

CHAPTER 30: ZONING

§ 30-45 DESIGN REVIEW

Sections:

§ 30-45.1	Purpose
§ 30-45.2	Review Required
§ 30-45.3	Architectural Review Board
§ 30-45.4	Project Review
§ 30-45.5	Scope of Review
§ 30-45.6	Procedures

30-45.1. Purpose.

The intent of design review is to promote the general welfare of the community by achieving the following purposes:

- A. To protect the community from the adverse effects of poor design and to encourage good professional design practices;
- B. To enhance the beauty, livability and prosperity of the community;
- C. To encourage high quality development;
- D. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area;
- E. To discourage poor exterior design, appearance and inferior quality which are likely to have a depreciative effect on the local environment and surrounding area;
- F. To encourage originality, creativity and diversity in design and to avoid monotony;
- G. To ensure the compatibility of multiple-dwelling projects with adjoining single-family neighborhoods; and
- H. Supplement other City regulations and standards in order to ensure control of aspects of design that are not otherwise addressed.

30-45.2. Review Required.

The following projects shall be subject to design review:

- a. Single-family, multiple-family, mixed-use, commercial, industrial, institutional, private/public utility, non-exempt public agency, and related miscellaneous projects, including but not limited to:
 - 1. New buildings,
 - 2. Additions, expansions and renovations, remodels, modifications,
 - 3. Tenant Improvements (interior and exterior),
 - 4. Facade/roof improvements/changes,
 - 5. Outdoor seating and display area and related improvements,
 - 6. New paint and stucco,
 - 7. Accessory/auxiliary structures,

8. Utility structures, exterior equipment, mechanical appurtenances and related screening,
9. Exterior lighting,
10. Fencing/gates
11. Landscaping and irrigation,
12. Trash enclosures
13. Parking lots/garages/structures and related improvements,
14. Outdoor storage and related screening improvements,
15. Wireless facilities and related improvements,
16. Photovoltaic systems and related battery energy storage system,
17. Signs, sign programs, graphic designs, billboards and similar,
18. Public art/sculptures, murals and similar,
19. Residential subdivisions and related improvements (e.g. model homes, sales trailers, temporary parking lots, etc.),
20. Accessory and temporary uses,
21. Projects referred for design review by the Planning Commission,
22. Projects referred for design review by any portion of the Compton Municipal Code or Specific Plan(s).

30-45.3. Architectural Review Board.

An Architectural Review Board shall be established to administratively review those projects designated by this Chapter as subject to design review.

- a. The Architectural Review Board shall be administered by the -Community Development Department and shall be composed of the following members/departments:
 1. Planning Division,
 2. Building and Safety Department,
 3. Public Works Department
 4. Fire Department,
 5. Water Department.,

30-45.4. Project Review.

- a. Ministerial Review. Any project that is required to be reviewed and approved ministerially without discretion pursuant to an applicable State law, including but not limited:
 1. Accessory dwelling units,
 2. Accessory EV ,

3. Applicable housing projects,
 4. Wireless facility, Section 6409 qualified projects.
- b. Administrative Review. The following minor projects will be reviewed by assigned Planning staff for administrative approval:
1. Single-family projects located in residential zones and related improvements,
 2. Multi-family projects (up to 4 units, excluding ADUs) located in residential zones and related improvements,
 3. Façade Improvements, unless referred to the Design Team or Committee Review,
 4. Fencing, landscaping, and irrigation,
 5. Exterior paint;.
 6. Code conforming signage,
 7. Outdoor lighting, outdoor dining areas, outdoor storage/display and related improvements/screening,
 8. Parking lot improvements/restriping,
 9. Tenant improvements/change of use,
 10. Utility/trash enclosures/structures, exterior equipment, mechanical appurtenances and related screening,
 11. Minor modifications to zoning code standards, unless referred to design team or committee review.
 12. Miscellaneous, as deemed appropriate by the Community Development Director.
- c. Design Team Review. Small and medium sized projects not subject to ministerial or administrative review shall be reviewed by a Design Review Team, as deemed appropriate by the Community Development Director, composed of a minimum of two members of the Architectural Review Board, including a representative of the Planning Division or the Building and Safety Department.
- d. Committee Review. Large projects not subject to ministerial or administrative review shall be reviewed by a Design Review Team, as deemed appropriate by the Community Development Director, composed of a minimum of three members of the Architectural Review Board, including a representative of the Planning Division.

30-45.5. Scope of Review.

The Architectural Review Board shall review all projects to verify compliance with the development standards in this Chapter as follows:

- a. Minor Modifications. The Architectural Review Board may approve minor modifications to the property development standards in this Chapter in order to provide design review flexibility and implement the goals of the City's design policy. Such modifications shall represent no more than a 10% reduction to the applicable standard and shall only be approved as a part of the design review process for new or remodeled projects where conformance to the Code would pose a substantial hardship and create a significant negative impact on overall project design.
- b. Temporary and Accessory Uses. The Architectural Review Board may approve the following temporary uses:
1. Nonaccessory tent sales conducted on a vacant, paved site for not more than 12 days per calendar year.

2. Special event signs, including supergraphics, inflatables and advertising statuary, for not more than 12 days per calendar year.

30-45.6. Procedures.

Projects that are subject to Architectural Review Board/design review shall be submitted in accordance with the following application and processing procedures:

- a. Application. All applications for design review shall be submitted to the Community Development Department on a form supplied by the Department. The project plans submitted as part of the design review application shall be provided in accordance with the latest application submission checklist available at the Planning Division, which is updated from time to time. Other information may be requested by the Architectural Review Board, deems necessary to properly evaluate the project.
- b. Time Limitation of Application. An application for a planning review for any proposed work shall be deemed to have been abandoned and will be voided, 180 days after the date of filing or date of last comment letter issued to the applicant, unless such application has been continuously pursued in good faith or the application has been approved, denied or referred to Planning Commission; except that the Community Development Department may grant, at its discretion, one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.
- c. Finality of Action. Architectural Review Board decisions are final unless appealed as follows:
 1. Staff and administrative design decisions may be appealed to the full Architectural Review Board within five calendar days of the applicable decision.
 2. Decisions by the full Architectural Review Board may be appealed to the Planning Commission within five calendar days of Board action.
 3. Decisions by the Planning Commission may be appealed to the City Council within five calendar days of Commission action.
 4. Decisions by the City Council shall be final.

If approval is granted by the Architectural Review Board, the applicant may proceed to initiate the Building and Safety plan-check review process.
- d. Filing Fees. At the time of submission or appeal, the applicant shall pay a filing fee, the amount of which shall be set by an ordinance of the City Council and shall be adjusted periodically to reflect changes in processing costs borne by the City. Fees are non-refundable.