

Exhibit 3  
P19-0054, P19-0057  
Proposed Zoning Code Text Amendments

---

**Chapter 19.090 - ESTABLISHMENT OF ZONES AND ADOPTION OF MAPS**

**19.090.010 - Designation of zones.**

- A. *General.* The City is divided into zones to allow for the orderly, planned development of the City and to implement the General Plan. ~~Table LU-5 (Zoning/General Plan Consistency Matrix) in the General Plan 2025 identifies all zones and corresponding General Plan land use designations.~~ All zones shall be listed and appropriately designated on the official Zoning Map. ~~There are three steps to determine consistency with the General Plan.~~
1. ~~General Plan 2025 Table LU-5 (Zoning/General Plan Consistency Matrix) identifies General Plan land use designations and corresponding zones that have been determined as consistent; or~~
  2. ~~If the zoning designation is not identified as consistent pursuant to Table LU-5 (Zoning/General Plan Consistency Matrix), then Table LU-6 (Consistency Quick Check) can be used to determine consistency when a use is allowed in the existing zone, and is allowed in another zone consistent with the site's General Plan designation; or~~
  3. ~~If the use does not meet the criteria of Table LU-6, then consistency can be determined by evaluating a proposed project pursuant to Table LU-7 (Consistency Criteria). All criteria must be found consistent or not applicable to determine consistency.~~
- B. *Base zones.* Every parcel shall have a base zone that establishes the primary type and intensity of land use permitted, along with development regulations for that particular type and intensity of land use.
- C. *Overlay zones.* An overlay zone supplements the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply.

...  
...

**Chapter 19.780 - PLANNED RESIDENTIAL DEVELOPMENT PERMIT**

**19.780.050 - Density and findings.**

- A. *Benchmark density and findings for approval.* Densities up to the densities shown in Table 19.780.050 B (PRD Benchmark and Bonus Densities) for the underlying zone in which the project is located may be approved with the granting of a Planned Residential Development Permit, provided that the Approving Authority determines, based on demonstrated evidence, the project complies with the following criteria and findings, and the intent, standards, and requirements of this chapter. Additional density up to the limit of the bonus density shown in Table 19.780.050.B may be considered if the project meets all the requirements stated in Section 19.780.050.E - Density Bonus for Superior Design.
- Compliance with the following criteria shall be demonstrated for a proposed project to be approved, and the benchmark density to be granted. Failure to substantially meet or exceed all these standards shall result in disapproval of the project, or a lower density than the benchmark density.
1. In all single-family residential zones, other than RA-5 and RC Zone:
    - a. The property is well served by public infrastructure;
    - b. The project enjoys good access to public services, including schools, shopping and public and semipublic facilities;
    - c. The site is located on streets capable of accommodating the anticipated traffic. A traffic study may be required to assess consistency with Policy CCM - 2.3 of the General Plan to maintain LOS "D" or better on arterial streets or greater, except where LOS "E" has been designated as an acceptable standard;

- d. The project complies with the purpose and standards of this chapter, demonstrates substantial compliance with the provisions of the Citywide Design and Sign Guidelines, and is in accordance with City Codes, which may include deviations by variances when required findings are made. Additional criteria used in evaluating the design of the project shall include, but shall not be limited to, the following:
    - i. Varied placement of buildings demonstrating sensitivity to the natural topographic features of the site;
    - ii. Relatively level land is set aside for active recreational pursuits;
    - iii. Open space is distributed on the site and accessible to all units
    - iv. An efficient circulation system consisting of both vehicular lanes and pedestrian walkways;
    - v. Sensitivity to surrounding community and attention to the edge conditions, creating areas of transition from surrounding existing development to the proposed development; and
    - vi. Where front porches are consistent with the style of the development, a minimum of two-thirds (2/3) of the total units shall provide front porches; and
  - e. The project proposes development in an environmentally and topographically sensitive manner in order to minimize the impacts of development on adjacent properties, and is designed in a manner that is compatible with the adjacent and existing development in the vicinity;
  - f. The project provides amenities in compliance with this chapter, and that the amenities are consistent with the size and scale of the project, the project density, and neighborhood characteristics.
2. In the RC Zone:
- a. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas consistent with the grading ordinance;
  - b. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in less sensitive and less steep locations in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes;
  - c. Provision of other amenities consistent with the RC Zone and as deemed appropriate for the project;
  - d. Provision that the development will not introduce non-native plants as defined by Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) into the landscape adjacent to the City's arroyos in perpetuity;
  - e. Maintenance and management of all open space easements by a single entity for the entire project with an appropriate natural open space management plan;
  - f. Superior design of individual dwelling site plans and building architecture, including such features as porches and garages set back from the street in comparison to the house, and detailed four sided, building treatments. Many of the desirable features are found in the adopted Citywide Design and Sign Guidelines. The design of custom homes will be reviewed as individual homes are submitted for design review approval prior to building permit issuance;
  - g. Sensitivity to impacts of the development on surrounding uses, including linkages to natural open space areas where appropriate; and
  - h. Streets serving the development shall be capable of accommodating the anticipated traffic.

- B. *Maximum density.* The maximum density of a PRD project shall be consistent with this chapter, the underlying General Plan land use designation(s), any applicable Specific Plan(s), as well as Table 19.780.050.B below.

Table 19.780.050.B  
PRD Benchmark and Bonus Densities

Single Family Residential Zone	Benchmark Density - Dwellings per Gross Acre <sup>(1)</sup>	Maximum Bonus Percent % <sup>(2)</sup>	Maximum Density with Bonus - Dwellings Per Gross Acre <sup>(1)(2)</sup>
RC	0.5 <sup>(3)</sup>	25	0.63
RR	3.0	10	3.3
RE	3.0	10	3.3
R-1-7000	7.3	10	8.0
R-1-8500	6.3	10	6.9
R-1-10500	5.5	10	6.0
R-1-13000	4.8	10	5.3
R-1-1/2 acre	3.0	10	3.3

Notes:

(1) Density per gross acre is calculated including new public and private streets.

(2) This is the maximum density bonus and any bonus less than the maximum may be granted based on the degree to that the project meets the criteria specified in 19.780.050.A and B.

(3) The actual benchmark density shall be determined by the preparation of a conventional subdivision map in conformance with the RC Zone standards to show the actual number of lots that could be achieved based on the average natural slope (ANS), as defined by 19.100.050.C.

- C. No PRD shall be granted approval if the project's base zone and General Plan land use designation are inconsistent, pursuant to General Plan Tables LU-5, LU-6 and LU-7.