



Planning Division

Community Development Department
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**Architectural
and
Site Review**
Rev. 7/3/19

Do I need an Architectural and Site Review Permit?

Are you proposing changes in a Historic Neighborhood combining district or a Historic site?

- **Any change** that the Planning Director determines to be **not significant** may receive an administrative Architectural and Site Review approval.
- **Any change that is significant:** The Historic Heritage Committee will review and make recommendations to the Planning Commission. During a duly noted public hearing, the Planning Commission may issue an Architectural and Site Approval for the following uses:
 - **Remodeling or construction** determined by the Planning Director to be significant in a Historic Neighborhood Combining district or Historic Site, as defined in sections 30.27.40(a) & (b)

General Information on Architectural and Site Review Permits

Purpose of an AS permit:

The intent of architectural and site approval is to maintain or improve the character and integrity of a neighborhood or area by promoting excellence in development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the surrounding environment and in accordance with the general plan.

Scope of Review

The Planning Director reviews the application to ensure that the development addresses and adequately meets requirements for the following:

- Traffic Safety and Efficiency
- Outdoor Advertising and Signs
- Site Development
- Landscaping
- Drainage and Flood Control
- Health Standards
- Fire Protection
- Environmental Impacts

Conditions

The granting of architectural and site approval may include such conditions as the planning director deems reasonable and necessary under the circumstances to carry out the requirements of the zoning district and the intent of architectural and site approval, and to insure that the development will meet the requirements enumerated in section 30.50.43.