

CHAPTER 30.20 – PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ZONE (PRD)

Sections:

- 30.20.010 – Description and Purpose
- 30.20.020 – Land Uses and Permit Requirements
- 30.20.030 – General Development Standards
- 30.20.040 – Additional Development Standards
- 30.20.050 – Exceptions to Development Criteria
- 30.20.060 – Development Plan and Precise Plan
- 30.20.070 – Initiation of Change of Zone
- 30.20.080 – Action on Change of Zone
- 30.20.090 – Phasing and Development Schedules
- 30.20.100 – Issuance of Permits
- 30.20.110 – Final Building Permit Plans

30.20.010 – Description and Purpose

In order to achieve the purposes of the planned residential development overlay zone, a planned residential development shall be considered within the context of the general plan of the city. Land classified in a planned residential development overlay zone shall also be classified in some other residential zone and shall be designated on the official zoning map of the city, e.g., PRD-ROS, PRD-R1R, PRD-R1, etc. Permitted uses in this zone shall only be those uses identified on the development plan. Where the requirements imposed by any provision of this chapter are either more or less restrictive than comparable requirements imposed by any other provision of the Glendale Municipal Code, the regulations contained in this chapter shall govern. For purposes of this chapter, the setback and minimum lot size provisions of the underlying zone shall not be applicable.

The purposes of the regulations set forth in this chapter are as follows:

- A. To provide for the establishment and control of planned residential developments that do not conform to the size, density, shape and location of conventional detached housing projects;
- B. To provide development criteria that will encourage the development of housing in a manner compatible with the natural terrain;
- C. To promote and achieve greater flexibility in design of residential neighborhoods than is possible through strict application of conventional zoning and subdivision regulations;
- D. To encourage well-planned neighborhoods with adequate open space which offer a variety of housing and environments through creative and imaginative planning as a unit;
- E. To encourage and provide more recreational facilities for the residents of the development, thereby reducing the demand upon municipal facilities;
- F. To provide for the development of housing and recreational facilities that provide a better utilization of our natural resources and utilize less energy through common-wall construction and common recreational facilities;

- G. To provide for the most appropriate use of land through special methods of development;
- H. To reduce the visual impact of grading and to protect the important ridgelines; and
- I. To minimize the cutting and filling of mountainous terrain.

30.20.020 – Land Uses and Permit Requirements

- A. Permitted Primary Uses and Structures.** No building, structure or land shall be used and no building, structure or use in the planned residential development overlay zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.20 – A.
- B. Conditional Uses and Structures.** The following uses and structures identified with a “C” in Table 30.20 – A may be permitted in the planned residential development overlay zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Temporary Uses.** Temporary uses (identified with a “T” in Table 30.20 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- D. Permitted Accessory Uses and Structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.20 – A.
- E. Standards for Specific Uses.** Where the last column in the following tables (“See standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

**Table 30.20 – A
PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ZONING DISTRICTS AND PERMIT
REQUIREMENTS**

| LAND USE (1) (2) | PERMIT REQUIREMENT BY ZONE | |
|--|----------------------------|--------------------------------|
| | | See Standards in Section |
| Accessory Uses and Structures | | |
| | PRD | |
| Accessory uses as permitted in the underlying zone | P | |
| Education, Public Assembly, Recreation | | |
| Churches, synagogues, temples and houses of worship | C | |
| Open space | P | |
| Parks and recreational facilities operated by a homeowners' association and approved in connection with a subdivision | P | |
| Private recreational areas on a separate lot | C | |
| Public parks, playgrounds and recreational areas | P | |
| Residential Uses | | |
| Multiple residential dwelling units including apartments, townhouses or similar structures designed to house in separate units more than one (1) but not more than four (4) households per building. Detached residential dwelling units may be required in lieu of attached multiple dwelling units when determined to be in the best interest of the community | P | |
| Temporary Uses | | |
| Temporary uses, as permitted in the underlying zone | T | |
| Key to Permit Requirements | | |
| | Symbol | See Chapter |
| Permitted use | P | |
| Conditional use – Conditional Use Permit required. | C | 30.42 |
| Temporary Use | T | |
| Use not allowed | | |

Notes: (1) See 30.03.010 regarding uses not listed
 (2) See 30.70 for definitions of the land uses

30.20.030 – General Development Standards

**Table 30.20 – B
PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT GENERAL
DEVELOPMENT STANDARDS**

| Development Feature | Requirement by Zoning District |
|---|--|
| | PRD |
| Site Size | 5 acre minimum |
| Perimeter Setback Required | 10 foot minimum when adjacent to existing subdivided property in the ROS, R1R and R1 zones. Must be landscaped or left in their natural state so as to be compatible with and sufficient to protect the privacy and amenity of adjacent uses. |
| Distance Between Buildings and Structures | 8 foot minimum. Any dwelling of two (2) stories or more shall have a minimum horizontal separation distance of twenty (20) feet from any other building and overhanging balconies may not encroach into this space. Walls and fences up to four (4) feet six (6) inches in height may encroach into this separation space. |
| Height Limits | 35 foot maximum for all buildings and structures |

30.20.040 – Additional Development Standards

A. Density.

1. In any planned residential project, the maximum number of dwelling units for the entire project shall be calculated by the total number of acres or fraction thereof of the project inclusive of public or private streets and areas devoted to common use, and shall not exceed the following:
 - a. In mountainous terrain as defined in Section 16.08.270 of this Code, the maximum allowable density for a planned residential project regardless of underlying zoning shall depend on the average slope of the area within the project. The average current slope of a parcel of land shall be computed in accordance with the provisions of section 30.70.020(s) of this Title.

The density for property shall be computed in accordance with the following formula:

$$D = 3 - (S \times 5.6)$$

The letters in this formula shall have the following significance: D = Maximum allowable density in dwelling units per acre; S = Average current slope.

In no event shall the density for a planned residential project exceed the density of the underlying zone, and in no event shall the density be restricted to less than forty-five hundredths (0.45) dwelling units per acre.

- b. In non-mountainous terrain, the maximum allowable density for any planned residential development shall not exceed the following schedule:

Table 30.20 – C

| Development Feature | Requirement by Zoning District | | | | |
|---------------------------------|--------------------------------|--------------|--------------|--------------|--------------|
| | PRD – R1 | PRD – R-3050 | PRD – R-2250 | PRD – R-1650 | PRD – R-1250 |
| Maximum Dwelling Units Per Acre | 4.35 | 10.0 | 18.5 | 20.0 | 20.0 |

- When the development plan of a planned residential development covers an area to be developed in more than one unit of area, the first unit of area shall meet the density requirements of this section. Each succeeding unit of area when combined with the prior units of area shall meet the average density requirements. Where the development is in more than one (1) underlying residential zone, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a separate zone and must then be combined to determine the number of dwelling units allowable in the entire development. The distribution of dwelling units within the development is not to be affected by existing underlying zoning boundaries and the provisions of this chapter shall control.

B. Total Open Space.

- Minimum total open space (including usable open space) shall be established pursuant to the following schedule:

Table 30.20 – D

| Development Feature | Requirement by Zoning District | | | | | | |
|---------------------|--------------------------------|------------------|------------------|------------------|-----------------|----------------|----------------|
| | PRD – ROS | PRD – R1R | PRD – R1 | PRD – R-3050 | PRD – R-2250 | PRD – R-1650 | PRD – R-1250 |
| Total Open Space | 3,200 sq. ft./DU | 3,200 sq. ft./DU | 3,200 sq. ft./DU | 1,600 sq. ft./DU | 1200 sq. ft./DU | 500 sq. ft./DU | 500 sq. ft./DU |

- All of the total open space shall be reserved for use in perpetuity by the residents of the planned residential development. The residents shall own, as an appurtenance to each dwelling or lot, an undivided interest in all open spaces and facilities except those private yard areas required in section 30.20.040 (B)(1) and 30.20.040 (C)(1). Council may require that open space easements indicated in any planned residential development be conveyed to the City. Total "open space" may be improved or that portion not required as usable open space may be left in its natural state, particularly if natural features worthy of preservation exist on the site. The owners of interest shall be responsible for the maintenance of all such open space left in its natural state and shall so maintain such areas so that at no time will they constitute a health, safety, fire or flood menace to the community.
- When the development plan of a planned residential development covers an area to be developed in more than one unit of area, the first unit of area shall meet the minimum total and usable open space requirements of this section. Each succeeding unit of area when combined with the prior units of area shall meet the average total and usable open space requirements of this Section.

C. Usable Open Space.

1. In the development of any planned residential development, the following schedule shall be adhered to in relating the required usable open space to the number of dwelling units proposed to be constructed per residential zone:

Table 30.20 – E

| Development Feature | Requirement by Zoning District | | | | | | |
|---------------------|--------------------------------|------------------|------------------|------------------|----------------|----------------|----------------|
| | PRD – ROS | PRD – R1R | PRD – R1 | PRD – R-3050 | PRD – R-2250 | PRD – R-1650 | PRD – R-1250 |
| Useable Open Space | 2,000 sq. ft./DU | 2,000 sq. ft./DU | 2,000 sq. ft./DU | 1,000 sq. ft./DU | 800 sq. ft./DU | 300 sq. ft./DU | 300 sq. ft./DU |

2. As a portion of the usable open space in the PRD-ROS, PRD-R1R, PRD-R1 and PRD-R-3050 residential zones, there shall be provided for each dwelling unit, at ground level and adjacent thereto, a separate private yard or yards with an average overall finished grade not exceeding five (5) percent and a total area of at least four hundred (400) square feet, of which at least one hundred (100) square feet shall be screened from public view.
3. As a portion of the usable open space in all other residential zones, there shall be provided for each dwelling unit, at ground level and adjacent thereto, a separate private yard or yards with an overall finished grade not exceeding five (5) percent and a total area of at least one hundred (100) square feet, and such yard shall be screened from public view.
4. All usable open space areas shall be provided with watering devices adequate to maintain such areas. The council, in reviewing any precise plan, may disapprove any area designating usable open space where there are physical obstructions or hazards detrimental to the safety of the public.

D. Maintenance of Total Open Space. In the event that the organization or association established to own and maintain the total open space shall at any time after establishment of the planned residential development fail to maintain, as determined by the Director of Community Development, the total open space in reasonable order and condition in accordance with the approved plan, the council may serve written notice upon the owners of interest therein setting forth the manner in which the organization has failed to maintain the total open space. Said notice shall include a demand that such deficiencies of maintenance be remedied within thirty (30) days thereof and shall state the date and place of a hearing before the City Council therein which shall be held within fourteen (14) days of the notice. At such hearing the City Council may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be remedied. If the deficiencies set forth in the original notice or in the modifications thereof shall not be remedied within said thirty (30) days or any extension thereof, the City, in order to preserve the taxable values of the properties within the planned residential development and to prevent the total open space from becoming a public nuisance, may enter upon said total open space and maintain the same for a period of not to exceed one (1) year. Said entry and maintenance shall not vest in the public any rights to use the total open space except when the same is voluntarily dedicated to the public by the owners and accepted by the City. Before the expiration of said year, the City Council shall, upon its initiative

or upon the request of the organization theretofore responsible for the maintenance of the total open space, call a public hearing upon notice to such organization or to the owners of interest of the planned residential development. Said hearing shall be held by the City Council, at which hearing such organization or the owners of interest of the planned residential development shall show cause why such maintenance by the City shall not continue. If the City Council shall determine that such organization is ready and able to maintain said total open space in reasonable condition, the City Council shall cease to maintain said total open space. If the City Council shall determine that said organization is not ready, willing or able to maintain the total open space in a good, clean and safe condition, the City Council may, in its discretion, continue to maintain said space subject to a similar hearing and determination. The cost of such maintenance by the City shall be assessed ratably against the properties within the planned residential development and shall become a lien on said properties. The City, at the time of entering upon said total open space for the purpose of maintenance, shall file a notice of such lien in the office of the County Recorder upon the properties affected by such lien within the planned residential development.

- E. Architectural Design.** Architectural treatments on all exterior walls of any building shall be so designed to avoid a monotonous or continuous facade of the exterior wall. The Director of Community Development may require changes in materials, height, projections in the vertical or horizontal plane or other such facade changes as may be necessary. In no event shall the front and rear facade of any building be in one continuous vertical or horizontal plane.
- F. Slopes.** All cut slopes in excess of fifteen (15) feet in height shall utilize the saw-tooth method of grading with three (3) feet by three (3) feet benching techniques wherever feasible and all slopes shall be rounded to meet existing natural slope.
- G. Soil Testing.** The soil conditions in any proposed subdivision shall be analyzed by a recognized testing laboratory approved by the City Engineer and the results thereof shall be submitted to him. The City Engineer shall instruct the testing laboratory as to location and number of soil tests required and the laboratory's report shall contain recommendations for pavement design and safe soil-bearing values for footings, etc. If the city engineer has professional reasons to believe that the report is inadequate or incomplete, he may reject any recommendation of the laboratory subject to further study or test. All costs in connection with the soil test shall be borne by the subdivider.
- H. Water Systems.** Water systems shall be designed to provide a sufficient amount of water to meet the fire fighting requirements of the area involved as well as domestic water source. The Fire Chief shall review locations for proposed fire hydrant systems and they shall be in conformance with the National Board of Fire Underwriters Standards. In areas where there will be a potential fire hazard, easy, unobstructed access for fire equipment shall be provided. The Fire Chief shall recommend to the Planning Commission the location of fire road easements and firebreaks when needed.
- I. Streets.**
 1. All streets in any planned residential development shall be dedicated for public use unless otherwise approved by the council. It shall be the responsibility of the owner, developer or applicant to justify the necessity or desirability of private streets within the development, which streets shall be required to be designed by a civil engineer to the City of Glendale standards and shall conform to the width, grade, alignment, structural section, and turn around features which are standard for the City. Any proposal for private streets shall include a maintenance plan to be approved by the Director of Public Works.
 2. Requirements related to streets shall be as specified in Title 16 of this Code.

J. Improvements and Dedications.

1. Where any land is to be conveyed for a public use, a guarantee of title issued by a title insurance company in the name of the City of Glendale and at the expense of the landowner of the land being conveyed to or for the benefit and protection of the City of Glendale showing all parties whose consent is necessary and the nature of their interest therein, shall be filed with the conveyances of said land to the City of Glendale.
2. Where public improvements are to be constructed or where improvements are to be made upon lands to be conveyed to the City of Glendale, the landowner shall execute and file an agreement between himself and the City providing for the installation of such improvements based on the City Engineer's estimate of the landowner's costs and expenses in accordance with the approved development schedule contained in the precise plan. This agreement shall be accompanied by a faithful performance bond in the amount of one hundred (100) percent of the City Engineer's estimate. Such improvement agreement and performance security provided for herein shall be considered in like manner as are requirements upon improvement agreements and faithful performance bonds under regulations for subdivisions in the City of Glendale. Such improvement agreement and faithful performance bond shall also include and cover the installation of landscaping and planting as required by an approved plan thereof whether such landscaping and planting shall be upon public or private lands. Where public improvements are installed prior to any conveyance to the City, all work shall be inspected by the City as to conformity with "Standard Specifications Public Works Construction 1976 Edition" and "The City of Glendale, Specifications, General Conditions" and include the latest revisions and supplements thereto as adopted by the City Council and no faithful performance bond deposit need be provided.

K. Parking.

1. All parking and loading areas and vehicle accessways shall be in compliance with the provisions of Chapter 30.32 of this Title.
2. For common recreational facilities and any nonresidential uses, adequate additional off-street parking spaces shall be provided to handle the contemplated use of the facilities of the development.
3. The development plan and the precise plan shall designate the specific locations of guest parking facilities and the Planning Commission may recommend and the City Council may require alternate locations for guest parking.

30.20.050 – Exceptions to Development Criteria

The council shall have the authority to accept lesser development criteria, including the density of multiple residential dwelling units, as specified in Section 30.20.04 0.A, General Development Standards as specified in Section 30.20.030 and Additional Development Standards, as specified in Sections 30.20.040.A through I and 30.20.040.K, when they determine in writing all of the following:

- A. The exception is proper in relation to adjacent uses and structures;
- B. The exception will not be materially detrimental to the character of the development in the immediate neighborhood or endanger the public health, safety, or general welfare;

- C. The exception is essential or desirable to the public convenience or welfare;
- D. The exception will not impede the normal and orderly development or improvement of the surrounding property;
- E. The exception to the exterior architectural appearance of any proposed structure will not be so at variance with architectural appearance of the structures already constructed or in the course of construction in the immediate neighborhood as to cause substantial depreciation in the property values within the neighborhood;
- F. The exception shall not result in the reduction of natural ridgelines or increase the scarring of natural terrain to a greater degree than would otherwise be permitted;
- G. The exception is consistent with the purposes enumerated in this ordinance.

However, nothing in this section shall authorize an exception to the density criteria specified in Section 30.20.040.A.1.a.

30.20.060 – Development Plan and Precise Plan

- A. Development Plan.** The development plan shall be intended as a broad plan designed to indicate the concept of the development without extensive details and shall be in the form of a map, statement, rendering or other materials and, unless otherwise noted, sixteen (16) copies of which, including a brown-line transparency at a minimum scale of fifty (50) feet to the inch, shall be submitted with the change of zone request showing the following:
 - 1. The site proposed for the development, including boundary designations of the perimeter of the site, together with a complete legal description of the property;
 - 2. The location and dimensions of all recorded easements within the site, together with a preliminary title report;
 - 3. The name of the landowner or landowners and developers of the site;
 - 4. The roadway and right-of-way widths, approximate grades, location, names of any potential street connections with respect to surrounding or adjoining streets and proposed streets within the project;
 - 5. A description and use of adjoining properties;
 - 6. The existing topography and the proposed changes in topography of the site on slopes less than five (5) percent, two (2) foot contour intervals; slopes five (5) percent to ten (10) percent, five (5) foot contour intervals; slopes greater than ten (10) percent, ten (10) foot contour intervals. Cross sections shall be submitted indicating existing and proposed grades that are adequate in the judgment of the Director of Community Development to express the nature of the proposed development including the depiction of cut, fill and natural areas proposed for the entire site;
 - 7. The location of existing public utilities on the site, in the vicinity of the site, and the proposed extensions to the site;

8. The location of existing buildings and structures on the site designated for retention or removal;
9. Preliminary locations, grades and dimensions sufficient to determine compliance with the intent of this ordinance of areas proposed for structures, buildings, usable open space areas, parking and other uses proposed to be a part of the development, including a tabular summary of the following:
 - a. The gross area in acres and square feet;
 - b. The number of dwelling units and the characteristic features of the unit, i.e., type, size, style, etc.;
 - c. The number of dwelling units per gross acre;
 - d. The total area of open space in acres and square feet per dwelling unit;
 - e. The total area of usable open space in acres and square feet per dwelling unit;
 - f. The total area of streets, driveways, and parking areas in acres and square feet;
 - g. The total area of dwellings and garages in acres and square feet;
 - h. The number, height, (over twenty-five (25) feet) and grade of cut and fill slopes; and
 - i. The total cubic yards of cut and fill.
10. Plans, elevations, cross-sections and renderings demonstrating architectural features of the typical residences, community buildings, and other structures proposed to be constructed on the site;
11. The nature and location of any off-site improvements proposed for development as part of a planned residential development;
12. A preliminary grading plan clearly indicating existing and proposed contours to depict the proposed change of shaping of the topography necessary to develop the site. The contour interval shall not be greater than those specified in section 30.20.060 (A)(6). This plan shall also indicate the steepness of all cuts and fills, rate of grade of all streets and driveways, general location of appurtenant drainage systems and total quantities of cut and fill. Any borrow or disposal sites shall be a part of the preliminary grading plan; in addition, a preliminary geological and soils engineering report in sufficient detail to provide a basis for a reasonable preliminary evaluation of the conditions on the site.
13. One (1) month prior to the hearing scheduled in the Planning Commission on the tentative map, the subdivider may be required to submit to the City Engineer a drainage plan satisfying the requirements of sections 66483 and 66487 of the Government Code in a form suitable to be adopted by reference by ordinance to satisfy the provisions of said section.
14. A narrative description of the following:
 - a. The improvements proposed to be installed in the usable open space areas;

- b. Procedures, locations and methods of trash handling and collection;
- c. Traffic control devices and methods;
- d. The concept and the intent of the development and how it achieves the purposes of this ordinance.

15. The Director of Community Development may require such other information as determined necessary.

16. Upon written application by the landowner, stating the specific reasons and subsections, the Director of Community Development may waive or modify any of the above requirements if such information is not necessary for the proper presentation of the development plan.

17. Whenever the City Council finds and determines that the development depicted in the development plan would tend to be detrimental to existing improvements immediately external and adjacent to the proposed planned residential development, it may deny or require revision of the development plan to provide for the improvement of all or a portion of its peripheral lots, parcels and areas in a manner compatible with or not materially detrimental to such existing properties.

B. Application for Precise Plan Approval. Within one (1) year after the approval of the development plan of any planned residential development, the petitioner shall submit to the City Council six (6) white copies of the precise plan, or, when applicable, the precise plan of the first unit of area to be developed and a brown-line transparency at a minimum scale of fifty (50) feet to the inch, based on the approved phasing schedule of precise plan as heretofore provided. When there are two (2) or more units of area to be developed, the precise plan for each subsequent unit of area must be submitted to the City Council in the manner herein prescribed for the first unit of area no later than one (1) year after completion and acceptance by the City of all the public improvements of the respective previous unit of area. Upon application by the landowner, extensions not exceeding a combined total of two (2) years may be granted by the City Council.

C. Nature of Precise Plans. Precise plans are intended to be detailed refinements of plans for development as such and shall be reasonably accurate representations in detail of the total aspects of the approved development plan and shall not vary materially therefrom. Precise plans shall contain the following:

- 1. The dimensions and locations of all proposed structures, buildings, as well as grades of streets, sewers, storm drains, parking areas, yards, playgrounds, school sites, open space useable, open space total, and other public or private facilities. Such plan shall include a tabular summary of those items specified in section 30.20.060.A.9 and a narrative description of those items specified in Section 30.20.060.A.14.
- 2. A tentative tract map in conformance with the provisions of the State of California Subdivision Map Act and Title 16 of this Code, except therefrom the provisions of Chapter 16.20 of said Title.
- 3. Landscaping plans prepared by a licensed landscape architect.

4. Architectural drawings prepared by a licensed architect demonstrating the design and connection of the proposed structures, buildings, uses and facilities and the physical relationship of all major elements.
5. Other pertinent information as may be deemed necessary by the Director of Community Development to determine that the precise plan is in substantial conformance with the approved development plan.
6. Final phasing and development schedules pursuant to the criteria specified in Section 30.20.090.
7. Engineering drawings for grading plans shall be prepared by a registered engineer and submitted for approval.

D. Council Action on Precise Plans. The City Council shall consider the proposed precise plan or any appropriate phase thereof. The Director of Community Development, prior to such meeting of the City Council, shall transmit copies of the proposed precise plan to the various officials of the City involved for the securing of their written reports as to the substantial conformance of the precise plan with the approved development plan and conformance with applicable ordinances which shall be presented to the City Council. The City Council, upon receipt of the precise plan, shall give consideration thereof and shall determine if it is in substantial conformity with the approved and adopted development plan. The City Council shall have the discretion and power to disapprove such precise plan where it is not in substantial conformity with the adopted development plan. Such disapproval shall be without prejudice to the preparation of a revised precise plan that is in substantial conformity with the adopted development plan. After approval of any precise plan by the City Council, the Director of Community Development shall certify such plan including all diagrams and conditions thereof.

E. Modification of the Development or Precise Plan. Revisions to an approved development plan shall only be permitted in accordance with the procedure prescribed in Article XV, Section 2 of the Charter and Chapter 30.63 of this Title, and revisions to an approved precise plan shall only be permitted in accordance with the procedure prescribed in Section 30.20.060(D). However, nothing in this Section shall prohibit the Director of Community Development from approving minor variations in building location and configuration, landscaping features and similar minor treatments.

30.20.070 – Initiation of Change of Zone

Initiation of change of zone to the planned residential development zone shall be made by the landowner in accordance with the provisions of article XV, section 2 of the charter and Chapter 30.63 of this title and shall be accompanied by a development plan.

30.20.080 – Action on Change of Zone

The planning commission and the council shall consider the proposed change of zone and shall take such action as deemed suitable as prescribed by the provisions of article XV, section 2 of the charter and chapter 30.63 of this title, including the promulgation of any conditions.

30.20.090 – Phasing and Development Schedules

When the development plan of a planned residential development covers an area to be developed in more than one (1) unit of area, then the petition for rezoning shall specify upon the development plan a phasing schedule providing for completion and presentation of precise plans covering such units of area and a development site schedule indicating the approximate dates when commencement and completion of construction will occur. The development site schedule shall be of sufficient detail to indicate the proposed relationship and order of commencement and completion of the entire development and individual phases thereof to the development plan, including the specific information required in section 30.20.060. Upon approval of this phasing schedule by the council, the developer shall cause the precise plans of the several units of the area to be prepared and submitted in accordance with such schedule.

30.20.100 – Issuance of Permits

No building permit or grading permit shall be issued until the approval of a precise plan for a planned residential development shall have become effective. Further, no use and occupancy certificate shall be issued until the approval and recordation of a final tract map of a planned residential development in conformance with the provisions of the state of California Subdivision Map Act and title 16 of this Code, except therefrom the provisions of chapter 16.20 of said title has become effective and the public improvements have been installed or a cash bond has been posted to the satisfaction of the appropriate agencies. Where any requirement of the subdivision regulations requires any specific act of the landowner, the granting of a building permit and use occupancy certificate shall not be granted until compliance has been made with such subdivision regulation.

30.20.110 – Final Building Permit Plans

Any building permit plans submitted in connection with an application for building permits shall be in substantial conformance with the approved precise plan prior to the issuance of any permits for the erection or enlargement of any buildings within an established planned residential development project. Final building site plans and elevation plans for all buildings and landscaping within the development or approved phase thereof shall be submitted to the director of planning for review and approval.