Discretionary Permits Required by Project Type

Provided below is a table that includes common scenarios "Project Types" that developers propose in the City of Imperial Beach. The table is intended to help applicants determine the discretionary permits that are required for different types of projects. If you need assistance with determining the type of permits needed for your project, contact City Planning staff.

Project Type	Abbreviations used: CUP - Conditional Use Permit GPA- General Plan Amendment										
	Regular Coastal Permit	Admin Coastal Permit	CUP	Design Review Case	GPA	Zone Change	Admin Sign Permit	Site Plan Review	Tentative Parcel Map	Tentative Map	Variance
Detached or Attached ADU		Yes (if within Coastal Zone)									
Internal ADU		Yes (if within Coastal Zone & a change of use)									
Single Family Residence		Yes (if within Coastal Zone)									
2-4 Residential Units		Yes (if within Coastal Zone)		Yes				Yes	Yes (if Condos)		
5+ Residential Units	Yes (if within Coastal Zone)			Yes				Yes		Yes (if Condos)	
Commercial	Yes (if within Coastal Zone)			Yes			Yes (if applying for Signage)	Yes			
Mixed-Use	Yes (if within Coastal Zone)			Yes			Yes (if applying for Signage)	Yes	Yes (if Condos)	Yes (if Condos)	
Wireless Communication Facility	Yes (if within Coastal Zone)		Yes	Yes				Yes			
Public Facilities	Yes (if within Coastal Zone)			Yes				Yes			
Condo Conversion 2-4 Units		Yes (if within Coastal Zone)							Yes		
Condo Conversion 5+	Yes (if within Coastal Zone)									Yes	
Signage							Yes				
Residential Care Facility	Yes (if within Coastal Zone)		Yes								