

Resolution No.

STOCKTON CITY COUNCIL

RESOLUTION APPROVING DESIGN REVIEW FOR THE DEVELOPMENT OF FIVE SINGLE-FAMILY RESIDENCES LOCATED AT THE NORTHWEST CORNER OF LORRAINE AVENUE AND BURGUNDY DRIVE (P17-0027)

The applicant, Darren Overton, is proposing to develop five single-family residences at the noted location. The development will involve requests for City approval of Rezoning and Design Review of the subject site; and

The City's Architectural Review Committee (ARC) reviewed proposed elevations, renderings, and materials for five single-family residences and found them to be substantially in compliance with applicable provisions (Section 3.01) of the Citywide Design Guidelines; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

Design Review

The City Council approves the Design Review, attached as Exhibit 1 and incorporated by this reference, based on the following Findings:

1. The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinance, because the proposed residential development is subject to the residential design standards and complies with Section 3.01 in the Single-Family Design Standards for New Tract Development of the Citywide Design Guidelines.

2. The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City, because the Architectural Review Committee (ARC) has reviewed the building elevations, materials, and architectural design in a comprehensive manner. The residential development will incorporate high quality, durable materials and provide an efficient site layout for the homeowners.

3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., outdoor, exterior lighting, and fencing, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, because the structures have been incorporated into design elements such as porches, covered entries with columns, window treatments, and two different materials or colors to be used on the building elevations. The architectural style would be compatible with the other

residences in the same residential neighborhood.

4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings, because each residence will be designed as a single-story located at the west side of Lorraine Avenue (open vacant land). The structures would not block or dominate the surroundings.

5. The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment, because the Landscape Architect will design intensive landscaping that contains ground covering, bushes and various trees with automatic irrigation systems along Lorraine Avenue and Burgundy Drive to enhance street views and provide an attractive environment in the surrounding residential neighborhood.

6. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazards, because there has a hammerhead design to be incorporated into each residential driveway to prevent vehicles from backing out onto Lorraine Avenue. The hammerhead design on each lot will avoid vehicular or pedestrian hazards on Lorraine Avenue.

7. The building design and related site plans, including residential garages, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site, because city staff has reviewed the site plan to ensure that the structures comply with the residential development standards and provide the best site layout for the homeowners.

8. Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, utilities, etc., because other standards for the single-family residences will be reviewed by individual department during plan check to ensure they comply with building and fire codes.

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Condition of Approval

Any exterior change to the design of the single-family residences shall be subject to review and approval by the Architectural Review Committee prior to the submittal of a building permit.

PASSED, APPROVED, and ADOPTED July 17, 2018.

MICHAEL D. TUBBS
Mayor of the City of Stockton

ATTEST:

BRET HUNTER, CMC
City Clerk of the City of Stockton