**ISSUE:**

The Land Development Code Sec. 126.0704presently exempts building additions from Coastal Development Permits if 50% of exterior walls are retained.

**Purpose:**

The purpose of this exemption is to allow minor additions to an existing building while maintaining neighborhood scale and character in the Coastal Zone. (LDC Sec. 131.0403, Residential Zones: to promote, neighborhood quality, character & livability and allow reasonable use of property while minimizing adverse impacts to adjacent properties.)

**Problem:**

The amended wording adopted in the 2000 Code Update is too general for ministerial processing. As currently implemented, the 50% Exemption has produced new buildings that maximize development potential, including grandfathered non-conforming setbacks. This new development has burdened ageing infrastructure with no impact fee offsets. It has resulted in undesirable consequences to neighborhood scale and character, with no community involvement. The results do not support nor implement coastal zone community plans.

**PROPOSAL: Remove LDC Sec. 126.0704 and Replace with Following Language**

Buildings that retain 50% of the existing building (building is defined as existing constructed area, facades, and roof) envelope and add no more than 1,000 square feet of area shall be exempt from the Coastal Development Permit Process.

**Standards:**

A building addition up to a maximum 1,000 square foot shall be permitted without the requirement for a Coastal Development Permit, provided that the following standards are observed:

1. The proposed addition shall not exceed 1,000 square feet, and the total square footage of the building, including existing and new construction, shall not exceed the maximum square footage allowable by the zone.

2. At least 50% of the existing building, including the front/street façade, shall be maintained. The facade includes: wall, windows, roof, existing exterior materials, architectural features and design.

3. Within the front/street façade, upper story additions shall be located behind the ridge of an existing pitched roof, or 15 feet behind the retained facade, if the existing roof is flat. Along other facades, new additions at all levels shall follow the latest zoning regulations.

5. Additions shall maintain, and be compatible with, the architectural design and style of the existing building.