

APPENDIX A

Definition of Residential Infill

RESIDENTIAL INFILL AREA:

Residential Infill Areas are shown on the Residential Infill Area Map incorporated herein as Appendix * _____. It is the City's policy to allow residential development in the Residential Infill Area that is consistent with this LCP and the Measure D allocation process, and subject to all necessary local, state and federal approvals including, but not limited to, a Coastal Development Permit. The boundaries of the Residential Infill Area are defined to include only those areas that meet all the following criteria: (1) existing neighborhoods that are already substantially developed and zoned for residential use, and have public water or sewer lines, and standard roads as described below; (2) neighborhoods that have been legally subdivided and have valid planning approvals for residential development; (3) areas zoned Residential or Commercial; or areas zoned Urban Reserve (UR) and Open Space Reserve (OSR) which meet the minimum lot size for rural residential uses (maximum of one residence per 15 and 50 acres respectively, for the owner, manager, operator or people employed on the premises, as per Section 18.11.020; and (4) areas where no new subdivision maps, new parcel maps, rezones, planned unit developments, specific plans, general plan amendments or LCP amendments are necessary to accommodate residential development.

RESIDENTIAL INFILL PARCELS

Residential Infill Area parcels are shown on the Residential Infill Area Map incorporated herein as Appendix * _____. Residential Infill Parcels are those parcels that lie within the Residential Infill Area and meet all of the following criteria: (1) do not have a residence; (2) parcels where potable public water, and sewer facilities are already installed (i.e., a water line and a sewer line extend to the front of the parcel); (3) parcels where permanent asphalt/concrete roads, constructed to City standards (i.e., at least 20 ft wide or otherwise acceptable to the City Council), currently extend across the entire frontage of the parcel.

INFILL PHASE

"Infill Phase" is that time period during which residential development occurs within the Residential Infill Area only, pursuant to receipt of a Measure D Certificate. When there are no more developable vacant parcels within the Residential Infill Area, residential development may be permitted in non-Infill areas, subject to conformance with the policies of the LUP, in particular Policies 9-4, 9-5, 9-6, 9-7, 9-8 and 9.4.