



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
RESIDENTIAL PLANNED DEVELOPMENT DRAWING  
REQUIREMENTS**

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**PLANNED DEVELOPMENT ZONE REGULATIONS:**

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The Planned Development (PD) Zone regulations require that the following items may be considered in approving proposed improvements in the PD Zone:

- a) Uses proposed and permitted in the zone;
- b) The height, bulk and area of buildings;
- c) Building lines and distance between buildings;
- d) Architectural features, landscaping, lighting and other amenities;
- e) Sign lighting, size and style, sign location;
- f) Vehicle parking and location; and
- g) Any other elements desired by Planning Commission to fully explain the proposal.

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**PLANNED DEVELOPMENT APPLICATION OPTIONS:**

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PD applications must be approved by the City Council following review by the Planning Commission and Architectural Review Committee. Public Hearings are conducted at the Planning Commission and City Council Level.

It should be noted that the PD Zone regulations require a considerable amount of detail to be submitted. The City recognizes that not all subdivision applicants will be the builders of the homes and that, in these instances, there are valid financial reasons for allowing deferral of approval of some of the detailed drawings to a time after approval of the tentative map but prior to the approval of the final map.

Therefore, the City offers two options for review of PD applications:

1. Applicants may submit all of the detailed drawings required for the PD application at the same time as the tentative map application so that the full PD application is approved at the same time as the tentative map.
2. Applicants may request a "two-phase" PD application in which a minimum package of conceptual development plan drawings must be submitted at the same time as the tentative map application. The PD may receive a conceptual approval at that time. The balance of the required detailed drawings are to be submitted and approved prior to the recordation of the final map. (Note: If insufficient information is provided, environmental review may not be completed until the final PD application is processed.)

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**PD APPLICATIONS AND THE HILLSIDE DEVELOPMENT ORDINANCE:**

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The Planning Commission and City Council have stated that it is their policy that the PD Zone not be used to have the effect of increasing the density (number of lots) which would be permitted if the lot size and width requirements of the R-1 District Regulations were literally complied with. If it is the applicant's intention to request that the PD Zone be used to modify the lot size and width requirements of the R-1 District Regulations, the following items also need to be submitted:

- A letter which requests each modification with the reasons for each request;
- AND**
- A subdivision map which shows each lot to be in compliance with the lot size and width requirements of the R-1 District Regulations. Two (2) copies of such a map shall be submitted. The 0-4.9%, 5-9.9%, 10-14.9%, 15-24.9%, 25-34.9%, and 35% or greater slope categories shall be plotted over the lots.

## DETAILED DRAWING REQUIREMENTS FOR A FULL PD APPLICATION:

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1. Where the Subdivider Plans to Build All Houses: Submit 15 copies of the following detailed plans.

- a. **Site Plan:** Show how each lot will be developed; this plan will show the footprint of the houses and driveways, model number, and roof ridges;
- b. **Cross Section and Elevation:** For each lot that is not to be pad graded, submit details of all sides to show how the lot will be developed;
- c. **Lots with Oak Trees and/or Steep Slopes:** For each lot with oak trees in the developable (including driveway access) on steep, natural or graded slopes, submit conceptual, but detailed, lot development plans that show how such lots can be developed. Such plans will consist of dimensioned site and grading plans and will include plan view and cross section drawings of conceptual houses;
- d. **Floor Areas and Elevations:** All sides for each proposed model, including materials and colors;
- e. **Summary Listing:** Of the proposed models, the floor area for each model, the number of houses to be built of each model, and the percentage of the total number of houses that a model will represent
- f. **Elevations and Site Plans:** For masonry walls and property line fences;
- g. **Landscaping Plans:** Including irrigation for common open space areas, for all graded slopes greater than 3 feet in height, and for parkways where lots back up to a major street;
- h. **Detailed plans for amenities** such as open space and recreational improvements, permanent project entrance/identification signs
- i. **Any other information** which may be required by the Planning Commission or City Council to fully explain the proposal.

2. Where the Subdivider Does Not Plan to Build Houses: Submit 15 copies of the following detailed plans:

- a. For each lot with oak trees in the developable area and/or development (including driveway access) on steep, natural or graded slopes, submit **conceptual, but detailed, lot development plans** that show how such lots can be developed. The plans will consist of dimensioned site and grading plans and will include plan review and cross section drawings that show existing and proposed grades and conceptual houses;
- b. Any **minimum architectural standards** (e.g. floor areas, tile roofs, etc.) that the applicant may wish to propose for the subdivision;
- c. **Elevations and site plans for masonry walls and property line fences.**
- d. **Landscaping plans** (including irrigation) for common open space areas, for all graded slopes greater than 3 feet in height, and for parkways where lots back up to a major street;
- e. **Detailed plans for amenities** such as open space and recreational improvements, permanent project entrance/identification signs;
- f. **Any other information** which may be required by the Planning Commission or City Council to fully explain the proposal.

**NOTE:** Where the subdivider does not plan to build houses, detailed site, grading, landscaping and elevation plans for individual houses may be required to be approved by the Development Review Committee prior to issuance of building permits.

**DETAILED DRAWING REQUIREMENTS FOR PHASE ONE OF A TWO-PHASE PD APPLICATION:**

1. Where the Subdivider Plans to Build All Houses: Submit 15 copies of the following detailed plans.

- a. **Lots with Oak Trees and/or Steep Slopes:** For each lot with oak trees in the developable (including driveway access) on steep, natural or graded slopes, submit conceptual, but detailed, lot development plans that show how such lots can be developed. The plans will consist of dimensioned site and grading plans and will include plan view and cross section drawings of conceptual houses;
- b. **Floor Areas and Elevations:** All sides for each proposed model, including materials and colors;
- c. **Summary Listing:** Of the proposed models, the floor area for each model, the number of houses to be built of each model, and the percentage of the total number of houses that a model will represent;
- d. **Any other information** which may be required by the Planning Commission or City Council to fully explain the proposal.

2. **Where the Subdivider Does Not Plan to Build Houses:** Submit 15 copies of the following detailed plans:

- a. For each lot with oak trees in the developable area and/or development (including driveway access) on steep, natural or graded slopes, submit conceptual, but **detailed, lot development plans** that show how such lots can be developed. The plans will consist of dimensioned site and grading plans and will include plan review and cross section drawings that show existing and proposed grades and conceptual houses;
- b. **Any other information** which may be required by the Planning Commission or City Council to fully explain the proposal.

**NOTE:** Where the subdivider does not plan to build houses, detailed site, grading, landscaping and elevation plans for individual houses may be required to be approved by the Development Review Committee prior to issuance of building permits.