

**Appendix D: Deconstructed Approval Ordinance
Table**

PD 1.1		
1	The "Zoning Map of the City of Arroyo Grande", referred to in Section .302 of Title 9, Chapter 4 of the Municipal Code is amended so that the zones and boundaries of certain districts shown therein and thereon are changed so as to be the zones and boundaries as shown and designated on the map attached hereto, and by this reference incorporated herein, which map is entitled "A Section of the Zoning Map of the City of Arroyo Grande, Amended by Ordinance NO. 140 C.S. of the City of Arroyo Grande", and said map, marked Exhibit "A", and all notations and references shown thereon shall be as much a part of this ordinance as if the matters shown on said map were all fully described herein, and the Districts and zones and boundaries of the property shown therein from and after the effective date of the adoption of this ordinance. The properties intended to be rezoned and the changes in the zoning accomplished hereby are described as follows:	140 C.S.
2	Said property is prezoned "P-D", Planned Development, and is hereby zoned "P-D" to become effective upon annexation of said property to the City of Arroyo Grande, pursuant to Arroyo Grande Municipal Code Section 9-4.3209.	140 C.S.
3	<p>Purpose:</p> <p>The purpose of this zoning and approval of the Tentative Subdivision Map is to provide developable parcels of property for sale. Utilities are available to all parcels being created at the time of recordation of said tentative map, but are not necessarily adjacent thereto. A copy of said tentative map is attached hereto, marked Exhibit "B" and incorporated herein by reference. Any reference to parcels referred to in this Section 3 or Section 4 hereof refers to the parcels as designated on said tentative map. Extension of utilities will be required to any parcel prior to development.</p> <p>No Parcel included in Subdivision Map No. 604 (Oak Park Acres) shall be developed in any way, except for one single-family home on residential parcels, until such time as a subdivision map and/or a development plan has been reviewed and approved by the City Planning Commission and City Council.</p> <p>Any proposal that will change any portion of the land use as indicated on the Subdivision Map No. 604 shall be deemed a change in the zoning. Any proposed change will require reconsideration of the entire project through the full and proper zone change procedure with the public retaining all of their rights regarding zone changes.</p> <p>The following requirements will provide for all off-site improvements required with the development of any one or all parcels of the proposed project and is phased so that there will be no question regarding the responsibility for these improvements.</p>	140 C.S.
4	Parcels 13 and 14 (Open Space) – The ultimate use of the open space parcels 13 and 14, and any improvements thereon are to be approved by the Planning Commission of the City of Arroyo Grande, prior to any development. These parcels may be used for grazing, permanent pasture, recreation, or similar uses. They may be used as easements for any public utilities, subject to City approval.	140 C.S.
5	ORDINANCE CONTROLS - The development of all parcels shall comply with all ordinances of the City of Arroyo Grande. The development of each parcel shall be in keeping with the applicable zoning as set out in the Zoning Ordinance of the City of Arroyo Grande.	140 C.S.
6	<p>Development Plan:</p> <p>The following controls are imposed to establish goals and maximum land use of each individual parcel of Subdivision Tract Map</p>	140 C.S.

	<p>#604, Oak Park Acres.</p> <p>GOALS:</p> <ol style="list-style-type: none"> 1. Assure retention of its natural beauty. 2. Provide affordable residences for senior citizens in pleasant and quiet surroundings with on-site facilities to meet most of their physical, social, and health needs. 3. Provide rental units for middle income people, keeping adult and family units in separated areas. 4. Provide single-family residences with larger than average lots with a rural atmosphere oriented to equestrian and ranchette type activities. 5. Provide shopping and service facilities to support the majority of the needs of the community. 6. Control building design, landscaping, and site layout to insure preservation and improvement of the environment of the community. <p><u>Control building design, landscaping and site layout to insure preservation and improvement of the environment of the community. The particular uses permitted for the various parcels shall be limited and controlled as follows:</u></p>	<p><u>246 C.S.</u></p>						
<p>7a.</p>	<p>Parcels #1 and #2 (Zoned "H S") – if not taken by the County, the uses permitted shall be limited to businesses catering to highway traffic, such as motels, service stations, and restaurants, and normal satellite accessory uses.</p> <p><u>Parcels 1 and 2(291 C.S.): Those uses set forth in Exhibit A attached hereto.</u></p> <table border="1" data-bbox="262 764 1703 1409"> <tr> <td data-bbox="262 764 989 1016"> <p>A. <u>Major Tenants</u></p> </td> <td colspan="2" data-bbox="989 764 1703 1016"> <p><u>Supermarket</u> <u>Drug Store</u> <u>Junior Department Store</u> <u>Discount Store</u> <u>Home Improvement Center</u> <u>Hardware Store</u> <u>Theatre</u></p> </td> </tr> <tr> <td data-bbox="262 1016 989 1409"> <p>B. <u>Specialty Stores and Service Stores</u></p> </td> <td data-bbox="989 1016 1346 1409"> <p><u>Art gallery</u> <u>Barber shop</u> <u>Books</u> <u>Cards and stationary</u> <u>Children's wear</u> <u>Children's shoes</u> <u>Cleaners</u> <u>Coin laundry</u> <u>Fabric and material</u> <u>Family shoes</u> <u>Family wear</u></p> </td> <td data-bbox="1346 1016 1703 1409"> <p><u>Leather store</u> <u>Liquor and wine</u> <u>Luggage</u> <u>Maternity</u> <u>Men's shoes</u> <u>Men's wear</u> <u>Optometrist</u> <u>Paint and wallpaper</u> <u>Pets</u> <u>Photography</u> <u>Stereo and TV</u></p> </td> </tr> </table>	<p>A. <u>Major Tenants</u></p>	<p><u>Supermarket</u> <u>Drug Store</u> <u>Junior Department Store</u> <u>Discount Store</u> <u>Home Improvement Center</u> <u>Hardware Store</u> <u>Theatre</u></p>		<p>B. <u>Specialty Stores and Service Stores</u></p>	<p><u>Art gallery</u> <u>Barber shop</u> <u>Books</u> <u>Cards and stationary</u> <u>Children's wear</u> <u>Children's shoes</u> <u>Cleaners</u> <u>Coin laundry</u> <u>Fabric and material</u> <u>Family shoes</u> <u>Family wear</u></p>	<p><u>Leather store</u> <u>Liquor and wine</u> <u>Luggage</u> <u>Maternity</u> <u>Men's shoes</u> <u>Men's wear</u> <u>Optometrist</u> <u>Paint and wallpaper</u> <u>Pets</u> <u>Photography</u> <u>Stereo and TV</u></p>	<p><u>140 C.S.</u> <u>246 C.S.</u> <u>291 C.S.</u></p>
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		<u>Figure salon</u> <u>Floor covering</u> <u>Furniture</u> <u>Gifts</u> <u>Hobby store</u> <u>Jewelry</u>	<u>Records-music</u> <u>Sporting goods</u> <u>Toys</u> <u>Travel agent</u> <u>Women's shoes</u> <u>Women's wear</u>		
	C. <u>Restaurant, Specialty Food and Convenience Food</u>	<u>Bakery</u> <u>Delicatessen</u> <u>Doughnuts</u> <u>Fast Food</u> <u>Gourmet Food</u>	<u>Health Food</u> <u>Ice Cream</u> <u>Family Restaurants</u> <u>Dinner house restaurants</u>		
	D. <u>Financial and office</u>	<u>Bank</u> <u>Savings and loan</u> <u>Finance company</u> <u>Securities and commodities</u>	<u>Real estate</u> <u>Insurance</u> <u>Professional services</u>		
7b.	<u>Parcel #2 (Zoned H-S): being Lot 2 of Arroyo Grande City Tract 604, also known as Parcels A, B, & C of Parcel Map AG 792-268. Uses permitted shall be those allowed in (H-S) highway service districts, limited however, to businesses catering to highway traffic, such as motels, restaurants and normal satellite accessory uses.</u>				291 C.S.
8	<u>Parcel #3 (Zoned "P-C") – For commercial residential uses only such as convalescent hospital, rest home, hospital, private club and similar uses For medical and dental offices and clinics, professional offices, and hospitals, rest homes and sanitariums, but not including mental institutions. No density is prescribed, but coverage of the area shall not exceed the amounts authorized by City Zoning Codes.</u>				140 C.S. 316 C.S.
9	<u>Parcel #4 (Zoned "H-S") – Same uses as Parcels #1 and #2.</u>				140 C.S. 291 C.S.
10	<u>Parcel #5 (Zoned "H-S") – A business and office development permitting professional offices, bank, savings, and loan, doctor and dental offices, and stores catering to business and professional people such as stationary store, drug store, dry cleaning and laundry, etc.</u>				140 C.S.
11	<u>Parcel #6 (Zoned "C-N") – A neighborhood shopping center that could include a food market, drug store, barber and beauty shops, dry cleaning and laundry, landscape nursery, bakery, shoe store, clothing stores, restaurant and/or café, soda shop, liquor store, specialty store and the general type stores conducive to providing good neighborhood shopping, <u>subject to the conditions that such use and/or development plan shall be approved by the Planning Commission and the City Council.</u></u>				140 C.S. 246 C.S..
12	<u>Parcel #7 (18.2 Acres Zoned "R-G") – Uses permitted shall be <u>either medium density residences housing or single-family detached housing with minimum lot sizes of not less than 6,000 sq. ft. (7,000 sq. ft. for corner lots). Medium density housing</u></u>				140 C.S. 296 C.S.

	shall be either cluster housing, townhouses, condominiums and/or apartments. Density shall not exceed an average of 4.7 units per acre or a total of 85 units. of not more than eighty-five (85) total units (4.7 per acre) by construction of either cluster housing, townhouses, condominiums, and/or apartments. Subdivision plans must use cluster or grouping suitable for recreational purposes within the parcel.	
13	<u>Parcel #8 (8.6 Acres Zoned "R-G")</u> – Uses permitted shall be multiple unit residences such as apartments, townhouses, condominiums with a total of not more than one hundred ten (110) units (12.8 units per acre). Site planning will be oriented to take advantage of greenbelt abutting the parcel.	140 C.S.
14	<u>Parcel #9 (12.7 Acres Zoned "R-A")</u> – To be developed into single-family residences with a total of not more than thirty (30) units (2.4 units per acre). Site planning may be either cluster type housing or lots with minimum size of 10,000 square feet. If clustering is used, a portion of the parcel must be set aside for greenbelt or common area available to all residents within that parcel. Homes to be developed on these lots must have a minimum square footage of not less than 1500 square feet.	140 C.S.
15	<u>Parcel #10 (16.5 Acres Zoned "R-A" – 40,000)</u> – To be developed into single-family residences with a minimum lots size of not less than 40,000 square feet with dimension requirements as set forth in the City Zoning Code. Total lots to be not more than fifteen (15) units.	140 C.S.
16	<u>Parcel #11 (69.1 Acres Zoned "R-A" "RA-B3" – 40,000)</u> – To be developed into single-family residences with a minimum lots size of not less than 40,000 square feet with dimension requirements as set forth in the City Zoning Code. Total lots to be not more than fifty (50) units.	140 C.S. <u>196 C.S.</u>
17	<u>Parcel #12 (21.8 Acres Zoned "R-A" – 40,000)</u> – No more than fourteen (14) lots (1.5 to an acre).	140 C.S.
18	<u>Parcel #13 (Greenbelt – Open Space)</u> – To be developed for permanent pasture with only such improvements that are necessary and compatible for that use (fences, corrals, tack barn(s), equestrian trails), and proper stream control to include retarding basin in indicated as required or desirable. Improvements and maintenance of the pasture will adhere to sound management and cultural practices. Ownership will be retained by developer, <u>except for a portion of Parcel 13 lying northwesterly of the centerline of existing Noyes Road as shown on said Exhibit "D" which if separated from Parcel 13 by Parcel Map may be transferred to adjacent property owner outside development.</u> Use of the area for grazing, riding, etc., will be offered first to owners of lots adjacent to the greenbelt, then to other residents of "Oak Park Acres", and, lastly, to others outside this community.	140 C.S. <u>259 C.S.</u>
19	<u>Parcel #14 (Greenbelt – Open Space)</u> – The development and uses described for Parcel #13 will prevail. In addition, the development of a holding basin (lake) for water will be developed as according to specifications of a qualified engineer. Appropriate landscaping will be placed around the pond (lake) and an effort made to establish a waterfowl habitat. Should the County obtain this parcel, it is anticipated they will develop this into a passive type park. Concerted effort will be made to maintain serene atmosphere around Parcel #14.	140 C.S.
20	If sewers are required, then density of Parcels #11 and #12 may be increased to the maximum of the "RA – 40,000 sq. ft." control, rather than the density indicated on the development chart attached hereto as Exhibit "C".	140 C.S.
21	Portions of Parcels #7, #9, #10, #11, and/or #12 may be used for church site(s) with approval of the City without loss of density	140 C.S.

	providing the lot sizes are at least minimum size specified for the zoning.	
22	Portions of Parcels #10, #11, and/or #12 may be used for school site(s) with approval of the City without loss of density providing the lot sizes are at least minimum size specified for the zoning.	140 C.S.
23	Covenants, Conditions and Restrictions will require that the precise development plan of each parcel shall be controlled by further approvals of City staff, City Council, and Architectural Control Committee of "Oak Park Acres".	140 C.S.
24	The general theme of the development shall be western, ranch, and/or Spanish with emphasis on low roof lines, good overhangs, and abundant use of slump stone, heavy wood, stucco and brick. No rock roofs or composition shingle shall be permitted. All plans for grading, walls, fences, landscaping, and building must be approved by the Architectural Control Committee.	140 C.S.
25	In the event all or parts of Parcels #7, #8, and/or #9 should be designated as "adult only" type developments, the density of the parts so designated may be increased by a ratio computed as follows: Multiply the number of permitted units by 2.79 (average size family units in Arroyo Grande). Divide that figure by 1.7 (average size adult unit in Arroyo Grande). The result is the total number of units permitted for adults only.	140 C.S. 296 C.S.
NOTES: Ordinances 150 C.S. and 396 C.S. involved adjustments of the lot lines only, no text changes.		
PD 1.2		
1	Section 1. Rezone the parcel of land, 464 acres in size, owned by Rancho Grande Properties located north of Highway 101 approximately 450 feet due east of the intersection of Oak Park Boulevard and Highway 101, from the "A" Agricultural District to "P-D" Planned Development (more particularly described in Zoning Unit Map attached hereto and incorporated herein by reference), and approves a development plan for 394 units and approximately 40 44 acres of commercial area, and designating the unplanned "P-D" area not to exceed 133 units as per conditions outlined in this Ordinance.	186 C.S. <u>343 C.S.</u>
2	That Arroyo Grande Municipal Code Section 9-4.1026 shall not apply to the subject property, and that in lieu of the reversionary clause, the phasing of the development shall determine the compliance of the "P-D" Planned Development District.	186 C.S.
3	That the entire open space as proposed on the revised Conceptual Master Plan shall be administered by a Home Owner's Association composed of all of the residence in the project area. Said administration and maintenance program for the open space shall be incorporated on a revised C.C.&R.'s document to be presented to the City for review and approval. Said C.C.&R. document shall be recorded and the City shall be made a third party. Further, should the City be required to administer and maintain the C.C.&R.'s, said cost shall be a direct lien on the properties within the project	186 C.S.
4	Final development plans shall be subject to the City's architectural review and approval. Further, that the development plans shall be reviewed by the Planning Commission and the City Council for compliance with the City's applicable ordinances and conditions of approval.	186 C.S.
5	That the unplanned "P-D" area be designated not to exceed 133 units, and that any modification to the density allocated in the	186 C.S.

	unplanned area be subject to the following: a) An Ordinance amendment b) That a plan designating 133 units or any revision thereof shall be shown on a proposed master conceptual plan to be approved at regularly scheduled public hearings by the Planning Commission and City Council, with appropriate resolution and ordinance to accomplish above.																																		
6	All lots within this subdivision shall be of the size required by the Arroyo Grande City Code.	Reso. 1728																																	
7	Deed covenants shall provide for perpetual care of any common areas.	Reso. 1728																																	
8	All corner lots shall have a minimum overall width of 70 feet, with side yards abutting a public street being a minimum of 10 feet in width.	Reso. 1728																																	
9	All lots (including cul-de-sac, hammer-head and knuckle lots) shall have a minimum frontage of 40 feet.	Reso. 1728																																	
10	Unless specified in the C.C.&R.'s, the subdivider shall provide landscaping and irrigation systems in all front yards and on all corner lot side yards which face public streets	Reso. 1728																																	
Notes:																																			
PD 1.3																																			
1	This Planned Development amendment approves a maximum allowed density of 235 234 dwelling units. Any change or amendment of the uses authorized herein shall constitute a rezoning and shall require an amendment of this ordinance. The final tract map shall contain the following notations:	355 C.S. <u>449 C.S.</u>																																	
2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">Approved Residential Density</th> </tr> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Lots</th> <th style="width: 35%; text-align: center;">Dwelling Units</th> </tr> </thead> <tbody> <tr> <td>Drainage and Park</td> <td style="text-align: center;">A</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Patio Homes</td> <td style="text-align: center;">11-109 & 157</td> <td style="text-align: center;">100</td> </tr> <tr> <td rowspan="4">Single Family Homes</td> <td style="text-align: center;">1-11</td> <td style="text-align: center;">131</td> </tr> <tr> <td style="text-align: center;">110-156</td> <td></td> </tr> <tr> <td style="text-align: center;">158-181</td> <td></td> </tr> <tr> <td style="text-align: center;">183 & 185-233</td> <td></td> </tr> <tr> <td>Estate Homes</td> <td style="text-align: center;">B & 182 & 184</td> <td style="text-align: center;">32</td> </tr> <tr> <td>Agriculture</td> <td style="text-align: center;">C</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Institutional Use</td> <td style="text-align: center;"><u>184</u></td> <td style="text-align: center;"><u>0</u></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">234</td> <td style="text-align: center;">234</td> </tr> </tbody> </table>	Approved Residential Density				Lots	Dwelling Units	Drainage and Park	A	0	Patio Homes	11-109 & 157	100	Single Family Homes	1-11	131	110-156		158-181		183 & 185-233		Estate Homes	B & 182 & 184	32	Agriculture	C	1	Institutional Use	<u>184</u>	<u>0</u>	Total	234	234	355 C.S. <u>449 C.S.</u>
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3	*Notes: Lots C, 182 and 184 may be converted to institutional uses upon approval of City Council after rezoning public hearing. Lot B may be converted to a public elementary school upon approval of City Council after rezoning public hearing.	355 C.S.																																	

4	Conditions, covenants, and restrictions for the tract shall prohibit resubdivision of any lots.	355 C.S.
5	<p>Land use shall be consistent with the approved development plan and the standards of the R-1, single-family residential district for all lots except 11-100, 157, 182 and 184 and Lots A, B and C. Lots 11-100 and 157 shall be allowed site and lot width, coverage and yard variations pursuant to section 9-4.611 of the R-1 District. Lot A shall be a drainage and park-recreation site. Lots 182 and 184, Lot B and Lot C are intended as individual single family estate lots, each restricted to one single-family dwelling unit and residential related, accessory or agricultural uses allowed in the R-A zone <u>and Lot B can be used for a church.</u></p> <p>Residential Agricultural (R-A) uses permitted are:</p> <ul style="list-style-type: none"> A. Single-family dwellings, one per building site; B. Light farming, except commercial dairies, commercial rabbit, fox, goat, or hog farms, or commercial chicken or poultry ranches; C. Livestock limited to two (2) animals only when combined with a B.3 District. A like number of animals may be permitted for additional acreage. Pens or fencing used for the housing of such animals shall be located not less than 150 feet from the boundary of the Residential Agricultural (R-A) district; D. Crop and tree farming; E. One noncommercial guest house; except where there is an existing second residential dwelling unit; F. Mobile homes subject to the provisions of Municipal Code Section 9-4.2405.1. A public elementary school on Lot B may be permitted pursuant to rezoning procedures. The YMCA and/or alternative institutional uses on Lots 182 184 and D may be considered pursuant to PD amendment, zone change procedures, but in no event shall additional residential resubdivision be considered. <p><u>Lot 184 zoned for an institutional use and shall be used for a public/quasi public facility.</u></p>	<p>355 C.S.</p> <p>430 C.S.</p> <p><u>449 C.S.</u></p>
6	A maximum height of the church on Lot B (cross plus sanctuary) shall be 69 feet.	430 C.S.
7	Accessory uses at the church facility shall be limited to those activities outlined in Specific Development Plan 90-03, and other accessory uses which are clearly and customarily incidental to the church. Such accessory uses do not include schools, other than Sunday school classes, or child care, other than child care associated with regularly scheduled church services and activities. Addition of activities which are not accessory uses shall require modification of the Specific Development Plan and additional environmental review.	430 C.S.
8	Lot coverage for the church site shall not exceed thirteen percent (13%) and the locations of buildings shall be limited to the building envelopes shown on Attachment B.	
Notes:		
PD 1.4		
1	The development be substantially as shown on the Master Conceptual Plan and the Preliminary Architectural Elevation Plans on file with the Planning Department.	214 C.S.

2	That the entire open space as proposed on the revised Conceptual Master Plan shall be administered by a Home Owners' Association composed of all of the residents in the project area. Said administration and maintenance program for the open space shall be incorporated on a C.C.&R. document to be presented to the City for review and approval. Said C.C.&R. document shall be recorded and the City shall be made a third party. Further, should the City be required to administer and maintain the C.C.&R.'s, said cost shall be a direct lien on the properties within the project.	214 C.S.
3	That all driveways shall have a minimum length of 24 ft., with the exceptions of Lots 35 and 38.	214 C.S.
4	Statistics: Single Family Units: 21 Duplex Units: <u>44</u> TOTAL UNITS: <u>65</u>	214 C.S.
Notes:		
PD 1.5		
1	Section 3. That the zoning ordinance is amended to establish the development standards for this property as follows: development standards, including, but not limited to, setbacks, lot coverage, and building height requirements shall be as set forth in Section 6, Conditions of Approval, of this ordinance. In the case of development standards that are not listed in Section 6, those development standards incorporated in the R-1 zone, Municipal Code Sections 9-4.601 through 9-4.612, attached hereto as "Attachment B" shall apply.	420 C.S.
2	Development shall conform with the R-1 zoning requirements, unless otherwise approved.	420 C.S.
3	The CC&R's shall stipulate that the houses constructed on Lots 1 through 9 shall be limited to single story construction, and shall not exceed 15 feet in height above the natural grade of the lot.	420 C.S.
4	The minimum rear yard setback for Lots 3 through 9 shall be 15 feet.	420 C.S.