

17.62.050 - Scenic corridor permits.

- A. Purpose. A scenic corridor permit is a discretionary review process that allows for the review and approval of development applications within the -SC (scenic corridor) overlay zoning district (Section 17.18.040),
- B. Applicability. All development within the -SC overlay zoning district shall receive land use permit approval in compliance with this subsection in addition to the permit normally required by the development code, except for:
  - 1. Interior tenant improvements for residential, commercial, office or industrial projects;
  - 2. Ministerial projects as defined in Section 15268 of the California CEQA Guidelines and/or the city's CEQA Guidelines;
  - 3. Where it is determined by the director that the project will not be visible from the designated scenic corridor; and
  - 4. Where a project is exempt per Section 17.02.020.
- C. Project Review, Notice and Hearing. Each scenic corridor permit application shall be analyzed to ensure that the application is consistent with all applicable provisions of this development code. A public hearing shall be required in compliance with Chapter 17.78.
  - 1. Scenic Corridor Permit. The commission shall be the review authority for any new construction or site development within the scenic corridor overlay zone except as provided in subsection (C)(2) of this section.
  - 2. Minor scenic corridor permit. The director shall be the review authority for the following:
    - a. Residential Accessory Structures. Residential accessory structures, including decks, gazebos and patio covers, and fences and walls not exceeding six feet in height;
    - b. Residential Additions. All ground floor additions to single-family homes and additions above the ground floor not exceeding five hundred (500) square feet;
    - c. Signs. Individual, freestanding or wall-mounted signs in compliance with Chapter 17.30; and
    - d. Tennis Courts. Tennis courts without night lighting.
- D. Required Findings. Approval of development within an -SC overlay district shall require that the review authority make following findings, in addition to the findings required by a site plan review.
  - 1. The proposed project design complies with the scenic corridor development guidelines adopted by the council;
  - 2. The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor;
  - 3. The proposed project is within an urban scenic corridor designated by the General Plan, and includes adequate design and landscaping, which serves to enhance and beautify the scenic corridor; or
  - 4. The proposed project is within a rural or semi-rural scenic corridor designated by the General Plan, and is designed to ensure the continuing preservation of the character of the surrounding area.
  - 5. The proposed structures, signs, site development, grading, and/or landscaping related to the proposed use are compatible in design, appearance, and scale, with existing uses, development, signs, structures, and landscaping of the surrounding area.

(Ord. No. 2010-265, § 3, 1-27-2010; [Ord. No. 2014-310, § 1\(Att. A\)](#), 2-12-2014)