

18.108.050 – Historic Alteration Permit

See Section 18.60.080 (Historic Alteration Permits).

18.108.060 – Historic Demolition or Relocation Permit

See Section 18.60.090 (Historic Demolition or Relocation Permits).

18.108.070 – Minor Exceptions

► *Note: This section replaces existing Chapter 18.57 (Exceptions) and makes the following changes to the existing Zoning Code: moves specific allowed exceptions to fence height, setbacks, lot coverage, parking, and height moved to chapters; Removes provisions on permit application and conditions that apply to all types of permits and states once in new Chapter 18.104 (Common Permit Requirements); moves existing Section 18.57.020 (Exceptions to height limits), Section 18.57.030 (Exceptions to required setbacks), and 18.57.040 (Exceptions to front yard setback requirements) to their applicable chapters. These exceptions are allowed by right and do not required a Minor Exception approval; allows the Planning Commission to approve minor exceptions for other dimensional standards up to 10 percent of the standard at a noticed public hearing, and excludes certain standards from eligibility for a Minor Exception; establishes new findings for approval in Subsection F (Findings for Approval)*

A. Purpose. A Minor Exception allows for small deviations from development standards to accommodate projects which meet the needs of property owners, are consistent with the purpose of the Zoning Code and General Plan, and do not negatively impact neighboring properties or the community at large.

B. When Allowed.

1. **Permitted Exceptions.** The City may approve a Minor Exception to allow for the following physical development standards:

- a. Maximum fence and wall height as allowed by Section 18.52.050 (Exceptions to Height Limits)
- b. Minimum setbacks as allowed by Section 18.56.030 (Setback Exceptions)
- c. > d. e. Maximum lot coverage as allowed by Section 18.56.40 (Lot Coverage Exceptions) *Minimum lot width for infill lots/record from one lot to two lots not to exceed 10% of minimum.*
- e. d. Maximum building height as allowed by Section 18.56.020 (Height Exceptions)
- f. e. Number of required on-site parking spaces and dimensional standards for parking spaces, driveways, parking lots, and loading areas as allowed by Section 18.72.060.K (Adjustments to Parking Design and Development Standards).
- g. f. Other similar dimensional standards up to ten percent of the required standard with Planning Commission approval.

2. **Excluded Modifications.** The City may not approve Minor Exception for:

- a. Lot area, width, or depth; *(except as set forth above)*



- b. Minimum number of off-street parking spaces;
- c. Maximum residential density; and
- d. Maximum floor area ratio (FAR).

C. Review Authority.

1. The Community Development Director shall review and take action on Minor Modifications applications listed in Paragraph B.1(a) through B.1(e) above.
2. Planning Commission shall review and take action on all other requested exceptions as allowed by Paragraph B.1(f) above.

D. Public Notice and Hearing.

1. Public notice of a pending action on a Minor Exception application reviewed by the Community Development Director shall be provided in compliance with Section 18.104.100 (Notice of Pending Action). The Community Development Director shall hold a public hearing for a Minor Exception application only upon receiving a written request for a public hearing as provided in Section 18.104.100.
2. The Planning Commission shall review and act on a Minor Exception application at a noticed public hearing in compliance with Chapter 18.104 (Common Permit Requirements).

E. Findings for Approval. To approve a Minor Exception application, the review authority shall make all of the following findings:

1. The exception will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.
2. The exception will not adversely impact neighboring properties or the community at large.
3. The exception is necessary due to unique characteristics of the subject property, structure, or use.
4. The modification is consistent with the purpose of the zoning district, the General Plan, and any applicable specific plan or area plan adopted by the City Council.
5. The exception will not establish an undesirable precedent.

18.108.080 – Sign Permits

See Section 18.88.030.A (Sign Permits).

