

CHAPTER 19.60
MINOR MODIFICATIONS

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19.60.010 PURPOSE

The modification procedure is intended to provide a method whereby minor changes of 10 percent or less may be made to existing, previously approved land use entitlements, without any additional impact. (MC 888 1/6/94)

19.60.020 APPLICATION

The minor modification of a previously approved entitlement requires the approval of the Director, who may establish additional conditions to further the intent of this Chapter. An application for the minor modification shall be on a form prescribed by the Director and shall be filed with the Department, pursuant to Chapter 19.32 (Applications and Fees). Any modification request which exceeds the prescribed limitations outlined in this Chapter shall require the refiling of the original application and a subsequent hearing by the appropriate review authority.

19.60.030 APPLICABILITY

The Director may grant a minor adjustment to an approved permit up to a maximum of 10% governing only the following measurable design/site considerations, which in no case would result in a reduction from any minimum standard outlined in this Development Code:

1. On-site circulation and parking, loading and landscaping;
2. Placement and/or height of walls, fences and structures;
3. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and
4. An increase or decrease of not more than 10% in density or intensity of a Development Project.
(MC 888 1/6/94)

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