

ENVIRONMENTAL QUALITY DISTRICTS

I. WHAT IS AN ENVIRONMENTAL QUALITY DISTRICT?

Environmental Quality (EQ) Overlay Districts are geographic areas of the city exhibiting special and distinctive environmental characteristics which are of significant value to the public; and which characteristics include natural features such as unique soil formations, slopes, vegetation, and significant scenic views or characteristics that include man-made qualities such as substantial public investment including structures, parks, plazas, and landscaping.

There are four types of EQ Districts:

1. Hillside Districts (EQ-HS);
2. High Public Investment Districts (EQ-PI);
3. Urban Design Districts (EQ-UD);
4. Community Revitalization Districts (EQ-CR)

II. WHAT IS THE PURPOSE OF AN EQ DISTRICT?

The purposes of an EQ District is to assist in the development of land and structures to be compatible with the environment and to protect the quality of the urban environment in those locations where the characteristics of the environment are of significant public value and are vulnerable to damage by development permitted under conventional zoning and building regulations.

III. IS MY PROJECT LOCATED IN AN EQ DISTRICT?

To find out if your project is located in an EQ District call the Zoning Administration Office of the Department of Buildings and Inspections at 352-3273.

IV. HOW DOES AN EQ DISTRICT AFFECT MY PROJECT?

All applications for building permits within a EQ District are subject to the EQ regulations. There are numerous exemptions from the EQ provisions for building permit applications. However, some applications for building permits require review through a hearing process in which a hearing examiner holds a public hearing to determine if permission will be granted for the construction, erection, development, etc. of your project.

Since there are multiple EQ Districts, and each EQ District was adopted under a separate ordinance with specific review guidelines, it will be necessary to contact the Zoning Administration Office at 352- 3273 concerning the aforementioned exemptions or hearing.

V. HOW DO I APPLY FOR AN EQ HEARING?

You may apply for your EQ hearing at the Zoning Administration Office at 805 Central Avenue, Suite 500. You will receive a hearing application outlining all of the items necessary for your submittal. Once you have completed the application, procured all of the items necessary for your hearing, you may officially apply for your EQ hearing. (Please submit all items in triplicate. The plans submitted for your EQ hearing are kept separate from your building permit application.) **NOTE:** Complete working drawings are not always necessary for hearing submittals. However, reports, geotechnical work, maps, drawings, renderings and elevation views sufficient enough to show the proposed work is required.