

Table 19.28.040 Permits Required

Planning permit required prior to building permit application	Approval authority	Type of Project
A. None	Admin.	One-story single-family project that does not require exception or variance from the requirements of this chapter
B. Minor Residential Permit, pursuant to Chapter 19.12, Administration		1. One-story encroachment into a required rear yard setback, subject to requirements of Section 19.28.070
		2. One-story extension of an existing side yard nonconforming building wall line, subject to requirements of Section 19.28.100 in all districts except R1-a
		3. One-story project with a gable end of a roof enclosing an attic space projecting outside the building envelope, subject to requirements of Section 19.28.070 or 19.28.080
		4. New or expanded second story deck or balcony with views into neighboring residential side or rear yards in all districts except R1-a or on any project previously developed pursuant to Government Code Section 65852.21
		5. Any active or passive solar structure that requires variation from the setback or height restrictions of this chapter, provided that no such structure shall infringe upon solar easements or adjoining property owners
		6. One or two-story addition or new home on a sloped single-family residential lot with development on building pads/graded areas with actual slopes equal to or greater than 20% and with total floor area ratio of all structures on the lot greater than 35%

C. Director's Minor Modification, pursuant to Chapter 19.12, Administration		Encroachment of porch elements into the required front yard setback in the R1-a zone, subject to the requirements of Section 19.28.100
D. Two-Story Permit, pursuant to Chapter 19.12, Administration		Two-story addition or new two-story home in all districts that do not require Residential Design Review per Section 19.28.040(I) except in an R1-a zone
Table 19.28.040 Permits Required (Cont.)		
E. Residential Design Review, pursuant to Chapter 19.12, Administration	Admin. with design review	Two-story addition or new two-story home in all districts except R1-a where: 1. Second floor to first floor area ratio is greater than 66%, except any second to first floor ratio for development on building pads/graded areas with actual slopes equal to or greater than 20%; and/or 2. Where second story side yard setback(s) are less than 15 feet to any interior side property line
	PC	Two-story addition, new two-story home, and/or second story deck in the R1-a zone
F. Exception, pursuant to Chapter 19.12, Administration & Section 19.28.130, Exceptions	PC	One or two-story project requesting an exception from Sections 19.28.070 [Development Regulations (Building)], 19.28.080 [Eichler R1-e Building Design Requirements], and/or 19.28.110 [Landscape Requirements].
G. Hillside Exception, pursuant to Chapter 19.12, Administration	PC	Development (area greater than 500 square feet) on slopes greater than 30%
H. Architectural and Site Approval, pursuant to Chapter 19.12, Administration		One or two-story addition or new home on a sloped single-family residential lot with development on building pads/graded areas with actual slopes equal to or greater than 20% and where the cut plus fill of the site exceeds 2,500 cubic yards

I. Conditional Use Permit, pursuant to Chapter 19.12, Administration		Two-story addition or new two-story home in an R1 zoning district with an “i” suffix
J. Single-Story Overlay District Application, pursuant to Chapter 19.12, Administration	CC	Establishment or removal of a Single-Story Overlay District in a Single Family Residential District (Addition or removal of the “I” suffix in an R1 zoning district)
K. Miscellaneous Ministerial Permit	Admin	<ol style="list-style-type: none"> 1. New one or two-story duplex project in an R1 zoning district pursuant to Government Code Section 65852.21 2. New one or two-story single-family home, secondary principal dwelling unit, or two-story addition in an R1 zoning district pursuant to Government Code Section 65852.21

(Ord. 23-2247, § 1 (part), 2023; Ord. 22-2246, § III (part), 2022; Ord. 21-2235, § 3.8, 2021; Ord. 22-2238, § 3.8, 2022; Ord. 17-2162, § 6, 2017; Ord. 2085, § 2 (part), 2011; Ord. 2079, (part), 2011)