

DEVELOPMENT REVIEW PERMIT APPROVAL LEVELS

10.08.3950

(a) improving the desirability of properties within the area for future uses;

(b) improving the benefits of occupancy of other property in the area;

(c) encouraging the most appropriate development of other properties within the area;

(d) encouraging other property owners to properly maintain and improve their properties, benefiting the health, safety, comfort and general welfare of the residents of the area and the City at large;

(e) avoiding unsightliness which, if permitted to exist, adversely affects surrounding properties; and

(f) assuring appropriate City utilities, public infrastructure, circulation and roadway access.

The development review permit process is intended as a comprehensive review to facilitate the efficient processing of project applications, by combining environmental and public infrastructure review with site and architectural plan review before a building permit is issued. (Ord. No. 1236, § 2(Exh. B), 7-18-2017)

10.08.3930 Applicability.

A development review permit is required for any of the following:

(a) Improvements. A permit is required for an improvement except for:

(1) new construction of or an improvement to a single-family home or residential duplex or a project consisting of four or fewer single-family homes;

(2) an addition or repair to an existing improvement if the exterior is not to be altered; and

(3) an accessory dwelling unit or residential accessory structure.

(b) Changes. A permit is required for a change made to an improvement under a prior approval, including prior development review permit approval. However, a change substantially consistent with the prior approval, as determined by the director, does not require a new permit.

In this article, improvement means: construction or a modification that requires a building permit under chapter 9.04 or an exterior change to color, building materials, landscape, hardscape, window replacement, or façade treatment.

(Ord. No. 1236, § 2(Exh. B), 7-18-2017)

Former Article 30, §§ 10.08.3920—10.08.4110, pertained to similar subject matter, and derived from Prior code §§ 10-2.3000—10-2.3016, 10-2.3019; Ord. 1043 § 2 (part), 2002; Ord. No. 1189, § 2, 11-5-2013.

10.08.3940 Application.

The application for a development review permit must be in the form required by the Development Services Department and must include the fee established by City Council resolution.

(Ord. No. 1236, § 2(Exh. B), 7-18-2017)

10.08.3950 Approval authority.

Each development review application will be considered in one of three tiers, depending on the nature of the application, as follows:

(a) Tier 1. A Tier 1 application is reviewed by the City Council, following recommendation by Planning Commission and occurs when:

(1) the development review permit application is paired with another application being reviewed by the City Council (including an appeal);

(2) the affected property is located within the I-205 overlay zone (Article 21.2);

(3) a specific plan or design guidelines require City Council review.

The City Council will consider a development review permit application after notice and a public hearing.

(b) Tier 2. A Tier 2 application is reviewed by the Planning Commission and occurs when:

(1) the development review permit application is paired with another application being reviewed by the Planning Commission (including an appeal);

(2) the development review permit application is for a site located within 500 feet of a freeway;

(3) a specific plan or design guidelines require Planning Commission review; or

(4) the Director refers a development review permit application to the Planning Commission.

The Planning Commission will consider a development review permit application after notice and a public hearing.

(c) Tier 3. A Tier 3 application is reviewed by the Director and occurs when not covered by Tier 1 or Tier 2, above. The Director may refer review and approval of an application to the Planning Commission.

The Director will consider a development review permit application after notice and a public hearing.

(Ord. No. 1236, § 2(Exh. B), 7-18-2017)