

Staff Report Attachment H: Design Review Detailed Analysis of Standards

Objective Design Standard Applicable to Single-Family Residences and Duplexes	Project Component	Standard Met?
Subdivisions		
In subdivisions of three or more lots, proposed lot sizes shall differ from one another by at least 500 square feet. Developments with five to nine lots shall have a minimum of three lot sizes. In developments with 10 or more lots, no one lot size shall comprise more than 25% of the total number of lots.	Lot sizes range from 5,433 to 7,498 and include several sizes in between.	Yes
Flag lots are prohibited within new development unless authorized through Design Review when consistent with the objectives of the Town Council, including development of affordable housing, and the General Plan.	There are no flag lots	Yes
Garages, Driveways and Parking		
The width of each garage door shall not exceed 12 feet when located in the front half of the lot and visible from the street.	There is no garage on Lot 1 and the garages on Lots 2-9 have two doors that are less than 12 feet per door.	Yes w/ design review waiver
Multi-car garages are permitted if located on the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping, and/or fencing in compliance with Chapter 17.136.	Each garage accommodates two cars. Garages are incorporated into the primary frontage facing the private street.	No, but DR waiver recommended
Carports shall be located in the rear half of the lot or screened from view from adjacent street frontages by building placement, landscaping and/or fencing in compliance with Chapter 17.136.	No carports are proposed	N/A
For single-family houses with attached garages, the width of the house shall be at least five feet greater than the width of the garage along its street frontage. The garage shall be set back at least 10 feet farther than the house from the street.	Lot 1 - no garage, Lot 2 more than 5 feet but garage is not 10 feet further back than the house, Lot 3, Yes 5 no on 10, Lot 4 Yes and Yes, Lot 5 no on 5 and no on 10, Lot 6 Yes on 5 no on 10, Lot 7 Yes on 5 no on 10, Lot 8 Yes on 5 Yes on 10, Lot 9 Yes on 5 Yes on 10	Not all lots comply with this standard but DR waiver recommended

In the Old Town Historic District, driveway aprons shall be a solid surface, concrete, or pavers, for the width of the driveway and the length from the existing edge of asphalt street to the right-of-way line or five feet, whichever is greater.	lot is not in Old Town Historic District but includes pavers for the driveway from asphalt street	Yes
Street Frontage		
The principal orientation of all buildings shall be parallel to streets they face.	All buildings face their primary access	Yes
Primary building entrances and associated paths of travel from the adjacent street(s) shall be visible from the adjacent street(s).	All entrances appear to be visible from the street	Yes
Building facades that face street frontages shall include breaks in their wall plane by incorporating one or more techniques along at least 20% of the entire street-facing facade, such as varying setbacks, recessed or projecting building entries, wall offsets, wall projections or variation in materials.	Lot 1 existing and not required, Lot 2 none but has a porch, Lot 3 none but has balcony, Lot 4 Yes, Lot 5 Yes, Lot 6 Yes, Lot 7 Yes, Lot 8 Yes, Lot 9 Yes	No, but the porches and balconies serve the same function and are acceptable with waiver.
A covered porch shall be incorporated into the front elevation for new construction. The minimum required porch shall be at least 72 square feet in area and shall measure at least six feet deep (measured perpendicular to the front wall of the house). Porches shall be unenclosed but may be screened.	Lot 1 is existing and exempt, lot 2 Yes, lot 3 Yes, lot 4 Yes, lot 5 Yes, lot 6 Yes, lot 7 Yes, lot 8 Yes, lot 9 Yes	Yes (all new lots comply, existing is exempt)
Building Scale and Massing		
Buildings shall carry the same design in terms of form and massing, roof design, wall and window design, and colors and materials on all building elevations.		Yes
Roof Forms		
The main roof of the building shall have a minimum pitch of 4 in 12 as shown in Figure 17.40-1.	Lot 2 - 4:12 and 7:12, Lot 3 4:12, Lot 4 6:12, Lot 5 7:12, Lot 6 5:12, Lot 7 5:12, Lot 8 4/5:12, Lot 9 5/6:12	Yes
Roofs which incorporate multiple ridges, eaves and/or dormers are required. Up to 20% of the area of a structure's roof may be flat.	Lot 2-9 all roof have multiple pitches	Yes

Roofing shall be composition shingle, standing seam, other fabricated metal, or tile from natural materials. Concrete tile, wood shake, or tar and gravel roofing is prohibited.	all roofs are composition shingle or standing seam	Yes
Windows, Doors and Entries		
Only wood-frame windows, vinyl-clad wood windows or powder-coated metal-framed windows colored by the manufacturer are permitted. Bare metal, plastic, or silver- colored aluminum windows or screen frames are prohibited.	all windows will be wood clad	Yes
Shutters, if incorporated, shall be the same size as half the adjacent window width.	no shutters on any proposed houses	n/a
Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.	Windows all recessed by 3 in as required	Yes
Exterior Building Materials		
The following exterior materials are allowed: wood (lap siding, board and batten, shingle), cement board, or stucco. Natural brick or stone is allowed as an accent material only, covering no more than 25% of any building facade. T-111 or plywood shall not be permitted.	all new SFRs will have either lap siding or board and batten	Yes
Design material changes shall occur at intersecting planes, at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, or projection, except for the base of buildings, corner boards or gable ends.	No building contains more than two types of materials, shingle/metal seam roof, and shiplap/board and batten siding. There are no material changes beyond except as used on a chimney.	Yes
Landscaping and Open Space		
A minimum of one tree shall be planted within the front yard setback for new development. This standard does not apply to the MHP, Mobile Home District.	At least one tree is shown in the front setback/yard for each house	Yes
Utilities and Auxiliary Structures		
1. Utilities and refuse storage areas are not permitted in any setback area or front yard;	Lot 1 has electric utility transformers in the front yard - removed	Deviation recommended. Even though plans no longer show the transformer, the applicant has indicated that "PG&E will choose the ultimate location"

2. All new electrical, telephone, CATV and similar service wires or cables shall be installed underground. Risers on poles or buildings are permitted;	All new utilities on site will be underground	Yes
3. Air conditioners and similar mechanical equipment shall be screened from view;	unclear	Condition required
4. Electrical vaults and meter boxes shall be screened from view from any public right-of-way. Fire pipes and extinguishers must be easily identified; and	unclear	Condition Required
All exterior mechanical and electrical equipment shall be screened by landscaping or fencing or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, cable equipment, telephone entry boxes, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems.	unclear	Condition Required
Reduced pressure backflow prevention devices are required for connection to the Town's water system and are required to be above ground but shall be screened from adjacent public street(s) by landscaping or fencing while allowing access for annual testing.	backflows are identified and shown with landscaping or fencing to screen	Yes
Note on Design Guidelines: Because this project is subject to the Housing Accountability Act, subjective guidelines cannot be used to determine project approval. Included for reference only.		
Design Guidelines Applicable to Single-Family Residences and Duplexes	Project Analysis	Consistent
Subdivisions		
Lots should be predominately rectilinear in shape and orthogonal to the street. Odd-shaped parcels should be avoided.	All but lots 4 and 5 are rectilinear, there is a minor jog on the two lots but all other lots comply	Yes
Aggregation of lots is discouraged.	no aggregations planned	Yes
Varied roof heights and front setbacks are encouraged to give individuality to each structure, especially when there are two or more adjacent lots to be developed.	Each structure has a roof with varied heights though all structures are maxed out on total height. There is sufficient variation in the front setbacks to create individuality.	Yes
Driveways, Garages/Carports and Parking		

Garages are encouraged to be located in the rear half of the lot.	see above	No
Detached garages and garage doors that do not face the street are encouraged.	see above	No
Single-car garages may be located near the front of the lot, though this is discouraged.	There are no single car garages	N/A
To minimize the amount of paved area, sharing of driveways and access to parking lots is encouraged. An easement providing for shared use shall be recorded.	Yes, the paved area is minimized and the private road is limited to reduce pavement and increase density and preserve trees	Yes
On-site paving for vehicles should be of a permeable material, where practical.	Driveways are all permeable pavers	Yes
For shared driveways exceeding 100 feet in length, turnouts may be needed for vehicles to pass one another.	No driveway is longer than 100 ft. The private road will be wide enough to allow two cars to pass side by side.	Yes
Roof Forms		
Roofs should incorporate pre-plumbing and pre-wiring in new development for easy installation of solar water heating and photo-voltaic (PV) solar panels, where feasible. Solar panels should be incorporated into roof design and be low-profile, where possible.	plans provided	Yes
Building Exterior Colors and Materials		
Buildings shall have consistent materials, details, and architectural theme on all sides of the buildings. Materials that appear faux or veneer-like should be avoided. Joints or raw edges of materials shall be concealed to create an appearance of authenticity.	There are two main types of materials proposed, board and batten and lap siding. These materials are shown consistently on the architectural plans interspersed with windows. The plans show joints covered by trim. Quality of material is not discussed.	Yes
Auxiliary structures that require issuance of a building permit should have consistent exterior material(s) and color(s) with the primary building.	The ADU is the only auxiliary structure and it matches the main house on that parcel	Yes
Mediterranean and Tuscan design styles that include, but are not limited to, the following common characteristics of clay tile, heavy stucco, or plaster, cut and cast stone, wrought iron details, tower-like chimneys, heavy massing, arched openings, and arcades are prohibited.	The design is modern farmhouse and designed to blend with the vernacular farmhouse with craftsman additions	Yes
Windows, Doors and Entries		

Sliding glass doors are discouraged and the use of large picture windows should be limited when these features are visible from the street.	all windows are broken up by mullions or panels	Yes
Double-hung windows should maintain a 1.5:1 height to width ratio or greater.	Unclear	unclear
Where adjacent to single-family development, windows, balconies, and similar openings should be oriented so as not to have a direct line-of-sight into homes or onto private backyards on abutting properties. This can be accomplished through window placement, stepbacks of upper stories, use of clerestory windows, glass block or opaque glass, or mature landscaping within the rear or side setback areas.	Revised plans show the screening referenced and the windows appear to meet requirements	Yes