

Chapter 19.780 PLANNED RESIDENTIAL DEVELOPMENT PERMITS

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19.780.050 Density and findings for single-family residential zones.

- E. *Density bonus for superior design.* A PRD project may qualify for a density bonus up to the maximum shown in Table 19.780.050.B, provided that it meets the standards of Section 19.780.050.A, and satisfies the following criteria beyond those in 19.780.050.A.
 - 1. All single-family residential zones, other than RA-5 and RC:
 - a. Except for Administrative PRD and Minor PRD projects, evidence that the project can be certified in LEED, National Green Building Standard, or an equivalent standard; and
 - b. Except for Small Lot PRD projects, eEvidence shall be provided to document that the project includes a minimum of three of the following for Administrative PRDs, four of the following for Minor PRD, and five of the following for the PRD permit:
 - (1) Designate all streets, sidewalks and trails that are built as part of the project or serving the project directly as available for general public use and not gated. Gated areas and enclaves are NOT considered available for public use.
 - (2) Design the building orientation for solar design, including the following provisions:
 - a. The glazing area on the north- and south-facing walls of the building is at least 50 percent greater than the sum of the glazing area on the east- and west-facing walls.
 - b. The east-west axis of the building is within 15 degrees of due east-west.
 - c. The roof has a minimum of 450 square feet of south-facing area that is oriented appropriately for solar applications.
 - d. At least 90 percent of the glazing on the south-facing wall is completely shaded (using shading, overhangs, etc.) at noon on June 21 and unshaded at noon on December 21.
 - (3) Locate the project within a one-quarter mile of 11 basic community resources (Table 19.780.050.A), within a one-half mile of 14 basic community resources (Table 19.780.050.A) and within a one-half mile of a major transit stop, as defined in California Public Resource Code Section 21064.3.

Table 19.780.050 A Basic Community Resources
Arts and entertainment center
Bank
Community or civic center
Convenience store
Daycare center
Fire station
Fitness center or gym
Laundry or dry cleaner
Library
Medical or dental office
Pharmacy
Police station
Post office
Place of worship
Restaurant
School
Supermarket
Other neighborhood-serving retail
Other office building or major employment center
Note: Up to two of each type of community resource may be counted. For example, two restaurants within one-quarter mile may be counted as two community resources; four restaurants also count as two.

- (4) Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways. Shading should be calculated for noon on June 21, when the sun is directly overhead, based on five year's growth.
- (5) Install light-colored high-albedo materials or vegetation for at least 50 percent of sidewalks, patios and driveways.
 - a. Acceptable strategies include the following:
 - i. White concrete;
 - ii. Gray concrete;
 - iii. Open pavers (counting only the vegetation, not pavers); and
 - iv. Any material with a solar reflectance index (SRI) of a least 29.
- (6) Design the lot such that at least 70 percent of the built environment, not including area under roof, is permeable and designed to capture water runoff for infiltration on-site. Area that can be counted toward the minimum includes the following:
 - a. Vegetative landscape (e.g., grasses, trees, shrubs, etc.).
 - b. Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a six-inch porous sub-base, and the base layer must be designed to ensure proper drainage away from the home.

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- c. Impermeable surfaces that are designed to direct all runoff toward an appropriate permanent infiltration feature (e.g., vegetated swale, on-site rain garden, or rainwater cistern).
- (7) Design and install one of the following permanent erosion control measures:
 - a. If portions of the lot are located on a steep slope, reduce long-term runoff effects through use of terracing and retaining walls.
 - b. For every 500 feet of disturbed lot area (including the area under the roof), one tree, four 5-gallon shrubs, or 50 square feet of native groundcover shall be planted.
 - (8) Design and install one or more of the following runoff control measures:
 - a. Install permanent stormwater controls in the form of vegetated swales, on-site rain garden, dry well, or rain-water cistern, or equivalent designed to manage runoff from the homes.
 - b. Install a vegetated roof to cover 50 percent or more of the roof area.
 - c. Have the site designed by a licensed or certified landscape design or engineering professional such that it is demonstrated that all water runoff for the home is managed through an on-site design element.
 - (9) Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) for landscape irrigation use. The storage system must be sized to hold all the water from a one-inch rainfall event (equivalent to 0.62 gallons per square foot of roof area used for capture), taking into consideration the size of the harvest system (i.e., 50 percent of total roof area).
 - (10) Design the plumbing with irrigation system water supplied with municipal recycled water.
 - (11) Construct the project to exceed Title 24 requirements by 20 percent or more.
2. In the RC Zone: To protect prominent ridges, hilltops and hillsides, slopes, arroyos, ravines and canyons, and other areas with high visibility or topographic conditions that warrant sensitive development from adverse development practices, thus furthering the intent of Proposition R and Measure C and promoting clustering, all of the following are required:
- a. Require all designated open space areas to be managed and maintained under the stewardship of a recognized conservation group as approved by the Approving Authority, with an endowment to fund such stewardship entirely;
 - b. The project shall provide at least six of the items listed in Section 19.780.050.E.1.b above; and
 - c. The project shall provide evidence that unique natural features and steeper portions of the property are being preserved in open space, with lots clustered in the less steep portions of the site.

(Ord. 7683, § 21, 2024; Ord. 7481 § 2, 2019; Ord. 7331 §113, 2016; Ord. 7027 §5, 2009; Ord. 6966 §1, 2007)

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19.780.060 Development standards.

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C. *Standards for RC Zone planned residential development.*

1. *Lot size.* In order to promote clustering, lots shall be a minimum of one-half acre in size and clustered in the less steep portions of the site. ~~Lot sizes not in compliance with the RC Zone standards will require a variance.~~
2. Lot coverage maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis based, in part, on product type, characteristics of the property and surrounding uses.
3. *Height.* Same as RC Zone (See Section 19.100.040, Residential Development Standards).
4. *Setbacks.* Same as RC Zone (See Section 19.100.040, Residential Development Standards).
5. *Common natural open space and clustering.* Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.
6. *Parking.* A minimum of two fully enclosed (garage) spaces are required per dwelling unit.

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