



# CITY OF MONTE SERENO

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## PROJECTS REQUIRING A SITE DEVELOPMENT PERMIT

Following project types require a Site Development Permit prior to the issuance of a building permit or a demolition permit. Site Development Permits are heard and acted upon by the Site and Architectural Commission at a public hearing.

- (1) Any new building exceeding one hundred twenty (120) square feet, except any Accessory Dwelling Unit permitted in accordance with Section 10.06.140.
- (2) Any addition that adds 500 square feet or more to an existing building or structure in the R-1-8 zoning district or 750 square feet or more to an existing building or structure in the R-1-20 or R-1-44 zoning district
- (3) Any modification to the roof that results in a new or modified roof design or that increases the roof height of an existing structure by more than 24 inches.
- (4) Any additions that add 250 square feet or more to the second story of an existing two-story building in the R-1-8 zoning district or 500 square feet or more in the R-1-20 and R-1-44 zoning district.
- (5) Any additions of a second story to an existing single-story building.
- (6) The addition of an architectural element to a legally existing light post or entry column if such addition would cause the total height of the light post or entry column to exceed the height limitations outlined in Section 10.17.040. An architectural element may be added to an existing light post or entry column with a site development permit if the height of the architectural element does not exceed one-half of the height (up to 9 feet) of the legally existing light post or entry column. The proposed architectural element shall be setback one (1) foot from the property line for every two (2) feet in height of the architectural element and light post or entry column
- (7) The construction of a light post or entry column which includes an architectural element if the total height of the light posts or entry column with the architectural element exceeds the height limits outlined in Section 10.17.040. In no event shall the total height of the light post or entry column with the architectural element exceed eight (8) feet. In no event shall the architectural element be taller than one-half of the light post or entry column.
- (8) The addition of a pedestrian arbor to a legally existing fence or the construction of a fence which includes a pedestrian arbor that exceeds six (6) feet in height. The pedestrian arbor may be added to an existing fence or installed on a new fence with a site development permit if the total height of the pedestrian arbor and fence does not exceed ten (10) feet in height.

## **Review Criteria for Site Development Permits**

Following are the findings/criteria that is used by the Site and Architectural Commission to review the Site Development Permit application:

- (1) Whether the proposed improvement and/or use is compatible with the character of the surrounding neighborhood in which it would be located.
- (2) Whether the orientation and location of the buildings take into consideration the visual impact which could result from the proposed improvement and/or use.
- (3) Whether the proposed improvements, including architecture, are consistent with the City's design guidelines.
- (4) If applicable, whether the proposed improvement and/or use will provide for minimum grading and retention of the natural contours of the land then existing in order to protect the natural slope of the lot.
- (5) If applicable, whether the proposed improvement and/or use provides for:
  - a. Retention of significant trees as defined elsewhere in the Code, unless the findings required by Section 10.15.080 of the Code can be made;
  - b. Preservation of solar access.
- (6) If applicable, whether the landscaping for the proposed improvement and or/use emphasizes the use of native materials in the area.

In connection with its review of each of the foregoing matters, the Site and Architectural Commission may include such conditions as it may determine to be necessary in order to ameliorate or mitigate identified impacts of the project. Such conditions, without limiting the discretion of the Site and Architectural Commission, may include a time limitation, site planning limitations, architectural conditions, setback restrictions, occupancy regulations, landscape regulations or drainage and sewage regulations.