ORDINANCE NO. 693

AN ORDINANCE AMENDING ORDINANCE NO. 440,
THE SOLANO COUNTY ZONING ORDNANCE

The Board of Supervisors of the County of Solano, State of California, does ordain, as follows:

SECTION 1. Section 21 of Ordinance No. 440, the Solano County Zoning Ordinance is hereby amended to read:

SECTION 21. PLANNED UNIT DEVELOPMENT PERMIT

a. Purpose

Where a special design proposal for a substantial development involving a use or several coordinated uses of land makes it desirable to apply regulations more flexible than those contained elsewhere in this ordinance, a Planned Unit Development Permit may be granted. The purpose of such permit is to grant diversification in the use of land and location of structures not otherwise permitted under district regulations and enable innovation in the design of buildings, site treatment, allocation of open space and landscaping while insuring adequate standards relating to public health, safety, welfare and convenience in the use and occupancy of such planned buildings and facilities.

b. Conditions

In any district the Planning Commission may grant for a Planned Unit Development exceptions to district regulations as to use, building height of bulk, yards, and open areas, or other provisions of this ordinance when the following conditions are found:

(1) The tract or parcel of land involved must be a minimum of four (4) acres in area and must be either in one ownership or the subject of an application filed jointly by the owners of all the property included. All of the property included shall be an essential part of the integrated function of the total development. In cases of remnant parcels, as herein defined, Planned Unit Development Permits may be granted for areas of less than four (4) acres.

(2) The proposed development must be designed to produce an environment of stable and desirable character and must provide over-all standards of population densities, of open space, of circulation, and of off-street parking in conformance with the general plan of the County.

(3) The various elements of the development plan, including structures, grounds, open space and land use, must relate to one another in such a way as to form a harmonious integrated whole of sufficient unity to justify exceptions to the normal regulations of this ordinance.

(4) The development plan shall not adversely affect adjacent properties.

c. Application,

(1) Application shall be filed with the Zoning Administrator and shall be accompanied by a plan of the total development drawn to scale and fully dimensioned showing: the uses or uses; locations and architecture of proposed structures including signs; the contemplated systems of drainage, water supply, sewage disposal, and other utilities; vehicular and pedestrian access, and circulation; parking spaces; landscaping and open areas, if any, to be reserved for parks, playgrounds, public sites, and other open spaces. The applicant shall also submit such other pertinent information as may be necessary for the Planning Commission to clearly ascertain the appearance, function, and affect of the development and enable a determination that the contemplated arrangement or use can be achieved as represented and the same makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this ordinance.

(2) Each Planned Unit Development Permit application shall be accompanied by a fee of seventy-five (75) dollars, no part of which shall be refundable.

d. Public Hearing

The Planning Commission shall hold at least two (2) public hearings on any proposed Planned Unit Development Permit application.

e. Public Notice

At least ten (10) days prior to the first public hearing, notice of the proposed Planned Unit development and of the public hearings thereon shall be given by
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publication in a newspaper of general circulation in the County and by posting in the vicinity of the property involved or by mailing of such notices as may be prescribed by State Law.

f. Action

The Planning Commission shall act upon an application for a Planned Unit Development Permit within ninety (90) days of the date of such application and shall forthwith notify the applicant of action taken. The Planning Commission may authorize the development as submitted or may modify, alter, adjust, or amend the plan before authorization. The Planning Commission shall carefully consider any proposed partial, staged or phased construction of the Planned Unit Development and may approve the same only when the initial construction involves a minimum of four (4) acres all of which shall be an essential part of the integrated function of such initial construction. The Planning Commission shall attach such additional conditions as are in its opinion necessary to assure completion of the total development and the objectives of this ordinance. The development as authorized shall be subject to all conditions so imposed, and shall be excepted from other provisions of the ordinance only to the extent specified in the authorization.

g. Revocation

In any case where a granted Planned Unit Development Permit has not been exercised within one (1) year after the date of granting thereof, then without further action by the Zoning Administrator and/or Planning Commission, the permit shall be null and void, except that upon written request by the applicant the Planning Commission may authorize an extension of the permit not to exceed one (1) year. Only one such extension may be granted. Completion of at least the initial construction as approved, of the total development as approved, shall constitute exercise of the permit within the meaning of this section.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be published once in the Times-Herald, a newspaper of general circulation in the county of Solano, not later than fifteen (15) days after the date of its passage and adoption and shall take effect thirty (30) days from and after its passage.

I, Neil Crawford, County Clerk and Ex-officio Clerk of said Board of Supervisors, hereby certify that the above and foregoing ordinance was regularly introduced, passed and adopted at a regular meeting of the Board held on the 27 day of August, 1968, by the following vote;

AYES SUPERVISORS Bradley, Brazelton, Church, Kilby & Godfrey

NOES SUPERVISORS none

ABSENT SUPERVISORS none

WITNESS my hand and the official seal as such Clerk this 27 day of August, 1968/