SITE PLAN REVIEW
Exception in the C-4 Zone, the City does not require discretionary land use permits for all developments.

A discretionary permit provides a number of advantages:

- Ensures proposed developments are consistent with the General Plan and Zoning;
- Ensures that new developments are functionally compatible with surrounding area;
- Ensures that developments are reviewed in accordance with CEQA;
- Ensures that developers bear the cost of mitigating impacts directly caused by their development;
- Allows City to impose mitigation to ensure the preservation of the public health, safety and general welfare.
Site Plan Review Criteria:

- Single-family residential of more than 10 units;
- Multi-family residential of more than 10 units;
- New commercial, institutional or industrial with a combined gross floor area of more than 50,000 square feet;
- Additions to existing structures if the combined total additions exceeds 50,000 square feet of gross floor area;
- Parking structures are exempt.
The Planning Commission will be the hearing body for Site Plan Review applications.

The Commission may approve or approve with conditions if the following finding can be made:

- The project is consistent with the goals, policies and objectives of the General Plan, any applicable specific plan, and the zoning code;
- The project is functionally compatible with the area in which it is located;
- The project will not adversely affect the general welfare of the City.