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## DEPARTMENT OF PLANNING AND BUILDING

To Interested Parties:

Please see the attached draft **Planned Development Ordinance (PDO)** package for your review and comment.

On April 28, 2009, the Board of Supervisors adopted Strategic Growth principles, policies and strategies as part of the General Plan. These changes guide planning in the inland areas of the county to sustain resources, avoid sprawl and environmental impacts, and provide more housing and transportation choices. As part of the implementation plan, several strategies for neighborhoods and projects were included as follows:

Neighborhoods:

- Revise ordinances to encourage neighborhoods with small-scale commercial areas, parks, recreation, family and cultural facilities within convenient walking distances.
- Refine community plans and ordinances to integrate higher density development within existing neighborhoods (infill development that fits the surrounding neighborhood).

Projects:

- Revise plans and ordinances to encourage mixed-use development with affordable housing.
- Revise plans and ordinances to encourage more livable, compact building and subdivision designs that fit within existing neighborhoods.
- Modify ordinances to encourage a diversity of housing within subdivisions and neighborhoods.
- Reduce uncertainty in development review by preparing an illustrated “form-based” design code.

The attached draft Planned Development Ordinance package is intended to help implement the vision of the Strategic Growth principles by encouraging more livable, compact building and subdivision designs that fit within existing neighborhoods. The PDO includes standards for Residential, Commercial, Industrial, and Mixed-Use Planned Developments. The package includes the addition of the following sections to Title 22 of the Land Use Ordinance:

- Section 22.22.145 – Planned Developments
- Section 22.30.435 – Compact Single Family

In addition, the package includes revisions to the following section of Title 22 of the Land Use Ordinance:

- Section 22.22.140 – Cluster Divisions
- Section 22.80 – Definitions

Highlights for your review:

- The proposed ordinance applies only to the Inland portions of the County (Title 22).
- The ordinance is intended to provide as flexibility in the application of setbacks, height, and other development standards, while still maintaining a high level of design.
- Planned Developments are primarily an optional development tool. The only exceptions are that cluster divisions within the RSF, RMF, and REC will be processed as Planned Developments, and detached single-family projects proposed within the RMF land use category must comply with the Compact Single-Family standards.
- Project applicants would have the option to obtain bonus residential “density” in the form of additional sellable parcels in the RSF based on the number of secondary dwellings allowed. If an applicant wishes to obtain this bonus density, the project must comply with the Compact Single-Family standards.
- Bonus units in the RSF obtained through a cluster division, TDC program, or inclusionary housing must also comply with the Compact Single-Family standards.

Please provide comments to Brian Pedrotti by April 11, 2011.