



Projects Exempt from Design Review

Ordinance No. 1677 – Streamlining per modifications of LBMC Section 25.05.040(B)(2)

(a) Additions to single-family residences with no prior design review plans that:	(i) Result in aggregate additions that are less than 50 percent of the original gross floor area of an existing building or structure. (ii) Do not create a new upper story and do not exceed a height of 15 feet above the adjacent ground elevation. (iii) Are in conformance with the zoning regulations. (iv) Are not within an environmentally sensitive area or where a licensed professional has determined, subject to peer review, that the proposed improvements do not impact the environmentally sensitive area.
(b) Minor modifications to approved design review plans, including, but not limited to:	(i) Hardscape reconfigurations that do not reduce the existing open space and landscape open space. (ii) Landscape plans with no increased height, width, and spacing of vegetation. (iii) Additions or relocations of windows and glass doors with adjacent neighbor consent.
(c) Interior modifications	To existing structures or approved plans, including those structures and plans approved by the approval authority, except interior alterations to historic structures as outlined in Chapter 25.45, (“Historic Preservation”).
(d) Exterior modifications	Less than 50 percent area of any street facing façade of a building in a residential zone that do not result in a style change of the building.
(e) Repainting existing structures	In residential zones provided that the paint color was not required to specifically address a design-related issue such as consistency with the architectural style and surrounding neighborhood.
(f) Re-roofing buildings and structures	With Class A roofing that is consistent with the architectural style and surrounding neighborhood, provided there are no changes to the dimensions, square footage, or roof pitch.
(g) Retaining walls	5ft or less in exposed height.
(h) Slabs and patios	That are at or below natural grade.
(i) Modifications to existing driveways	Includes other hardscape that does not increase impervious surfaces and complies with all other applicable provisions of this chapter.
(j) Fences walls and hedges	That comply with the zoning regulations, except permanent chain link or similar type of woven metal fences. In residential areas, other decorative fences, and walls, including but not limited to wood, vinyl simulating natural materials, fiberglass, steel, wrought iron, etc., which are determined to be compatible with the neighborhood and consistent with Section 25.50.012 (“Fences, walls, hedges, lattice work and screens”) are permitted.
(k) Window or exterior door	Replacements or insignificant changes in final design, such as moldings and windowpane material.
(l) Elevated decks	3ft or less above adjacent existing grade.
(m) Railing changes	
(n) Skylights	With operable automatic night shades.
(o) Conversion of existing landscaping	That is converted to drought tolerant landscaping up to six feet at mature growth height and provided that the existing landscaping was not required to specifically address a design-related issue such as view equity or privacy.
(q) Signs	In conformance with an approved sign program subject to review and approval by the Director of Community Development.
(r) Temporary on-grade removable accessory structures	That are used as play sets, swing sets, other similar unenclosed recreation equipment, and storage sheds provided that: (i) the structure does not exceed 120 square feet in size, (ii) the height is less than 12 feet above adjacent ground elevation, and (iii) minimum required setbacks of the underlying zone are met unless it receives administrative design review approval.
(s) Accessory dwelling units	Only as set forth in Chapter 25.17.
(t) Grading	20 cubic yards or less outside the building footprint, except as specified in Section 22.10.010(e).
(v) Trash storage	That within the side yard when screened from public view by a wall or fence at least four (4) feet in height and does not impact required access for the property.

**Coastal Development Permit regulations still apply*



Projects Subject to Administrative Design Review

[Ordinance No. 1677](#) – Streamlining per modifications of LBMC Section 25.05.040(B)(3)

(i) Projects under subsection (B)(2) that are normally exempt	That are determined by the Director of Community Development or his or her designee to pose potential impacts to neighboring properties.
(ii) Elevated decks	That are more than 3 three feet above adjacent existing grade and structural additions within existing residential rooflines.
(iii) Portable and in-ground spas	Not exceeding a maximum of 600 gallons, and water features.
(iv) Pedestrian entry features	That are outside the public right of way and do no impact line of sight and are in conformance with Section 25.50.012(B)(6).
(v) Mechanical equipment	Including, but not limited to, air conditioners and pool/spa equipment that do not meet the requirements of Section 7.25.130(C).
(vi) City public works	Which are limited to replacement-in-kind or maintenance, and which are not located in environmentally sensitive or open space areas, the Downtown Specific Plan Area, oceanfront properties or public buildings or parks.
(viii) Additional covered or tandem parking	As specified in Section 25.52.012 (G).
(ix) Decorative features	Fence posts, brick or stone columns may extend up to twelve inches above the maximum allowable height within the front yard.
(x) Revocable Encroachment Permits	When not associated with a project requiring a Design Review Board or Planning Commission decision.
(xi) Modifications to single- and multi-family structures in residential zones	<p>The Director of Community Development has the discretion to refer any application to the Design Review Board and shall do so when the proposed modifications to a prior design review approval conflict with conditions of approval or a decision made by the Design Review Board. The following modifications shall be allowed through administrative design review:</p> <ol style="list-style-type: none"> (1) Architectural modifications that are consistent with the Residential Design Guidelines. (2) Minor roof alterations that do not adversely impact view equity. (3) New or relocated windows and doors that do not obtain adjacent neighbor consent. (4) Additions to single-family residences with prior design review approved plans that: <ol style="list-style-type: none"> (a) Result in additions that are less than 50 percent of the prior design review approved floor area when not a major remodel. (b) Do not create a new upper story or do not exceed a height of 15 feet above the adjacent ground elevation. (c) Are not within an environmentally sensitive area or where a licensed professional has determined, subject to peer review, that the proposed improvements do not impact the environmentally sensitive area. (d) Are not within 5 years from the date of prior project approval or while the project is under construction if the aggregate additions are larger than 50 square feet. (e) Additions are not allowed through the administrative design review process in combination with an application for an accessory dwelling unit or on sites with an existing accessory dwelling unit.

*Coastal Development Permit regulations still apply