

ORDINANCE NO. 284 N.S.

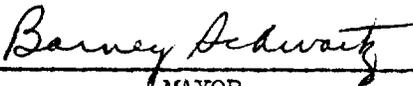
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
EL PASO DE ROBLES

THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN
AS FOLLOWS:

Section 1: That Chapter 21.12 of the Municipal Code of the City
of El Paso de Robles is amended to add thereto PLANNED DEVELOPMENT
DISTRICT.

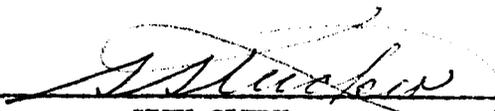
Section 2: That Chapter 21.16 of the Municipal Code of the City
of El Paso de Robles is amended to add Section 21.16.140, entitle
PLANNED DEVELOPMENT DISTRICT, according to the schedule attached to
this Ordinance.

PASSED AND ADOPTED this 6th day of December, 1965.



MAYOR

ATTEST:



CITY CLERK

21.16.140 PD District - Regulations established, listed. Subject to the provisions of Chapter 21.20 of this title, the following uses will be allowed and the following regulations shall apply in the PD District:

None but the following uses or uses which, in the opinion of the Planning Commission, are similar will be allowed:

1. PD Districts may be established in areas where it is deemed desirable to encourage and promote pre-planned developments, where the preservation of orderly growth is necessary to preserve stable property values, prevent inefficient property division and minimize unwarranted speculative promotion. Regulations in this district are designed to promote maximum utilization where the land was proposed to be used for a specific use in any of the following situations as well as others:
 - (1) The reservation of larger parcels for usage in a newly created subdivision.
 - (2) The rezoning of land and as a result of a specific proposal.
 - (3) Preservation of uniform architectural, structural or physical characteristics.
 - (4) A better use of land through new design approaches which emphasize usable open space and increase livability.
 - (5) The use of density zoning employing the concept of dwelling unit density per acre rather than using the minimum lot size as the basic criterion.

If a proposed new development has not commenced 2 years from the date of the zone change, the PD zone classification shall

Property Regulations (As per Title headings)

An overall general development plan of the entire property shall be filed with the Planning Commission, which plans shall set forth the regulations, uses and deviations from the primary zone desired by the applicant. All pertinent documents presented for consideration and approved by the Planning Commission shall be made a permanent record on file in the Planning Department. Development of structures, improvements to and uses within the prescribed property would be permitted by right as approved by the Planning Commission and as required by the primary zone. Changes thereto shall require reappraisal and amendment of the documents by the Planning Director. Said plans and requests shall be in conformity with the rules and conditions under which the application may be made on file with the Secretary of the Planning Commission.

In order that buildings, on-site improvements, structures, signs, and landscaping will be developed in an orderly and uniform manner and will be in harmony with other structures and improvements in the area and not of obnoxious, undesirable, unsightly appearance, the following items may be considered in approving plans of proposed improvements in the PD (Planned Development) District:

1. Uses proposed and permitted in the district.
2. The height, bulk, and area of buildings.
3. Building lines and distance between buildings.
4. Architectural features, landscaping, lighting and other amenities.
5. Signs - Lighting, size and style.
Signs - Location.
6. Vehicle parking and location.

If the PD zone requirements established by the Planning Commission require sufficient detail plans before final approval is given, including such plans, drawings, illustrations or materials to support the proposal for the improvements, the Planning Commission after reviewing the initial submission of the General Plan, may review the precise plan after the zoning classification is established within the

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become null and void and the property shall revert back into the classification before the zone change. If the development is carried out on a unit-by-unit basis, the zone classification may remain in effect on the entire property unless 2 years elapses between the stopping point of one phase and the beginning point of the next. In this event, the remaining units held in the PD zone classification shall revert to prior zone classification.

Where PD regulations are established as additional regulations on existing subdivided property, the 2 year time period shall not apply.

Uses permitted in a PD District shall be planned, developed, conducted and operated in such manner as described on the plans approved by the Planning Commission. The uses and density shall not exceed those prescribed by the Master Plan and in no event shall be less restrictive than those prescribed by the primary zone with which the combining zone is attached. The Planning Commission may designate such conditions as it deems necessary to fulfill the purpose of this section which guarantees conditions are being or will be complied with.

2 year period of time. The Planning Commission may recommend changes of these precise plans which shall later become a requirement of zoning. In the case the applicant is not satisfied with the action of the Planning Commission related to the precise plans, he may within 30 days after such action, appeal in writing to the City Council. Said Council shall hold a hearing on said appeal and shall render its decision thereon within 30 days after the filing of said precise plans. No building permit shall be issued unless plans filed as required have been first approved by the Planning Commission.

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO
CITY OF EL PASO DE ROBLES

} SS.

I, S. S. Tucker, City Clerk of the City of El Paso de Robles, California, do hereby certify that the foregoing ORDINANCE No. 284 N.S. was duly and regularly adopted, passed, and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 6th day, of December 1965, by the following vote:

AYES: Councilmen Blake, Galba, Dale Schwartz, Upton and Barney Schwartz

NOES: Councilmen None

ABSENT: Councilmen None

Dated this 6th day of December, 19 65


City Clerk and Ex-Officio Clerk of the City Council,
City of El Paso De Robles, State of California.