

Chapter 9.13**SPECIFIC PLANS****Sections:**

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Section 9.13.010 Purpose and Intent

The purpose and intent of this Section is to allow for flexibility in design and development requirements which will afford the opportunity to create major developments on large tracts of land which will implement the General Plan and the Planned Industrial, Planned Residential and Planned Commercial designations shown on the General Plan Map.

The specific plan is a tool for the systematic implementation of the General Plan which documents the proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, parks and other essential facilities proposed to be located within or needed to support the land uses described in the plan, as well as implementation and financing methods and added benefits to the City as a whole.

Section 9.13.020 Authority

The Planning Commission or the Community Development Department may, with concurrence of the City Council, or if so directed by the City Council, initiate the preparation of Specific Plans based upon the General Plan and shall draft such regulations and programs as deemed necessary. Publicly and privately initiated Specific Plan applications shall be processed by the Community Development Department and shall be scheduled for Public Hearing by the Planning Commission for recommendation to the City Council.

Section 9.13.030 Applicability

This Section shall apply to all Planned Development Districts, or any other project site where the applicant believes that implementation of a Specific Plan will benefit the project and the City.

A minimum project area of 15 acres, as a separate parcel or in combination with adjoining parcels for the purposes of a single project submittal, is required for the filing of a specific plan application. A specific plan shall be subject to Major Development Review, the requirements of the underlying district and the following standards. All specific plan applications shall be accompanied by a General Plan Amendment and zone change application requesting a change from the existing General Plan and underlying district designation to a specific plan designation.

Section 9.13.040 Map Designation

Areas within an approved specific plan shall be designated on the General Plan Map and the official zoning map as follows:

In all cases, the "SP" symbol shall be followed by a number to designate the Specific Plan (e.g., SP-1: Specific Plan No. 1). All development shall be subject to provisions of the designated Specific Plan, associated documents and the regulations of this Chapter.

Section 9.13.050 Specific Plan Requirements

A specific plan shall include, but not be limited to, a text and diagram(s) which specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, parks, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

3. Standards and criteria by which development will proceed and standards for the conservation, development and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out 1, 2, and 3 specified above.
5. The specific plan shall include a statement of its relationship to the General Plan including a statement of how the specific plan implements the goals and policies of the General Plan.
6. All specific plans shall include a table indicating how the specific plan differs from the zoning district designation most closely resembling the type and density of the proposal; equivalent threshold density shall be utilized for residential comparison. A complete discussion of how the differences proposed in the specific plan serve to implement the General Plan and improve the quality of development above what would be provided through the utilization of development district standards shall be included.
7. Any project phasing shall be clearly identified. All parks and roadways required to service each phase shall be completed prior to occupancy. The responsibility of the developer, the City and any other agencies shall be discussed in the phasing section of the document. Any and all agreements which require City participation, developer contribution, or construction of facilities shall be discussed.
8. The residential development standards and regulations shall include, but not be limited to, the following items:
 - a. Description and purpose;
 - b. Definition of terms (if other than that set forth in the Development Code of the City);
 - c. Permitted uses, buildings and structures;
 - (1) Primary uses.
 - (2) Accessory uses.
 - (3) Conditional uses.
 - d. Minimum building site areas and lot dimensions;
 - e. Minimum building site area per dwelling unit;
 - f. Minimum floor area per dwelling unit, if found to be appropriate by the Planning Commission;
 - g. Minimum setbacks;
 - (1) Yards.
 - (2) Building separations.

- h. Maximum building coverage per lot;
- i. Building and structural height limitations;
- j. Recreational leisure areas, open space and private outdoor living areas;
- k. Off-street parking;
 - (1) Open.
 - (2) Covered.
 - (3) Screening from roadways.
- l. Distance of dwelling units from vehicular access ways and parking;
- m. Walls or fencing;
- n. Refuse storage areas;
- o. Treatment of any external lighting and roof mounted equipment;
- p. Landscaping (on and off-site);
- q. Signs; and
- r. The residential land use categories designated in the specific plan shall apply the following nomenclature:

Very low density shall correspond to densities of up to 1 dwelling unit per acre; low density residential shall correspond to densities of up to 2 dwelling units per net acre; medium density residential shall correspond to densities of up to 5 dwelling units per net acre; medium-high density residential shall correspond to densities of up to 10 dwelling units per net acre; high density residential shall correspond to densities of up to 15 dwelling units per net acre; and very-high density shall correspond to densities of up to 20 dwelling units per net acre.

- 9. The commercial and industrial development standards and regulations shall include, but may not be limited to, the following items:
 - a. Description and purpose;
 - b. Definition of terms, if other than that set forth in the Development Code of the City;
 - c. Permitted uses, buildings and structures;
 - (1) Primary uses.
 - (2) Accessory uses.
 - (3) Conditional uses.
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- d. Setbacks and building separations;
 - e. Landscaping (on and off-site);
 - f. Building and structural height limitations;
 - g. Site size;
 - h. Off-street parking;
 - i. Walls;
 - j. Refuse storage and loading areas;
 - k. Access (secondary);
 - l. Treatment of external lighting and roof mounted equipment;
 - m. Signs;
 - n. Performance standards (standards which might affect adjacent residential uses, i.e., noise, odor, lighting, dust and the like).
10. Any specific plan shall include graphic illustrations or a design manual as appropriate, and may be required to address other subjects which in the judgment of the Community Development Department, are necessary or desirable for implementation of the General Plan.

Section 9.13.060 Minimum Design Standards

All specific plans shall provide for development which exceeds the minimum standards and quality, as determined by the City Council over the whole of the project, of development commensurate with what would be permitted under the existing district classification that most closely resembles the type and density of development proposed.

The following are considered the minimum standards acceptable for a specific plan. Each of the following shall be addressed within the text and graphic illustrations or design manual submitted for approval of a specific plan:

- a. Lot development alteration or enlargement shall be viewed not only as one or more free standing objects but also as part of a street, a cluster, or neighborhood within the entire community. Parcel or lot development should respect existing development, topography, views, general vehicle, pedestrian, bicycle and equestrian circulation, and the natural environment.

- b. Natural features such as mature vegetation, landforms, drainage courses, rock outcroppings, and views should be used to advantage as design elements. Conversely, undesirable site features should be minimized through proper site planning and building orientation. A discussion of view corridors and opportunities is required.
- c. Placement of the building shall be done in a manner compatible with surrounding existing and planned uses and buildings. The setback from streets and adjacent properties shall relate to the scale of the proposed building. Larger buildings shall require more setback area for a balance of scale and to provide compatibility with adjacent uses. All buildings shall have articulated roof lines and fully dimensional roofs creating shadowing effects, physical offsets, and features of design such as interesting angles, projections, roof overhangs, and other enhancing techniques integrated into the building in a harmonious manner coupled with pedestrian amenities. All exterior wall elevations of buildings and screen walls shall have architectural treatment and articulation of elevation and recesses, which create shadow patterns and texture, and provide variety to the building plane or surface. At ground level, expanses of blank building wall shall be minimized through creative use of materials, textures, color and building form.
- d. Access and circulation shall be designed to provide a safe and efficient system for vehicles and pedestrians. Points of access shall comply with City access regulations and shall not conflict with other planned or existing access points. The circulation system shall be designed to reduce conflicts between vehicular and pedestrian traffic, minimize impacts on adjacent properties, combine access where possible, and provide adequate maneuvering areas. Vehicular and pedestrian traffic shall be separated through the use of a continuous system of public and private sidewalks. Major entry areas shall be treated in a manner which reflects the architectural theme of the development and is compatible in color, texture, and materials with adjacent structures.
- e. Parking shall be designed to minimize visual disruption of the overall project design. Parking areas should be screened from streets through combinations of mounding, landscaping, low profile walls, and especially grade separations. The design of parking areas shall also minimize auto noise, glare, and increases in ambient air temperature. This can be accomplished through sound walls, screening with fences or hedges, trees, and separation of parking spaces and driveways from residences.
- f. A unifying landscape design which is clearly identified and included as part of the specific plan is required and shall enhance the building design, enhance public views and spaces and provide buffers and transitions. Landscaping shall provide for solar access and for shade to facilitate energy conservation. Where appropriate, landscape design features such as color accents, specimen tree planting and decorative hardscape shall be provided to enhance roadway intersections, driveway approaches, pedestrian walkways, and building entries. A discussion of plant materials, minimum sizes, number of plants, placement and anticipated landscape budget for the project is required.
- g. Fences and walls are discouraged unless needed for a specific screening or safety purpose. Where needed, fences and walls shall relate to both the site being developed and surrounding developments, open space and streets or pedestrian ways. The use of fencing or walls shall be consistent with the overall design theme of the development or adjoining existing developments; and shall incorporate

landscape elements, changes in materials, offsets and fenestrations, color or texture in order to screen refuse facilities and prevent graffiti, undue glare, heat, or reflection; and minimize aesthetic inconsistencies.

- h. Adequate on-site lighting shall be provided to ensure a safe environment yet not cause areas of intense light, glare or spill over on adjacent properties. Lighting fixtures and poles shall be designed as an integrated part of buildings or complexes and placed in a manner consistent and compatible with the overall site and building design character.
- i. On-site utilities and ancillary equipment shall be located in inconspicuous areas and screened with material or combination of materials which best suit the overall design theme.
- j. Development should relate to the natural surroundings and minimize grading by following the natural contours as much as possible. Graded slopes shall be rounded and contoured to blend with existing terrain. Split-level pads, built-up foundations, stepped footings, and the like, are encouraged in areas of moderate to steep gradient. The overall grading shall create differentials in building plotting and shall be used to break up straight visual lines by lowering parking areas and stepping site plans and building pads.
- k. A recognizable design theme shall be established which is compatible with surrounding planned or existing developments and which is based upon prominent design features in the immediate area (e.g., trees, landforms, historic landmarks). Variations are encouraged which provide visual interest but do not create abrupt changes causing discord in the overall character of the immediate neighborhood. It is not intended that one style of architecture should be dominant, but that individual structures shall create and enhance a high quality and harmonious community appearance.
- l. The architecture shall consider compatibility with surrounding character, including harmonious building style, form, size, color, material, reveals, overhangs and roof line. Individual dwelling units should be distinguishable from one another and have separate entrances.
- m. The mass and scale of the building shall be proportionate to the site, open spaces, street locations, and surrounding developments. Setbacks and overall heights should provide an element of openness and human scale.
- n. Colors, textures, and materials shall achieve compatibility of design and to enhance architectural interest. They should blend well with the environment and not create inappropriate abrupt changes.
- o. An integrated sign program or programs for the entire specific plan area shall be provided. Conformity to applicable regulations, provisions for sign placement, sign scale in relationship to buildings and readability shall be considered in developing the signing concept.

While providing the most effective signing, the concept shall also be compatible with the building and site design relative to color, material, and placement.

- p. All equipment, whether on the roof, side of building, or ground, shall be screened. Wherever possible, a roof parapet or other architecturally integrated element shall be used to address this requirement. All equipment screening shall be architecturally compatible with respect to materials, color, shape, and size.
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The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.

Section 9.13.070 Requirements Not Specified

Development within a specific plan area shall be subject to the requirements of the district which most closely resembles the use and intensity of use proposed unless expressly addressed and modified within the text of the approved specific plan. Determination of said district shall be made by the Community Development Director.

Section 9.13.080 Adoption/Amendment Procedure

A specific plan shall be adopted, amended and repealed by ordinance and may be amended as often as deemed necessary by the legislative body.

Section 9.13.090 General Plan Consistency

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan or any General Plan Amendment approved concurrently with the specific plan.

Section 9.13.100 Findings for Projects within an Approved Specific Plan

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended and no Conditional Use Permit, Plot Plan, Variance, or other discretionary approval or permit shall be adopted or granted within an area covered by a specific plan unless it is consistent with the adopted specific plan.

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