

## CHAPTER 19.38 DESIGN REVIEW

<u>Section</u>	<u>Page</u>
19.38.010 Purpose .....	IV-19.38-1
19.38.020 Application .....	IV-19.38-1
19.38.030 Applicability .....	IV-19.38-2
19.38.040 DRC Findings .....	IV-19.38-2

### 19.38.010 PURPOSE

These provisions shall ensure the following:

1. The establishment of design review procedures for residential, commercial and industrial development proposals;
2. That proposed development projects comply with all applicable performance standards and design guidelines;
3. A focus on community design principles which result in creative, imaginative solutions which establish quality design for the City;
4. The orderly and harmonious appearance of structures along with associated facilities, such as signs, landscaping, parking areas, etc.;
5. Maintenance of the public health, safety and general welfare and property throughout the City; and
6. Effective implementation of the General Plan policies which encourage the preservation and enhancement of the particular character and unique assets of the City, and its harmonious development.

### 19.38.020 APPLICATION

The following list of structures shall be subject to design review by the Development Review Committee (DRC):

1. New structure(s)/development and related site plans subject to a review authority other than the Director, pursuant to Table 31.01;
2. Remodeled structure(s)/development and related site plans, which require a Development Permit;
3. A project involving a change or intensification of land use (e.g., conversion of a shoe store to a restaurant, or a residential structure to an office use, etc.); and
4. New or modified signs with review authority other than the Director.

### **19.38.030 APPLICABILITY**

The DRC, acting in their capacity for design review, shall receive and evaluate all projects subject to design review prior to final action by the appropriate review authority. The Department, as part of the overall project review process, shall forward the appropriate materials to the DRC and submit the DRC report to the review authority.

### **19.38.040 DRC FINDINGS**

The DRC shall determine that the project adequately meets adopted City performance standards and design guidelines, based upon the following findings:

1. The design of the proposed project would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that will remain appealing and will retain a reasonably adequate level of maintenance;
2. The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular and/or pedestrian hazards; and
3. The architectural design of the proposed project is compatible with the character of the surrounding neighborhood and will maintain the harmonious, orderly and attractive development contemplated by this Development Code and the General Plan.