



MEMORANDUM

To: Residential & Commercial Zoning Teams
From: Tina Axelrad, Zoning Administrator
Date: April 27, 2017 (Updated April 17, 2020)
Re: **Interpretation for the Polo Club Place Subdivision – Zone Lot Clarification and Zoning Review Guidance**

The Polo Club Place subdivision has several unique zoning considerations, as it is an old subdivision established in 1952 (before Former Chapter 59 was enacted in 1956) and contains only private streets. To enable administration of its current DZC zoning, the Polo Club Place community is reviewed like a Planned Building Group (PBG), even though it predates the FC59 ordinance for PBGs.

Any property undergoing a review for development of any sort should be reviewed for zoning compliance using the following guidelines:

Zone Lot: The entire subdivision functions legally as one very large zone lot containing multiple ownership parcels. The zone lot is bounded by the public streets of South Steele St., East Exposition Ave., South University Blvd., and a small portion of East Alameda Ave. The boundary public streets serve as the primary street zone lot lines for the whole zone lot. The large zone lot also has designated rear zone lines along the subdivision’s northern boundaries (following Polo Club Road along the dividing line with the Polo Field West and Polo Club North subdivisions located to the north of the Polo Club Place subdivision). Please see the attached map, which shows all the Polo Club Place designated zone lot lines, for reference.

Height: 35 feet is the maximum height limit across the entire Polo Club community for all types of structures (primary and detached accessory). Because a building-specific base plane cannot be used in determining height, height should be measured by establishing the base planes from the parcel lines (essentially, pretend the parcel lines are zone lot lines), and measure (1) the front base plane from spot elevations taken at the intersection of the private-street abutting parcel line with the side parcel line(s), and (2) the rear base plane from spot elevations taken at the intersection of the side parcel line(s) with the rear parcel line.

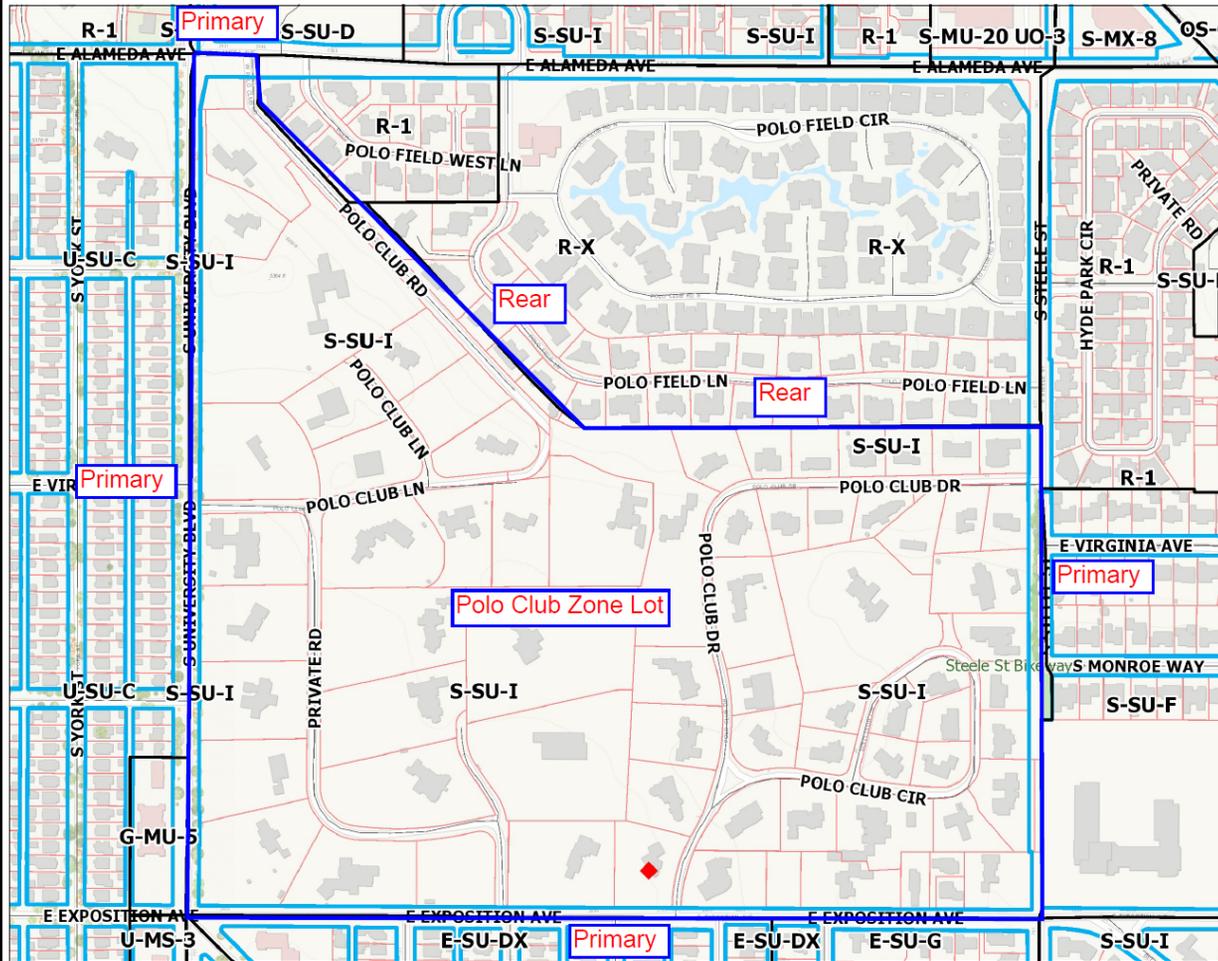
Setbacks: Zoning primary street setbacks are only applicable to properties in the Polo Club Place community abutting South University Blvd., East Exposition Ave., South Steele St. and East Alameda Ave. (the zone lot boundaries abutting public streets). Zoning rear setbacks are only applicable from designated rear zone lot lines along the Polo Club Place subdivision’s northern boundary – see attached map for reference. All buildings must be separated by a minimum of 10 feet.

Development Services
Community Planning and Development
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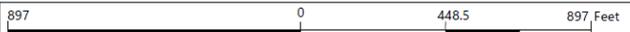
Bulk Plane: There are no bulk planes applicable because there are no side interior or side street zone lot lines.

Coverage: Maximum building coverage, while technically applicable to the large zone lot as a whole, is determined by taking the land area of the ownership parcel as the denominator in calculating coverage. The appropriate amount of coverage for existing and proposed building footprints must equal no more than 50% coverage (the S-SU-1 standard) for the individual ownership parcel. The general assumption is that as long as no single ownership parcel exceeds the 50% coverage, then the entire zone lot remains in compliance with the 50% maximum coverage.

Other submittal requirements for zoning reviews: For any new construction, Polo Club residents must provide CPD with HOA approval and include it in their zoning permit submittal. No zoning permit for construction should be issued prior to receipt of proof of HOA approval.



- Legend**
- Zoning - Outlines
 - Right-of-Way (General)
 - Streets
 - Railroads**
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
 - Parcels
 - Parks**
 - All Other Parks; Linear
 - Mountain Parks



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Map Generated 4/27/2017

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