

# DO I NEED A SITE DEVELOPMENT REVIEW WAIVER?

## WHAT IS A SITE DEVELOPMENT REVIEW WAIVER (SDRW)?

The Community Development Director or his/her designee may approve a Site Development Review Waiver to allow a minor physical change to a site or structure, with or without a previously approved Site Development Review, or minor modifications to approved Site Development Reviews, where the improvement is Categorically Exempt from the California Environmental Quality Act and as specified below.

It is not the intent that a series of Site Development Review Waivers be used to circumvent the need for a new Site Development Review.

The Community Development Director shall determine if a Site Development Review Waiver is appropriate for the review of the proposed improvement and may transfer hearing jurisdiction of the project at any time.

## PROJECTS SUBJECT TO AN SDRW

**Single Family Residential Landscape Modification.** In a Planned Development Zoning District with residential uses, the removal of a tree which is part of the streetscape of a development or is required by the Conditions of Approval, but which is proposed to be replaced or is proposed to be replaced with a different species

**Multi-Family, Commercial and Industrial Improvements.** The following improvements in the R-M, Commercial or Industrial Zoning Districts, or Planned Development Zoning Districts with multi-family, commercial or industrial uses.

**Minor Accessory Structures.** Accessory structures which are less than or equal to 120 square feet in size.

**Color Modifications.** Repainting of an



existing building with a color(s) which is different from the existing or approved color(s).

**Fences and Walls.** The replacement, reconstruction or construction of fences and walls.

**Parking Lot Restriping.** The restriping of a parking lot.

**Roof.** A modification to the roof of a structure, including new roofing materials, modifications to the parapet or the roof screen or a new parapet or roof screen. Changes to the style or roof type (i.e. gable to a mansard), are considered to be a façade modification and require a Site Development Review.

**Minor Landscape Modifications.**

**Minor Site Layout Modification.** A minor modification of the layout of the site including new paving areas, sidewalks or other similar improvements as determined

by the Community Development Director.

**Window Modifications.** Window modifications which include new and replacement windows, frosting, tinting or the addition of other materials which may obscure a window as determined by the Community Development Director.

**Minor Modifications to Approved Site Development Review.** Minor modifications to an approved Site Development Review (other than what is listed in this section), where the modification is in substantial conformance with the approved Site Development Review, is consistent with the conditions of approval for the Site Development Review, and is exempt from the California Environmental Quality Act.

**Other Improvements.** All other improvements determined by the Community Development Director to be minor in nature and requiring review.