

Zoning	Public Property (County Parks)			Private Property				
	Rec	SR-M-8 & 10-R-1		SR-M-8			10-R-1	
Existing Development	Park Facilities - open space, walking paths, benches, etc			SFD/Duplex		Multi-Family (3+ Units)		SFD
Permit Requirement	Development Plan		CDH (footnote 3)	CDH			DVP	
Existing Permit	Dev. Plan & CDP (14DVP-000010, 14CDP-00058, 14CDH-00021)		CDH	CDH			DVP & CDP/ If not permitted See footnote 4	
Change/Amendments	Option 1) SCD w/ LUP (Section 35-174.10.1 & Section 35-178)	Option 2) DVP Amendment & CDP (Section 35-174.10.2)	Minor Change to CDH (Section 35.169.10)	Option 1) Minor Change to CDH (Section 35.169.10)	Option 2) CDH (waived hearing) (Section 35.169.4.2)	Option 1) SCD w/ LUP (Section 35-174.10.1 & Section 35-178)	Option 2) DVP Amendment & CDP (Section 35-174.10.2)	Minor Change to CDH (Section 35.169.10)
Decision Maker	Director	Zoning Administrator	Director	Director	Zoning Administrator	Director	Zoning Administrator	Director
Appeals for Change or Amendments	SCD - No / LUP - Yes to PC & BOS and no to CC	Yes - PC/BOS/ CC	No	No	Yes - PC/BOS/CC	SCD - No / LUP - Yes to PC & BOS , No to CC	Yes - PC/BOS/ CC	No

*SCD- Substantial Conformity Determination

** DVP - Development Plan

*** CDP - Coastal Development Permit

**** CDH - Coastal Development Permit with Hearing

*****LUP - Land Use Permit

*****CC - Coastal Commission

***** SFD - Single Family Dwelling

Notes:

1. SM-R-8 - if Single Family Dwelling or Duplex only a CDP w/Hearing required, if Tri-plex or Quad-plex DVP is required
2. 10-R-1 - residential uses are older in these areas and the bluff retreat is not as prominent in these areas
3. 10-R-1 - Parks use : prior determination that use is less than SFD or Duplex so DVP not required only CDPH
4. SM-R-8 - any existing development that doesn't have existing permits may be permitted as an 'as-built' development with a Development Plan

