

REPEALED
BY ORD. 169

RESOLUTION #453

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY ENUMERATING DESIGN REVIEW ELEMENTS, PROCESS, AND APPLICATION FORM AS REQUIRED BY ORDINANCE NO. 163

WHEREAS, Amador City Ordinance # 163 mandates the City Council of the City of Amador City provide, by Resolution, a set of specific Design Review guidelines enumerating the elements of Design Review considerations, presentation requirements, and the application process, and

WHEREAS, The City Council of Amador City has determined, after considerable input from its citizens, the guidelines necessary to achieve our goal of preserving the charm of Amador City while allowing considerable freedom of choice for our inhabitants,

NOW THEREFORE, BE IT RESOLVED, that the City Council does hereby present the following as the set of guidelines and application form to be used and followed by both the Design Review Committee and applicants to such committee;

~~The~~ Design Review Process—READ CAREFULLY

Step 1: Pre-application Conference (optional but advised)

A pre-application conference with the Design Review Committee is highly recommended. This is a preliminary conference, not the formal Design Review procedure (Step 3). It is the responsibility of applicants to contact the City Clerk's office to schedule such a conference.

At a Pre-application Conference the applicant should present whatever materials are necessary to familiarize the Committee with the overall scope and concept of the proposal. The applicant might include drawings, rough sketches, photographs, etc. The committee will review what documents, drawings, fees, etc. will be needed for the application and Review (Step 3). In unusual cases the Design Review Committee may see a need to require that special explanatory material, such as a model or rendering, be presented at the Review. The committee will work with the applicant to guide him/her towards being prepared for the Review.

Step 2: Application

The applicant will deliver to the City Clerk's office all required forms (see Design Review packet), fees, drawings and supporting materials. The City Clerk or the Deputy City Clerk will review the application for completeness, initialing the check off-list on the Design Review application form. If the check-off list is complete the applicant may request a Design Review.

The City Clerk or the Deputy City Clerk will arrange for the Review at the earliest possible date within 10 days, unless the applicant requests a later date. All submitted forms, drawings, and supporting materials shall be available for public

review at city hall during the interim. In addition, city staff will make a good faith effort to notify property owners within 300' of the project site of the scheduled Design Review.

Step 3: Review

Prepare for the review by familiarizing yourself with all the information in the Design Review packet. The application form and check-off list must be complete. At this meeting all drawings, samples, colors and other pertinent information will be presented to the Design Review Committee. The Committee will advise the City Council at its next regular meeting as to recommended approval, approval with modifications, or disapproval of the project. A disapproval or recommendation for modifications will include a written explanation. The City Council may either approve, disapprove or require revision of the project. The appeal process is described in Section 10.

2. Site Planning Considerations

The City of Amador City has identified the following Site Planning Considerations as being important for Purposes of this ordinance.

A. Viewscape Preservation

The design of any project should take into account views of and through the site from neighboring properties and public areas. Vegetation at maturity will be taken into account when assessing view impacts.

Recommended	Not Recommended
Structures designed to minimize the blockage of views.	Projects that disrupt prominent skylines such as hilltops and/or ridges as viewed from public areas. Designs that dominate the view of natural landscapes and/or surrounding buildings.

B. Location on Site

Site planning must take into consideration and respect the location of other structures on adjacent properties. Specifically, structures should be positioned on the site so as to:

- minimize the removal of mature trees and alterations to the natural topography of the existing site
- minimize the impact of any necessary grading to avoid problems of erosion or drainage on site or to adjacent properties
- respect the privacy of surrounding structures and their outdoor areas
- provide a clearly defined pedestrian entry path from the street
- encourage installation of utility lines underground
- work to minimize the blockage of sunlight on neighboring properties
- minimize the alteration of streams and natural drainage channels. Applicants are reminded that the California Department of Fish and Game has jurisdiction over many aspects of stream alteration and should be consulted before contemplating any such work.

Building Design Considerations

The City of Amador City has identified the following Building Design Considerations as being particularly important aspects of this ordinance.

A. Building Form

Certain requirements that limit the actual building mass, scale and proportion are placed on a given site and are set forth in the applicable Building Code and the Amador City Zoning Ordinance. These include required setbacks from property lines, maximum height, percent of lot coverage, etc.

Amador City desires that construction not only meet the strict legal requirements spelled out in the Code and Zoning Ordinances, but also conform to the intent and purpose of the Design Review Ordinance.

Design Review will therefore consider proposed structures from the viewpoints of neighbors, public places, and the overall form of the City to ensure that the structure

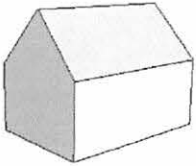
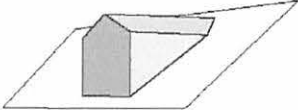
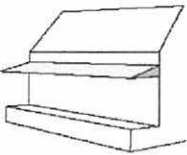
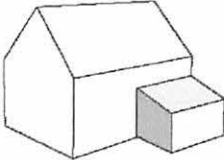
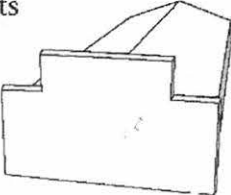
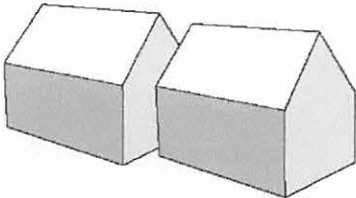
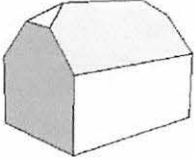
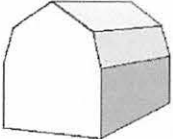
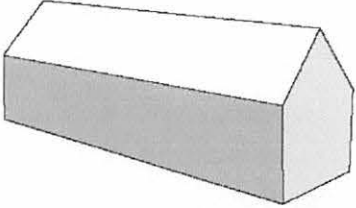
- appears consistently sized, given the structure's function in the context of its surroundings
- does not unnecessarily dominate or impinge upon the privacy of adjacent structures and/or their surrounding spaces.

 Since the details of design can affect the apparent scale of a structure, the design of doors and windows, roof shapes, trim, lighting, etc., will be considered in determining the overall impression of the scale of the structure.

B. Component Forms

The following chart identifies the simple forms that are the basis of most of Amador City's building inventory and which should form the basis of new construction and remodeling. Also identified are various forms that are rather uncommon and uncharacteristic.

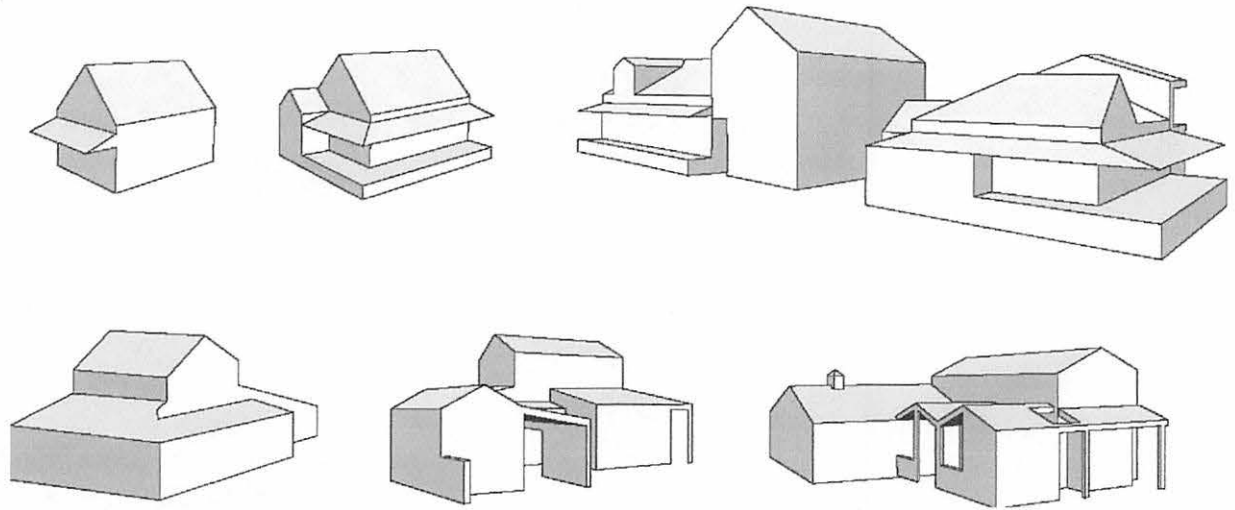
Recommended	Not Recommended
-------------	-----------------

Recommended (likely to be approved)	Discouraged
Pitched-roof blocks  Pitched dormers  Shallow-pitch porch roofs  Attached sheds  Commercial false fronts (simple pitch behind)  Large masses broken up 	Extreme forms such as A-frames and domes Forms uncommon in Amador City such as: Clipped ridges  Gambrel roofs  Round or eyebrow dormers  Large unbroken masses 

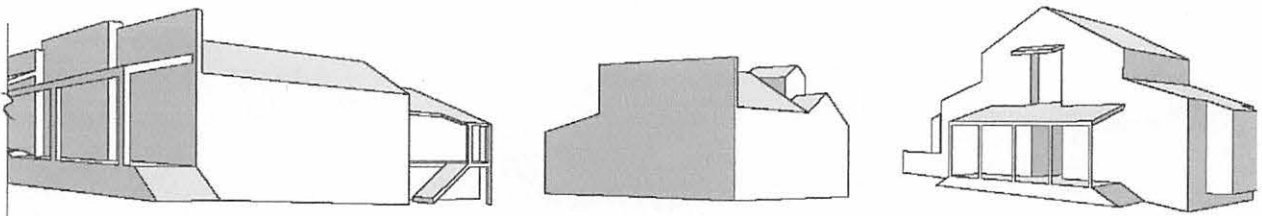
C. Assembling the Component Forms

The variety among Amador City's buildings arises from the endless individual ways in which common component forms are assembled. Below are simplified examples of existing Amador City buildings that illustrate this point. The City strongly encourages continuation of this practice.

Recommended



Residential structures, simple to complex: old (top row) and new (bottom row).



West side of Main Street

Firehouse / Cheyenne Trading Post

Andrae's Bakery

Commercial structures: old (left & middle) and new (right)

D. Styles Not Recommended

While the following list is not intended to be complete, it illustrates “styles” that are not common to Amador City.

Geodesic domes
A-frames
“Chalets”
“International Style”

Tudor
 Colonial
 Southwest "pueblo"
 Tuscan "villas"
 Overly ornate exterior details

E. Exterior Materials

Siding and roof surfacing materials should be similar in texture, finish and detailing to those predominant in Amador City and should be selected to help new buildings blend with their surroundings. Modern or engineered materials that meet the architectural and design criteria are appropriate.

Recommended	Not Recommended
Roofs: plain corrugated or similar pattern metal (HIGHLY recommended) Siding (consistent use of one material throughout): - board and batten - horizontal siding - Corrugated metal And for commercial buildings: any of above plus stone or brick	Roofs: composition tile hot mop Siding: Vinyl or aluminum Concrete block or slump stone Stucco Plywood (incl T-111 etc.) Doors & windows: mill finish "raw" aluminum.

F. Exterior Detailing

Simple functionality in detailing is encouraged.

Recommended	Not Recommended
Simple dimensional lumber for trim Door, windows and openings based upon typically existing proportion, style, placement and size.	Beadwork, scrollwork, ornate brackets, etc. Ornate wrought iron Decoratively painted walls Doors, windows and openings not proportional or typically found in the community.

G. Color (applies to all exterior colors, including trim, doors, etc.)

Each structure should appear as part of its particular environment within the City rather than standing out from that environment or calling attention to itself. To this end the exterior colors of a structure should blend with, compliment and/or harmonize with its surroundings. Generally, this means that colors will be muted, subtle, natural and rather light; they should not be bright, garish, harsh, vibrant, or somber.

Palettes will be simple, not complex or lavish. A single body color should generally be used for all exterior walls. Trim colors may be used to define and articulate the structure and some of its details without being harsh or dramatic. There is generally more latitude in the selection of trim than of body colors.

4. Other Considerations

A. Landscaping

1. Planting

Consult the Amador City Tree Ordinance [insert appropriate reference] prior to removing existing trees. Landscaping should enhance the existing appearance of the city. Careful consideration should be given to planting locations. Local nurseries can provide advice concerning plants for this climate zone. Lawns, plantings and ground cover areas should have adequate irrigation and drainage for continuing maintenance.

Recommended	Not Recommended
Native plants Non-native plants with historical links to local history Drought resistant plants	Significant, visible areas planted with materials indigenous to, or associated with other regions. Invasive plants

2. Walks, Driveways and Surfaces

Walks and driveways are an integral part of the landscaping. Driveways should utilize a minimum amount of the site. Surface materials should enhance the appearance of the structure.

Recommended	Not Recommended
Concrete units or blocks with planting between units Brick stone or concrete pavers Ground covers	Bare earth Large, unbroken visible areas of gravel or hard surfaces

3. Fences, Walls and Hedges

Front yards and views to the front of houses should maintain a sense of visual openness.

Recommended	Not Recommended
Natural materials	Masonry, tile, block walls other than natural stone
Hedges	Chain link fences
Woven wire fences – maximum 48” high in front.	Large solid fences or walls within public view.

NOTE: Applicants are advised that other codes and ordinances (building, zoning, rock walls etc.) may also be applicable to fences and walls.

4. Mechanical Equipment

Heating, Ventilating, Air Conditioning and propane tanks should be hidden from view if at all possible. Other mechanical equipment (i.e., television antennas, solar panels and satellite dishes) should be located as unobtrusively as possible.

B. Ancillary Structures (garages, storage buildings, sheds, playhouses, etc.)

Each ancillary structure should be designed to reflect its particular use. Materials, design and color should be similar to or compliment the primary structure(s). Ancillary structures should not significantly obstruct the view of primary structures from public areas and should conform to all other Design Review Considerations.

NOTE: Applicants are advised that other codes and ordinances (building, zoning, rock walls, etc.) may also be applicable to ancillary structures.

C. Exterior Lighting

Architectural and landscape lighting should be designed and sized to perform its intended function without spilling over onto adjacent properties or creating unnecessary glare. To the extent practical, light sources (bulbs) should be shielded from the direct view of neighboring properties and the public.

Recommended	Not Recommended
Lighting with a number of low intensity sources (rather than a few very bright sources).	Lighting using a remote, single source to cover a large area.
Lighting close to and scaled to the area(s) requiring illumination.	Large floodlit areas.
	Inadequately shielded light sources.
	Colored lights.

D. Sound Issues

To the extent practical, outdoor noise sources such as patios, swimming pools and mechanical equipment should be located away from noise-sensitive portions of neighboring properties (e.g., bedroom windows).

9. Presentation Requirements and Application

The Design Review presentation requirements, a checklist and an application form are combined into a single page constituting the next page of this resolution. Additional copies of the form may be obtained from the City Clerk's office.

City of Amador City

Design Review Presentation Requirements, Check List and Application

Applicant's name _____
 Mailing Address _____
 Site address _____
 Daytime phone _____ E-mail _____
 APN# _____ Zoning _____

Fee paid \$ _____

Date _____

City Clerk's Initial _____

To avoid delays and rescheduling, submit this completed application and the fee to the City Clerk together with all of the materials and information required below as specified. All items must be accurately depicted, to scale and appropriately dimensioned.

Verified for completeness:

City Clerk (initial)	Design Review (initial)
-------------------------	----------------------------

PLOT PLAN: minimum size: 18" x 24"; minimum scale: 1/8" = 1'-0"

Showing: Orientation, scale, property lines, easements, required setbacks and with a statement of lot coverage
 Existing and proposed contour lines at intervals not greater than 2

feet

Existing trees, rock walls, and structures

Proposed Structures

Proposed driveways, parking, walkways and circulation patterns

Proposed exterior lighting

Landscape Plan at the same size and scale as the Plot Plan.

ELEVATION DRAWINGS: minimum size: 18" x 24"; minimum scale: 1/4" = 1'-0"

Showing: North, South, East and West elevations of all structures
 Roofing, siding, windows, doors, decks, trim details
 Any other significant items and details

MATERIAL AND COLOR SAMPLES: Siding, trim, windows, doors, roofing, decks and paint colors.

(In certain obvious cases simple written descriptions, such as "roofing: galvanized corrugated" or "windows: white vinyl-clad wood", may be submitted in place of actual samples.)

ADDITIONAL INFORMATION REQUIRED PER PRELIMINARY REVIEW:

- ☐ **Recommend Approval As Proposed**
☐ **Recommend Approval Subject To Modifications**
 (see attached)
☐ **Recommend Disapproval** (see attached)

Voting Record:

Ayes:

Nays:

 Signature of Design Review Committee chairman

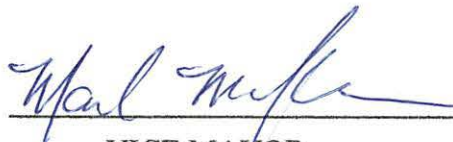
PASSED AND ADOPTED, by the City Council of the City of Amador City, County of Amador, State of California, on the 15th day of September, 2005, by the following vote:

Ayes: McKenna, Dittman, Knox, Stevens

Noes: None

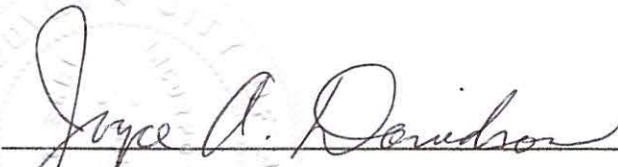
Abstain: None

Absent: Lynch



VICE MAYOR

ATTEST:


Joyce Davidson, City Clerk