

Study Session: Planned Developments

Planning Commission
July 28, 2021





Study Session: Planned Developments

Planning & Community Development Department

Background

- PD's intended for sites with opportunity to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character.
 - > Only large sites (2 acres) eligible to encourage assembly of properties and holistic development rather than piecemeal
 - > Flexibility to achieve quality design, encourage variety, and avoid monotony
- The PD Plan prescribes development standards and land uses in the PD.
 - > Density and FAR required to be consistent with Land Use Diagram/Zoning Code
 - > Cannot exceed Central District Height Diagram



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Background

- Changes to PD Standards following 2015 General Plan adoption
 - > Land Use Map Updated
 - > Removed requirement that allowed uses in PD are consistent with Specific Plans
 - > Allowed increases up to 87 du/ac or 3.0 FAR for exceptional projects
- Creation of a PD is a legislative action and the City Council has broad discretion when considering such a request.



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Background

- **PD Projects Since Changes Adopted**
 - > **PD 35 (Colorado/Hill) - Approved**
 - FAR increased from 2.25 to 2.90
 - Density consistent with Land Use Map

 - > **PD 36 (Space Bank) – Approved**
 - Density and FAR consistent with Land Use Map

 - > **PD 37 (740-790 E. Green St) – Under Review**
 - Density and FAR Consistent with Land Use Map



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Background

- **PD Projects Since Changes Adopted (continued)**
 - > **PD 38 (1307-1309, 1355 Lincoln Ave) – Under Review**
 - Density and FAR consistent with Land Use Map
 - > **PD 39 (465-577 S. Arroyo Pkwy) - Under Review**
 - Density and FAR consistent with Land Use Map
 - > **PD 40 (444 N. Fair Oaks Ave) - Under Review**
 - FAR increased from 2.25 to 2.35
 - Density consistent with Land Use Map + Density Bonus
 - > **PD 41 (452 N. Los Robles) - Withdrawn**
 - Density and FAR consistent with Land Use Map



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Concerns

- Scale and intensity of larger developments
- Consistency of new development with General Plan, Specific Plans, and Zoning Code
- Public participation in the development of plans for larger sites
- Community benefits

Potential Approaches

- **Eliminate PD's as a regulatory tool**
 - > Larger sites subject to standard zoning provisions and development standards
 - > More focus on complying with regulations; less focus on creatively addressing intent of regulations
 - > Less incentive to assemble smaller lots
 - > Projects still eligible for density bonus and concessions

- **Reform PD's to better achieve desired outcomes**
 - > Require community benefits
 - > Expand required findings to include consistency with zoning district and applicable Specific Plans
 - > Establish minimum requirements for public outreach and participation
 - > Other ideas?



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Reforming Planned Developments

- **Expand required findings**
 - > Each zoning district includes purpose statements that guide the underlying regulations
 - > Specific Plans include vision statements for sub-areas, goals, and policies that describe the intent of the underlying regulations

- **Community Benefits**
 - > Develop a series of potential community benefits that must be implemented with any PD based on needs of the surrounding neighborhood
 - Affordable housing (beyond inclusionary requirements)
 - Publicly accessible parking
 - Public open space



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Reforming Planned Developments

- Public Outreach
 - > Establish minimum requirements for applicants to conduct community outreach
 - > Specify timing and scope of outreach (e.g. prior to submittal of application)



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Next Steps:

- Discussion and feedback during Study Session
- Return with more detailed recommendations at future meeting

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