



Community Development Department, 919 Palm Street, San Luis Obispo, California 93401. (805) 781-7170

Planned Development Rezoning

Application Fee: \$8,410
Effective: 7-01-11

Information on this list must be submitted for your project to be accepted for processing, reviewed and scheduled for hearing. These are the minimum requirements and additional information and plans may be required to evaluate your application following initial review by staff. Applications not containing the necessary information as shown on the checklist will not be accepted for review. Check each box to indicate that you have provided the appropriate information.

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Completed Planning Application Form:
Applications can be obtained from the Community Development Department or by mail, fax, or at www.slacity.org.

Map exhibit on an 8 1/2" X 11" sheet taken from the official zone map with the area to be changed highlighted and the proposed change clearly labeled.

Preliminary development plan including the following items:

A legal description of the total site.

A detailed statement of the objectives to be achieved by the planned development through the proposed development.

A statement of the applicant's intentions regarding future sale or lease of all or portions of the planned development.

A schedule indicating the approximate dates when construction of the development or phases of the development are to be started and completed.

A summary of the total number and type of dwelling units, parcel sizes, coverage, modified and natural open space, grading, residential densities, and areas devoted to non-residential uses.

Identification of portions of the development which do not conform to Use Regulations, Property Development Standards, or other provisions of the Zoning Regulations for the underlying zone and reason for the deviation from these standards.

Information on land area adjacent to the proposed development indicating important relationships between the proposal and surrounding land uses, circulation systems, public facilities and natural features.

12 sets of plans, folded, 1"=10' min. scale, and 1 set of plans reduced to 8 1/2" x 11"

(All plans should be in U.S. Customary or English Units)

Each set of plans must contain:

Existing site conditions, including elevation contours, watercourses and vegetation. Include, the name, location, width and directions of flow of all watercourses and flood-control areas within and adjacent to the property involved and the location, type, trunk and canopy diameter of all trees on the property and indicate status (e.g. to be removed, maintained, or relocated); notations as to general type of vegetation in areas not occupied by trees.

Proposed lot designs.

Location and floor area of existing and proposed buildings or outlines of areas within which building may be located.

Location and size of all areas to be conveyed or reserved as common open spaces or for public or semi-public uses.

Existing and proposed sidewalks and paths.



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Existing and proposed circulation system of arterial, collector, and local streets; off-street parking, loading, and emergency access areas; points of access to public rights-of-way; proposed ownership of circulation routes.

Existing and proposed utility systems, including sanitary sewer, storm drainage, water, electricity, gas and telephone.

Low Impact Development (Stormwater Requirements)

a) **Tier 1 Projects.** Any project that creates between 2,500 sf to 5,000 sf of increased impervious surface. A Tier 1 project is required to utilize at least one (1) stormwater runoff reduction (LID) measure from the list below.

b) **Tier 2 Projects.** Any project that creates more than 5,000 sf of increased impervious surface. A Tier 2 project is required to utilize at least two (2) stormwater runoff reduction (LID) measures from the list below.

c) **Tier 3 Projects.** The following projects are considered Tier 3 projects. Tier 3 projects require at least two (2) LID measures, from the list below, that retain or reduce runoff and may be subject to further requirements upon review.

- Automotive repairs shops
- Commercial developments of 100,000 sf or more
- Gasoline stations
- Parking lots larger than 5,000 sf that are potentially exposed to stormwater runoff
- Parking lots of 25 spaces or more that are potentially exposed to stormwater runoff
- Single family residential homes on hillsides
- Residential tentative subdivision maps with a potential of 5 or more units
- Restaurants

LID Measures

- Rain garden
- Vegetated swales
- Hollywood driveway
- Bio-retention system
- Infiltration planters
- Amend soils
- Down-spout disconnect
- Reduce roadway surface (where permitted)
- Porous paving systems
- Open-cell block pavers
- Open-joint block pavers
- Porous turf pavement
- Pavement disconnection
- Rain barrel
- Rain water harvesting
- Green roofs
- Stormwater ponds
- Wetland creation
- Other, as approved by this agency

A conceptual landscape plan, including Water Efficient Landscape Standards
a) The square footage of each Hydrozone area (landscaped areas having plants with similar water needs, served by valves with the same irrigation schedule)
b) Completed Worksheet for Maximum Applied Water Allowance and Estimated Total Water Use calculations

[Can complete online & print, or download Excel worksheet from <http://www.slocity.org/utilities/download/Indscpcalc.xls>]

A preliminary grading plan.

Inclusionary Housing:
Provide a statement indicating how the project will meets its inclusionary housing requirement including plans showing the number, type and location of affordable units to be built or converted and the term of affordability, or a preliminary calculation of in-lieu fees, or an offer of land dedication.

Water Ways Management Plan Compliance:
Detailed analysis of the site will be required for some projects, consistent with Section 2.2, Volume III of the WWMP, the City's Drainage Design Manual. Drainage analysis submittals shall include adequate supporting hydrologic and hydraulic information for the proposed improvements. The Hydrologic and Hydraulic Analysis Report shall be prepared by a Civil Engineer registered in the State of California. Details of report contents are in Section 2.2 of the Manual.



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Green Building Checklist

Applications for the construction of non-residential projects over 5,000 square feet of gross floor area, or the construction of residential projects with five or more dwelling units shall include a **completed green building checklist**. Applicants shall evaluate and score the proposed project using the appropriate checklist for the type of development. Non-residential projects shall use the most current LEED – NC Checklist for New Construction. For residential projects, applicants shall use the California Build It Green Checklist for either single family or multi-family dwellings; or may use a LEED checklist for residential development. Applicants are encouraged to submit a **narrative** describing how the green building credits will be achieved. Applicants are encouraged, but not required, to submit a green building checklist for projects not listed above. As provided in Chapter 5.5.7 of the City’s General Plan, staff and advisory bodies shall provide non-mandatory comments on the completed green building checklists, as appropriate. Completed development projects are encouraged, but generally not required to achieve LEED or other green building certification.

Checklists are available from the Community Development Department, or at: <http://www.usgbc.org/>: and www.slogreenbuild.org/library/.

End Note: See Resource list of documents at <http://www.slocity.org/communitydevelopment/docsandforms/adcodesdocs.asp>

I, the undersigned Applicant/Representative, do verify that all the items necessary for this project and as checked above are included in the attached submittal.

Name (Printed)

Signature

Date