



PLANNED DEVELOPMENT PERMIT

Planned Development Permits provide a vehicle for medium to large scale residential, commercial and/or industrial development within an existing zoning district by encouraging **flexibility** in design standards to achieve the following objectives:

- ▶ Promote the most appropriate use of the land.
- ▶ Encourage the development of innovative projects, which incorporate the highest quality of architectural solutions, building materials and landscaping concepts.
- ▶ Promote the most functional and aesthetic relationships between buildings, structures, signs, open space and parking areas.
- ▶ Encourage the development of quality open space and recreational opportunities within projects.

Modifications to Zoning Requirements

The Planned Development Permit allows **certain** zoning requirements to be different from those which otherwise pertain to the zoning district in which the property is located. Modifications to zoning requirements can only be granted by approval of the Zoning Administrator or Planning Commission if it is determined that the proposed development will provide an environment of physical and functional desirability, in harmony with the character of the surrounding neighborhood or district. However, **not all requirements can be modified:**

Modification Possible	No Modification
<ul style="list-style-type: none">▶ Maximum height of structures▶ Maximum lot coverage▶ Minimum building site sizes▶ Minimum front, side and rear yard setbacks.	<ul style="list-style-type: none">▶ Density (number of units) – unless finding for density bonus▶ Required off-street parking▶ Open space requirements▶ Floor Area Ratio (FAR)

Planned Development Permit Submittal

The following materials are required in order to submit an application for a Planned Development Permit:

1. Eight sets of the **Site Plan** drawn to scale and completely dimensioned. The Site Plan shall show all of the existing and proposed structures, off-street parking and loading facilities, driveway, curb cuts, areas to be landscaped, setbacks, signs, lighting, fencing, and property lines.

Community Development – Planning Services

P. O. Box 391, Redwood City, CA 94064
1017 Middlefield Road, Redwood City, CA 94063
(650) 780-7234, FAX (650) 780-0128

www.redwoodcity.org – E-Mail: planning@redwoodcity.org

2. Eight sets of **Building Elevations** drawn to scale (recommended scale 1/4" or 1/8") showing all four sides, including type of siding material, roofing material, size and location of windows and doors, size and type of trim, and proposed color(s). For room additions, please indicate if material, color, trim, etc. will match the existing residence.
3. Eight sets of **Site and/or Building Sections** drawn to scale per Planning Services
4. A **Development Plan** containing sufficient information to establish or identify the proposed uses, exact dimensions, and locations to the proposed structures, parking, and loading facilities, pedestrian walkways, and existing and proposed streets, easements, and property lines; and also containing provisions for recreation spaces to meet the needs of the anticipated population of the area for which the Planned Development Permit is sought.

NOTE:

- All drawings for a Planned Development Permit must be prepared by a licensed Architect.
- Drawings shall be folded to approximately 8 1/2" x 11".

5. An **8 1/2" x 11" set of black line print(s)** of the development plan.
6. A **topographic map** showing existing natural features of the land including, but not limited to, trunk diameter (girth) and species of existing trees, rock formations, and creeks; and showing what effect the proposed development will have on the existing natural features.
7. **Statement of justification** as to why the development should be permitted in this location, how it relates to other permitted uses in the surrounding neighborhood, and how the development conforms to the General Plan of the City.
8. Signed **Application Form** by the owner or authorized agent (proof of ownership must be submitted).
9. **FEES:** less than 1/4 acre: \$2,500 initial deposit
greater than 1/4 acre: \$5,000 initial deposit
10. Completed **Environmental Review** Application (if necessary). See selection entitled "Environmental Assessment" for further information.

NOTE: Please see Article 46 (Planned Development Permits) of the Zoning Ordinance for additional information.

Incomplete applications will not be accepted.