

EXHIBIT C

Sec.3308

REGULATION OF PLANNED AREA DEVELOPMENTS DURING DEVELOPMENT AND AFTER COMPLETION: During development and after completion of the project, the use of the land and the construction, modification or alteration of any buildings or structures within the development will be governed by the approved Specific Plan of Development rather than by any other provisions of the Zoning Code.

- a. Any minor extensions, alterations or modifications of existing buildings, structures or elements of the plan which include but are not limited to elements such as minor shifting of the established lines, location of buildings, proposed private streets, pedestrian ways, utility easements, parks or other public open spaces may be authorized by the Planning Director if they are consistent with the purposes and intent of the plan. All such approvals shall be considered permanent and become a part of the plan.
- b. The Planning Director may permit dwelling unit density transfers up to 10% between units within the specific plan of development provided:
 1. the procedures for such transfers are explicitly stated within the plan and will be allowed only once per unit;
 2. Density transfer proposals indicating donor and recipient areas are submitted to the department for administrative review and approval; and
 3. the overall density of the plan is not exceeded.
- c. All other changes in the Specific Plan of Development must be made by the Board of Supervisors, under the procedures authorized by this code for the amendment of the zoning map. No changes may be made in the Specific Plan of Development unless they are required for the continued successful function of the planned development, or unless they are required by changes in conditions that have occurred since the plan was approved or by changes in the development policy of the County.
- d. Any building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the Specific Plan of Development unless an amendment to the plan is approved under Paragraph c.
- e. Changes in the use of the common open spaces may be authorized by an amendment to the plan under Paragraph c.