

D. SPECIAL IMPLEMENTATION TECHNIQUES

The General Plan establishes the rationale, goals, objectives, and policies for future actions within the community. However, since areas of the community differ in characteristic, topography, development potential, and intensity, special implementation programs provide a means to carry out certain objectives of the General Plan, which will benefit the community. These special implementation techniques include: clustering, open space management, development agreements, redevelopment and financing options.

1. Policies Regarding Clustering

Clustering is useful when trying to protect sensitive natural resources, avoid hazardous areas, or preserve the natural appearance of hillsides. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce cost of building and maintaining public road, and decrease grading in environmentally sensitive areas. In general, sites less than five acres are too small to benefit from the clustering concept.

The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories adjusted for natural floodways. The number of dwelling units actually permitted for development in a cluster development may be less following application of the following provisions that shall govern cluster development projects.

Cluster

Policy D1.1: Minimum Lot size standards for single-family cluster development shall be:

<i>Designation</i>	<i>Minimum Lot Size</i>
Rural I	2 acres
Rural II	1 acre
Estate I	20,000 square feet
Estate II	10,000 square feet
Suburban	7,920 square feet
Urban I	3,630 square feet

(Amendment to this policy is subject to voter approval.)

Cluster

Policy D1.2: The provisions for clustering units shall be utilized only within Planned Development Zones or Specific Planning Areas. **(Amendment to this policy is subject to voter approval.)**

**Cluster
Policy D1.3:**

Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.4:**

Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with Community Design (see Chapter V) and zoning policies. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.5:**

In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.6:**

Under the clustering provisions, at least 50 percent of all residential lots must backup to open space areas. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.7:**

When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.8:**

When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.9:**

Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties. (Amendment to this policy is subject to voter approval.)

**Cluster
Policy D1.10:**

Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies. **(Amendment to this policy is subject to voter approval.)**

**Cluster
Policy D1.11:**

Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation. **(Amendment to this policy is subject to voter approval.)**

**2. Policies Regarding Open Space Management
(Please Refer to Chapter V; Open Space/Conservation)**

3. Policies Regarding Development Agreements

Development agreements allow the City to enter into a contract with a developer in which the City effectively promises not to change its planning or zoning laws applicable to the development for a specified period of time. In return, the developer would commit to construct specific improvements, provide public facilities and/or services, develop according to a specified time schedule or make other commitments which the City ordinarily cannot require of the developer.

Dev. Agreement

Policy D3.1:

Development Agreements may be permitted in Urbanizing 2A Tiers of the General Plan whereby facility deficiencies can be upgraded by a developer in consideration for a development commencing construction prior to adoption of a Subarea Facilities Plan.

Dev. Agreement

Policy D3.2:

Development Agreements for Specific Planning Areas #2 and 4 allowing increased density may be permitted in excess of the basic entitlement provided but not beyond the maximum stated in the SPA section if community benefits above and beyond the impacts of the project are provided. The yield/benefit determination shall be made by the City Council.

Dev. Agreement

Policy D3.3:

Development Agreements for residential projects shall specify the number of building permits to be allocated on a yearly basis and the correlated provision of facilities and/or financing for on-site or off-site community benefit.