

19.14.582 Design review approval.

A. Plans for the establishment ~~or, location,~~ expansion ~~or alteration~~ of (1) multifamily ~~buildings~~structures in all multifamily residential zones, and (2) nonresidential ~~buildings~~structures in all commercial and industrial zones, shall require design review ~~by the Planning Commission. Patio covers, shade structures, awnings, and other similar architectural features within these same zones shall not require design review.~~

~~B. The Planning Commission shall approve, conditionally approve or deny such plans. The Planning Commission shall base its findings and actions on the design review provisions of the affected design manuals of the City.~~

~~CB.~~ The Zoning Administrator has the discretion, with the concurrence of the applicant, to act in the place of the Planning Commission in the case of minor projects, including new construction or building additions to commercial, industrial, or institutional projects with a total floor area of ~~102~~20,000 square feet or less, and residential projects of ~~20~~40 units or less. ~~Generally, T~~the Zoning Administrator and/or Planning Commission shall base its findings and actions upon the provisions ~~of within this Chapter and~~ the affected design manuals of the City.