

THE CITY OF



EXHIBIT H

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PROCESS FLOW CHARTS

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# RESIDENTIAL TEAR DOWN AND REBUILD

Determine whether structure is historic resource. Either assume that it is, or hire qualified consultant to document that it is not.  
(If consultant required, allow 45 days for evaluation)

**Yes**

Prepare EIR and ask City to adopt Statement of Overriding Considerations.  
(If EIR required, allow six months for preparation, circulation, and response to comments.)

Design Review for new home.  
Must be compatible with Downtown Specific Plan Policies and  
Downtown Design Guidelines.

(Allow 45 days unless revisions are required.)\*

Project Decision

\*Additional 45 days each if project is  
appealed to Planning Commission  
and City Council

**No**

# RESIDENTIAL ADDITION

Determine whether existing structure is historic resource.

(If consultant required, allow 45 days for evaluation.)

**Yes**

**No**

Administrative Design Review. Review addition for consistency with Secretary of Interior Standards for Historic Preservation (SISHP), Downtown Specific Plan Policies, and Downtown Design Guidelines. (Allow 45 days unless revisions are required.\*)

Administrative Design Review. Review for consistency with Zoning Regulations, Downtown Specific Plan Policies and Design Guidelines. (Allow 45 days unless revisions are required.\*)

Project Decision

**Yes**

Project Decision

**Not consistent with SISHP**

Prepare EIR and ask City to prepare Statement of Overriding Considerations. (Allow six months for preparation, circulation, and response to comments. Allow 30 additional days for design review after EIR is complete.\*)

Project Decision

\*Additional 45 days each if project is appealed to Planning Commission and City Council

# RESIDENTIAL REMODEL \*

\*Remodel only subject to City design review if it includes an addition greater than 10 feet in height or exterior changes that are greater than 10 feet in height.

Determine whether existing structure is historic resource.

(If consultant required, allow 45 days for evaluation.)

**Yes**

**No**

Administrative Design Review. Review remodel for consistency with Secretary of Interior Standards for Historic Preservation (SISHP), Downtown Specific Plan Policies, and Downtown Design Guidelines. (Allow 45 days unless revisions are required.\*\*)

Administrative Design Review. Review for consistency with Zoning Regulations, Downtown Specific Plan Policies and Design Guidelines. (Allow 45 days unless revisions are required.\*\*)

Project Decision

**Yes**

Project Decision

**Not consistent with SISHP**

Prepare EIR and ask City to prepare Statement of Overriding Considerations. (Allow six months for preparation, circulation, and response to comments. Allow 30 additional days for design review after EIR is complete.\*\*)

Project Decision

\*\*Additional 45 days each if project is appealed to Planning Commission and City Council

## NEW RESIDENTIAL CONSTRUCTION

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graph TD; A[NEW RESIDENTIAL CONSTRUCTION] --> B[Design Review. Review for consistency with Zoning Regulations, Downtown Specific Plan Policies, and Design Guidelines. (Allow 45 days unless revisions are required.*)]; B --> C[Project Decision];
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Design Review.  
Review for consistency with Zoning Regulations,  
Downtown Specific Plan Policies,  
and Design Guidelines.  
(Allow 45 days unless revisions are required.\*)

Project Decision

\*Additional 45 days each  
if project is appealed to  
Planning Commission  
and City Council