

19.14.860. Substantial Conformance Review.

- A. The Zoning Administrator may approve minor changes to a previously-approved discretionary permit at the administrative level (and without a public hearing) if the proposed changes are in substantial conformance with the existing permit and would not require any additional environmental analysis. Such proposed changes shall not significantly affect the design, intensity or intent of the approved project or reduce any requirement intended to mitigate an environmental effect, alter any public improvement or facility or conditions for which other properties or developments may rely, nor have an adverse effect upon public health, safety, or welfare.
- B. Application Submittal. Applications for substantial conformance review shall be filed with the Development Services Department on a form prescribed by the Director of Development Services, and, accompanied by fees as set forth within the City's Master Fee Schedule.
- C. A substantial conformance determination may include:
1. Structural additions to non-residential projects of no greater than ten (10) percent of the total floor area.
 2. Structural additions or alterations to existing residential projects that add no additional units.
 3. Changes to parking and circulation configurations which do not change the basic parking areas or circulation concept or reduce the number of parking spaces.
 4. Landscape modifications which do not alter the general concept or reduce the effective amount of landscaping.
 5. Architectural or exterior material or color changes which do not change the basic form and theme of an existing building, do not change the location of windows or doors, or conflict with the original architectural form and theme of an existing building.
 6. Other requests similar to the above-listed changes, as determined by the Zoning Administrator.
- D. Approval. No official notice of decision is required for determinations of substantial conformance. The approval period shall be valid until the expiration of the original permit, unless an extension of time has been granted.