

**SECTION 18.6: "PD", PLANNED DEVELOPMENT**  
**ZONE**

(Added by Ord. No. 2417, effective 5-8-81)

**PURPOSE A.**

In certain instances, the objectives of the General Plan and Zoning Ordinance are best achieved by the development of parcels of land in a coordinated and comprehensive fashion so as to take advantage of the superior environment which can result from large scale community planning and development. The purposes of the PD Zone are to:

1. Provide for design flexibility in single-family, multi-family, commercial, professional, industrial and mixed-use developments.
2. Stimulate a more desirable living and working environment than would be permitted by the strict application of zoning regulations on a conventional individual-use or lot-by-lot method.
3. Encourage innovative and creative approaches to land use and development.
4. Provide the means to reduce development costs through the promotion of improved and integrated design and land planning techniques.
5. Conserve natural features and open space, while facilitating aesthetic and compatible land use patterns.
6. Implement general and specific plans which require a planned development approach.
7. Provide an alternative means of achieving the purpose of Section 18.5 of this ordinance.

**APPLICATION B.**

The PD Zone shall be established on the County Zoning Map in the same manner as other zones created and established under this ordinance. The PD Zone may not be established on the Zoning Map unless it is combined with another zone.

**USE C.**

1. When established in combination with any of the following combining zones, no building or land shall be used, no building shall be hereafter erected or structurally altered, and no construction, grading or disturbance of land for construction purposes shall be initiated except for uses as set forth in the combining zone:  
    F. Foothill Combining Zone
2. When established in combination with any of the other zones described in this ordinance, only those uses permitted either as permitted uses or special uses in the zone which is combined with the PD Zone shall be permitted; provided, however, that this requirement shall not be applicable to planned developments approved in accordance with Subsection G of this Section. No building or land shall be used, no building shall be hereafter erected or structurally altered, and no construction, grading or disturbance of land for construction purposes shall be initiated unless approved in accordance with paragraph 2 of Subsection F of this Section; provided, however, that the uses set forth in paragraphs 1 and 2 of Subsection D of this Section shall not be subject to this requirement.

#### **SITE PLAN REVIEW D.**

Unless otherwise specified in a zone combined with the PD Zone, no building or relocation permit shall be issued or tentative subdivision map, tentative parcel map or special use permit approved, nor shall any final surveys of streets and lots or any grading or construction work be allowed until a final site plan has been reviewed and approved or recommended for approval by the Site Plan Review Committee in accordance with the procedures set forth in Section 16.2 of this ordinance. However, when the PD Zone is combined with any of the zones set forth in Sections 4 through 14.8 of this ordinance, a site plan shall not be required for any of the following buildings or uses when otherwise allowed by the zone combined with the PD Zone.

1. One (1) single-family residence or mobilehome and buildings accessory thereto on a single lot or parcel.
2. Growing and harvesting of field crops, fruit and nut trees, vines, vegetables, horticultural specialties and timber.

#### **SPECIFIC PLANS**

E. Notwithstanding other provisions of this ordinance, where a specific plan prepared pursuant to Section 65450 et seq. of the Government Code of the State of California has been adopted for any area or tract of land in the PD Zone, no special use permits shall be required for any use of land which is consistent with the adopted specific plan. However, approval of a final site plan by the Site Plan Review Committee shall be required for any such use in the manner provided in Paragraph 1 of Subsection G of Section 16.2 of this ordinance.

#### **DEVELOPMENT STANDARDS F.**

1. If the PD Zone is combined in the Zoning Map with any of the combining zones set forth in paragraph 1 of Subsection C of this Section, the development standards which are described in said combining zones shall be applicable to development projects within the PD Zone.
2. If the PD Zone is combined on the Zoning Map with any of the other zones described in this ordinance, the development standards applicable in the PD Zone shall be established by at least one of the following methods:
  - a. Approval of a Specific Plan pursuant to Sections 65450 et seq. of the Government Code of the State of California.
  - b. Approval of a Planned Development pursuant to Subsection G of this Section.
  - c. Approval of a development agreement pursuant to Section 65864 et seq. of the Government Code of the State of California.

#### **PLANNED DEVELOPMENTS G.**

1. The provisions of this subsection shall only be applicable to those development projects for which development standards are to be established pursuant to subparagraph b of paragraph 2 of subsection F of this Section.
2. A planned development as used in this section means an integrated development project

in which the land and structures are planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive plan encompassing such elements as the location of structures, the circulation pattern, parking facilities, open space and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

3. Regardless of the provisions of the zone with which the PD Zone is combined, a planned development may include a combination of different dwelling types and/or a variety of land uses which complement each other and harmonize with existing and proposed land uses in the vicinity. A planned development may contain any use or mixture of uses whatsoever provided that the uses are consistent with the General Plan.
4. In order to assure that planned developments conform with the objectives of this ordinance and the general plan a use permit shall be required for any planned development in the PD Zone in accordance with the procedures set forth in Subsection B of Part II of Section 16 of this ordinance.
5. The Commission shall not approve or conditionally approve a use permit for a planned development unless on the basis of the evidence submitted, the Commission makes the following findings:
  - a. The planned development, together with the provisions for its design and improvement, is consistent with the general plan and the objectives of this ordinance.
  - b. The planned development would not be detrimental to the public health, safety or welfare, or materially injurious to property or improvements in the vicinity.
  - c. The planned development will not result in any significant environmental effects or any significant environmental effects thereof have been reduced to an acceptable level.