. 437 § 1 (part), 1989)

18.19.040 Site area.

The minimum site area for a PUD shall be one acre. (Ord. 437 § 1 (part), 1989)

18.19.050 Standards.

A. The standards of site area and dimensions, site coverage, yard spaces, distances between structures, off-street parking and off-street loading facilities and landscaped areas need not be equivalent to the standards prescribed for the regulations for the district in which the PUD is located if the applicant has demonstrated by his design proposal, that the objectives of the zoning code and the objectives of this chapter will be achieved.

B. Except in the R-1-7X district, the average population density per net acre in any R or RM district may exceed by not more than ten percent the maximum population density prescribed by the general plan or the site area per dwelling unit regulations for the district in which the PUD is to be located, if the applicant can demonstrate by his design proposal and such additional evidence as may be submitted, that the objectives of this chapter will be achieved. Since planned unit developments may also involve the subdivision process, the applicant must be prepared to show what changes in conventional street and lot design will be necessary to achieve desired goals.

C. The average population density per net acre in any R or RM district may exceed by not more than twenty-five percent the maximum population density prescribed by the general plan or the site area per dwelling unit regulations for the district in which the PUD is to be located, if the applicant can demonstrate that the proposal qualifies under applicable provisions of Section 65915 of the California Government Code pertaining to the granting of density bonuses and other incentives for housing development intended for low- or moderate-income households.

D. Within any RM district, density bonuses other than but not in addition to those qualifying under Section 65915 of the Government Code may be approved which exceed by up to twenty-five percent the number of units prescribed for the affected area by the general plan if the PUD complies with the following criteria:

1. The city council may grant a density bonus up to twelve and five-tenths percent if the proposal meets the following minimum criteria:

a. Provision of a private internal street system (where possible) designed to avoid traffic congestion and provide for ease of access and circulation by emergency vehicles.

b. Provision of a common recreational open space area equal to twelve and five-tenths percent of total site area, excluding required yards.

c. Provision of peripheral visual buffers along property lines adjacent to existing or planned single-family housing areas which are designated for low density or very low density by the general plan.

d. Provision of back-on housing design and placement along arterial streets, where applicable, including a seven-foot-high ornamental block wall along the property line, landscaping between the wall and sidewalk in an area at least six feet in width, and waiver of direct access from the street. The waiver of access shall be recorded in the form approved by the city attorney.

2. The city council may grant a density bonus up to twenty-five percent if the proposal meets all of the applicable criteria described under subsection (D)(1) of this section, plus at least three of the following additional criteria:

a. The provision of common recreational open space or other open space amenities equal to twenty-five percent of total net site area, excluding required yards.

b. Pedestrian circulation substantially separated from the internal street system (total separation not required).

c. Provision of a separate area for the parking of recreation vehicles (RVs) at a ratio of one space for every ten dwelling units.

d. Provision of landscaped corridors of common area as a substitute for individual front yards for single-family detached or attached housing, to be maintained by a home owner's association or other appropriate approach to guaranteed maintenance.

e. Provision of guest parking, in addition to basic requirements for off-street parking as prescribed by Chapter 18.13, equal to one-half space per dwelling unit. Guest parking may be provided as parallel parking, as parking in-set at an angle to the street, or both; provided, that such parking is consistent with criteria in subsection (D)(1)(a) of this section. (Ord. 437 § 1 (part), 1989)

18.19.060 Required conditions.

No use shall be permitted and no process, equipment or materials shall be employed which is found by the city council to be objectionable to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness or heavy truck traffic or to involve any hazard of fire or explosion. (Ord 437 § 1 (part), 1989)

18.19.070 Use permit procedure.

The regulations prescribed in Sections 18.17.020 through 18.17.170 shall control the procedure for making application for and processing of a planned unit development, subject to the following procedures:

A. In lieu of the drawing of the site prescribed in Section 18.17.030(G), the application shall be accompanied by a general development plan of the entire planned unit development, drawn to scale and showing provisions for the following: draining of surface waters, watercourses, public utility rights-of-way, streets, driveways and pedestrian walks, off-street parking and loading facilities, reservations and dedications for public uses, private uses including dwelling types, lot layout, locations, heights and elevations of structures and landscaped areas.

B. In addition to the data and drawings prescribed in Section 18.17.030 and subsection A of this section, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density and number of housing units per net acre in the area or areas proposed to be devoted to residential use.

C. When a PUD involves proposals which necessitate the filing of a tentative parcel map or subdivision map, and/or which would also necessitate the granting of exceptions of the regulations of the subdivision ordinance, the city council may grant tentative approval of the proposal. Where

such tentative approval is requested by the applicant, the requirements of subsections A and B of this section may be waived temporarily, provided the applicant submits the following:

1. In lieu of the drawing of the site prescribed in subsection A of this section, the application shall be accompanied by a schematic drawing drawn to a minimum scale of one inch equals one hundred feet, showing the general relationships contemplated among all public and private uses and existing and proposed physical features.

2. A written statement setting forth the source of water supply, method of sewage disposal, means of drainage, dwelling types, nonresidential uses, lot layout, public and private access, height of structures, lighting, landscaped areas and provisions for maintenance of landscaped areas, area to be devoted to various uses and population density per net acre contemplated by the applicant.

Upon approval of a tentative subdivision map, in accordance with the procedures prescribed by the subdivision ordinance, the applicant shall submit a development plan in accordance with the requirements of subsections A and B of this section before the city council may grant a final approval of the applicant's proposal.

D. The community development director shall give written notice to the applicant of the time when the application will be considered by the city council.

E. The council may grant a use permit for a PUD as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the council makes the following findings:

1. That the proposed location of the PUD is in accordance with the objectives of the zoning code.

2. That the proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

3. That the proposed PUD will comply with each of the applicable provisions of this section.

4. That the standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of the zoning code, and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

5. That the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

6. That the proposed PUD will satisfactorily mitigate potential environmental impacts in accordance with the provisions of Section 18.18.070 of this title.

F. The city council may deny an application for a use permit for a planned unit development. (Ord. 437 § 1 (part), 1989)