



Community Development Department - Planning Division

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RC Zone Height/Story Variance Submittal Policy

On September 10, 1991, the City Council approved a policy requiring any future submittals for all height and story variances in the RC Zone to include a comprehensive list of information in order to assist in the analysis and decision-making of these cases.

Such information should include, but not necessarily be limited, to the following:

1. Approved grading plans (or better yet, a graded site);
2. A composite map clearly indicating the approved grading on adjoining sites or, if no grading has been approved, the natural topography of adjoining property;
3. Street sections, where appropriate;
4. Plot plan, building elevations and building sections for the proposed dwelling. If this information is not available, such as in the case of a custom lot subdivision, a condition of approval will probably be imposed requiring that a covenant and agreement or a statement in the CC&R's be recorded to the specifications of the Planning and Legal Departments which informs future buyers of the following:
 - a. The maximum height and stories shall be as approved by variance action.
 - b. Building setbacks shall comply with the requirements of the RC Zone. Variances will be discouraged.
 - c. Building elevations submitted for Design Review Board consideration should include varied roof lines and building planes, architectural quality on all sides and consistency with the surrounding neighborhood and topography.
5. If more than one lot is involved, the proposed building height and pad elevation for each lot shall be clearly identified. Such heights shall be justified based on relationships with surrounding lots and natural topography.

This information needs to be submitted at the time of variance application submittal. Failure to do so may result in a processing delay. Any questions concerning this policy should be directed to the Public Information Section at 951-826-5371.