



Staff Report to the Zoning Administrator

Application Number: **05-0080**

Applicant: Gregory Heitzler
Owner: Jesus and Christina Escobar
APN: 058-065-02

Agenda Date: June 24, 2005
Agenda Item #: **2**
Time: After 10:00 a.m.

Project Description: Proposal to construct a 748 sq. ft. addition to an existing single 1088 sq. ft. single family dwelling and construct a new 740 sq. ft. detached nonhabitable accessory structure (garage and storage).

Location: 14 Third Avenue, Davenport (Newtown)

Supervisory District: Third District (District Supervisor: Mardi Wormhoudt)

Permits Required: Coastal Development Permit, Design Review and Agricultural Buffer determination.

Staff Recommendation:

- Approval of Application 05-0080, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|---------------------------------|
| A. | Project plans | F. | General Plan map |
| B. | Findings | G. | Zoning map |
| C. | Conditions | H. | Computer simulations and photos |
| D. | Categorical Exemption (CEQA determination) | I. | Urban Designer's memo |
| E. | Location map | | |

Parcel Information

Parcel Size:	7,187 sq. ft.
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential
Project Access:	Third Avenue
Planning Area:	Davenport
Land Use Designation:	SC-DAV (Residential Urban Low Density)
Zone District:	R-1-6 (6,000 sq. ft. min. site area)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif Coastal Comm.	<u>X</u> Yes <u> </u> No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: flat
Env. Sen. Habitat: Mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: public system
Sewage Disposal: Davenport Sanitary
Fire District: California Department of Forestry/County Fire
Drainage District: NIA

History

The Assessor's records list this house **as** being built in 1923.

Project Setting

The existing residence is in the "Newtown" section of Davenport, north of the cement plant. The rear of the lot (Second Avenue) is a dirt alley, while at the front of the lot; Third Avenue is a wide paved street. The house is near the end of Third Avenue, the third lot from the end of the subdivision.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified **as** a priority acquisition site in the county's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Zoning & General Plan Consistency

The subject property is a 7.187 square foot lot, located in the R-1-6 (6,000 sq. ft. min. site area) zone district, a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (SC-DAV) Residential Urban Low Density General Plan designation.

SITE DEVELOPMENT STANDARDS TABLE

	R-1-6 Standards	Existing Residence	Proposed Residence
Front yard setback:	20 feet	20'-0"	20'-0"
Side yard setback:	5 feet / 8 feet	18'-10" / 13'-0"	14'-10" / 13'-0"
Lot Coverage:	30 % maximum	15 %	28 %
Building Height:	28 feet maximum	24'-10"	25'-6"
Floor Area Ratio (F.A.R.):	0.5:1 maximum	.15	.25
Parking	3 bedrooms – 3 (18' x 8.5')	none	three uncovered

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The coastal regulations define Davenport as a "Special Coastal Community" and the following design criteria directly applies to this project:

13.20.143 *Davenport special community design criteria.*

(b) Residential Development. New residential development shall incorporate architectural design features found in the older houses of the community: e.g., clean and simple lines, steep roof slopes, one and two story heights, porches, wood construction, white or light paint. Setbacks shall conform to that typical of other houses on the street. Rehabilitation of housing shall maintain the architectural and historic character of the structure being rehabilitated: additions shall be compatible.

The Urban Designer has reviewed this proposal and found it to be compatible with the existing structure and the character of the neighborhood (see Exhibit I).

Agricultural Buffer Reduction

On May 19, 2005, the Agricultural Policy Advisory Group determined that this parcel would meet the requirements for an Agricultural **Buffer** Reduction because the site is separated from the Commercial Agricultural use by two developed lots. The applicant was required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa **Cruz** to be subject to Agricultural-Residential use conflicts.

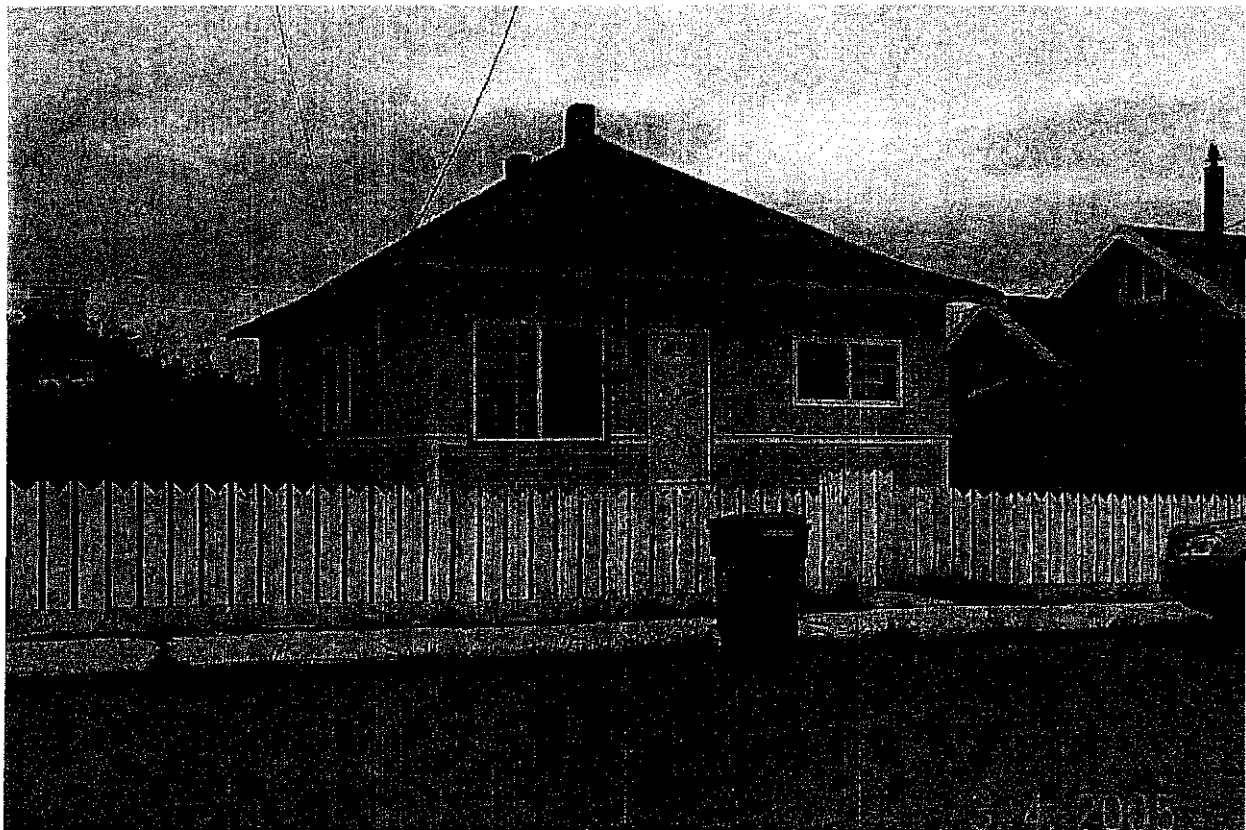


Figure 1. Existing residence

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Rural Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **05-0080**, based on the attached findings **and** conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as bearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-6 (6,000 sq. ft. min. site area), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (SC-DAV) Residential Urban Low Density General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (6,000 sq. ft. min. site area) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Application # 05-0080
APN: 058-065-02
Owner: Jesus and Christina Escobar

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (6,000 sq. ft. min. site area) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Residential Urban Low Density (SC-DAV) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

Application # **05-0080**
APN: **058-065-02**
Owner: **Jesus and Christina Escobar**

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Application #: 05-0080
APN: 058-065-02
Owner: Jesus and Christina Escobar

Conditions of Approval

Exhibit A. architectural drawings prepared by Gregory Heitzler Design, dated 4/25/05.

This permit authorizes the construction of a second floor addition to a single family dwelling and a detached nonhabitable accessory structure (garage and storage).

- I. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Pay the current fees for Parks and Child Care mitigation for three bedrooms.

Application #: 05-0080
APN: 058-065-02
Owner: Jesus and Christina Escobar

Currently, these fees are, respectively, **\$578** and \$109 per bedroom.

- G. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and *the* agricultural buffer setbacks.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, *the* owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

Application #: **05-0080**
APN: **058-065-02**
Owner: **Jesus and Christina Escobar**

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code,

Please note: This permit expires *two* years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 05-0080
Assessor Parcel Number: 058-065-02
Project Location: 14 Third Avenue, Davenport

Project Description: Proposal to construct a 748 sq. ft. addition to an existing single 1088sq. ft. single family dwelling and construct a new 740 sq. ft. detached nonhabitable accessory structure (garage and storage).

Person Proposing Project: Gregory Heitzler

Contact Phone Number: (831) 3421-9594

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. X Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

New single family dwelling in a developed area.

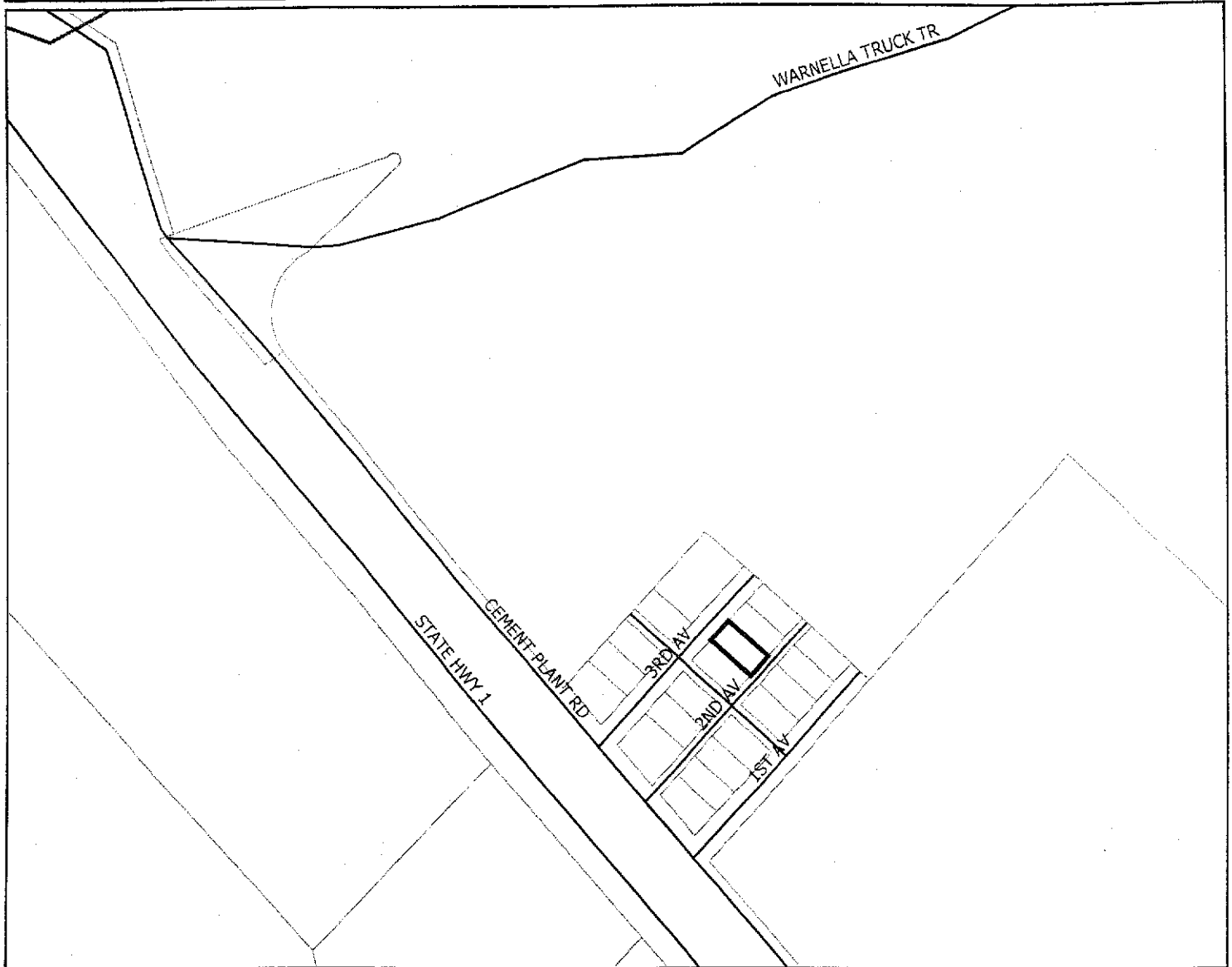
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____



Location Map



1,300 650 0 1,300 Feet

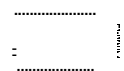
Legend



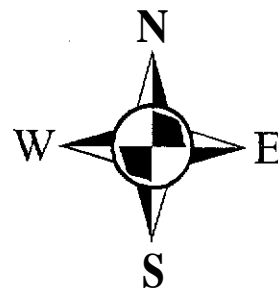
APN 058-065-02



Streets



Assessors Parcels



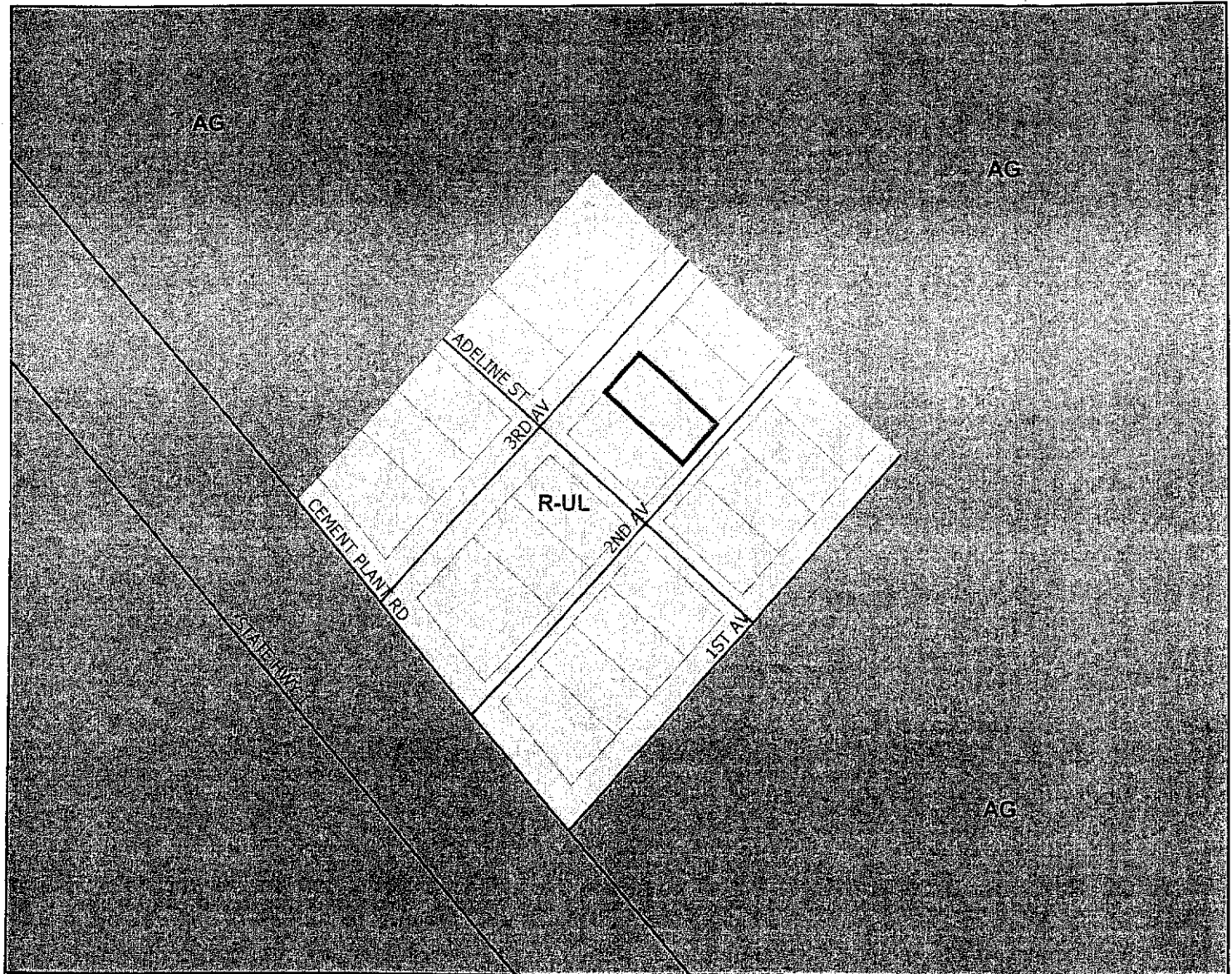
Map Created by
County of Santa Cruz
Planning Department
February 2005

13

EXHIBIT E








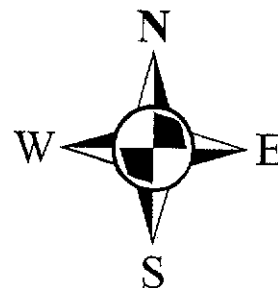
General Plan Designation Map



640 320 0 640 Feet

Legend

-  APN 058-065-02
-  Streets
-  Assessors' Parcels
-  Agriculture (AG)
-  Residential - Urban Low Density (R-UL)



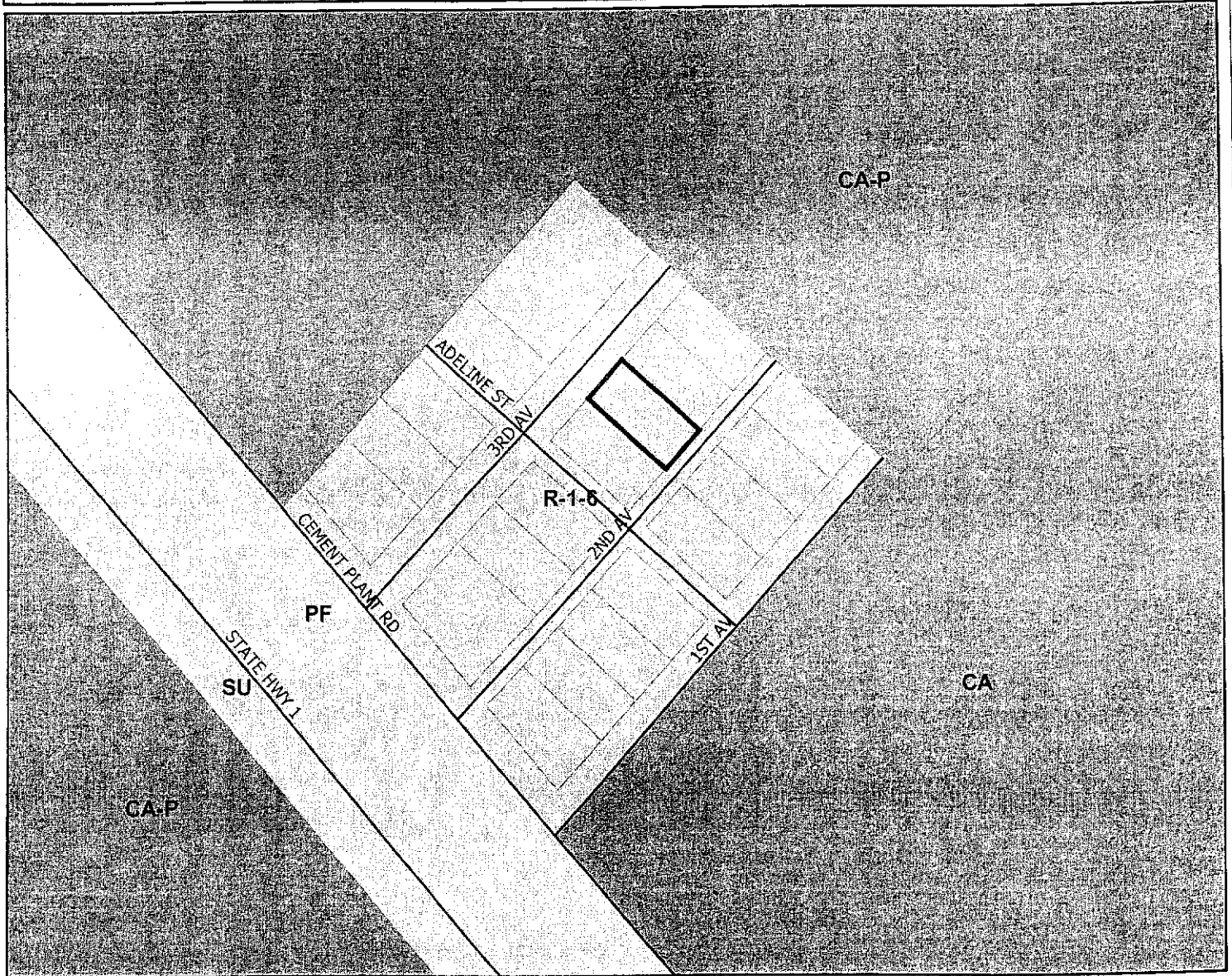
Map Created by
County of Santa Cruz
Planning Department
February 2005

14

EXHIBIT F









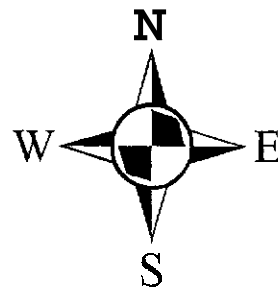
Zoning Map



640 320 0 640 Feet

Legend

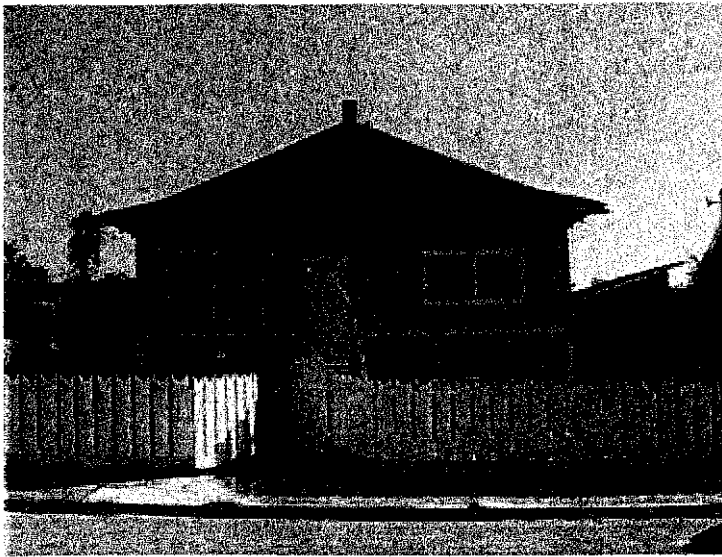
-  APN 058-065-02
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (CA)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
February 2005

15

EXHIBIT G



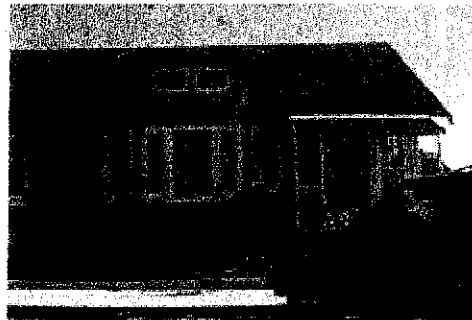
Existing Home



Proposed Remodel/Addition

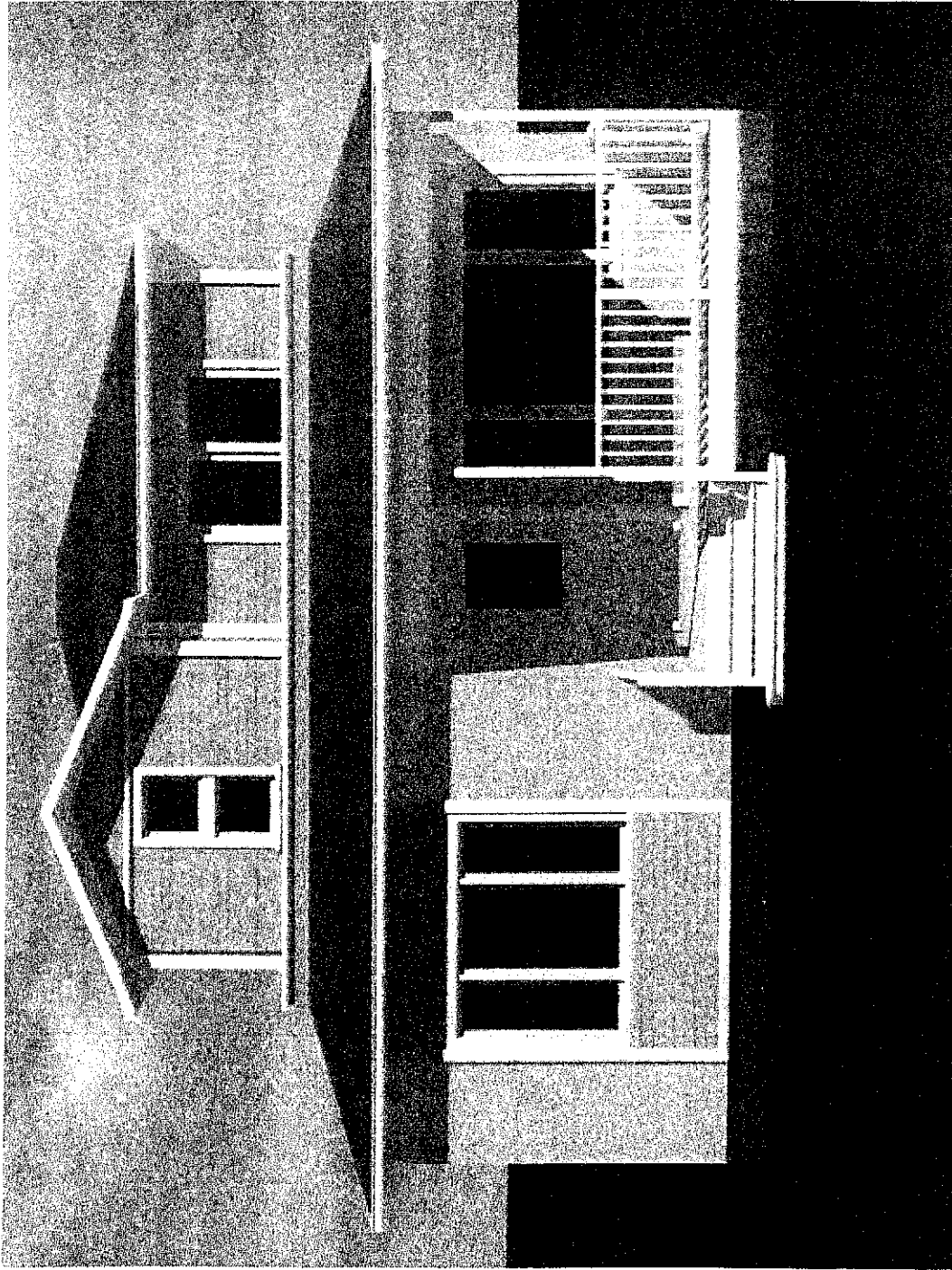


Three samples of
homes on this street.



Jessie & Tammy Escobar
14 Third Street
Davenport, Ca 95017

AFN 058-025 02

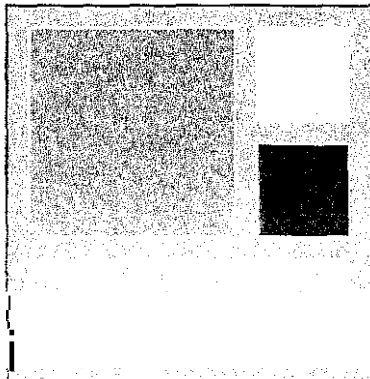




Project: Escobar-02

Type: Exterior

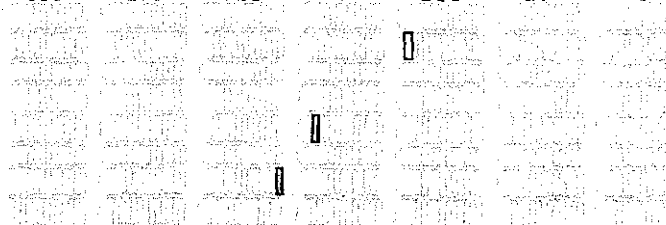
Date Created: Feb 8, 2005



- ☐ RAINFOREST DEW
390E-3
- ☐ ULTRA PURE WHITE
1850
- ☒ AMAZON STONE
790F-5
- ☐ CANYON CLOUD
W-D-410



100 200 300 400 500 600 700



IMPORTANT:

Colors that appear on your screen and print-outs may not match Behr Premium Plus standards. For accurate color refer to stripe cards located in the color center at the Home Depot.

YOUR Project Summary

Sheen

When selecting a paint sheen for Your exterior project, it is necessary to consider the surface texture and imperfections, as well as any area of your project (shutters, window trim, doors, etc.) that you might want to emphasize using a higher sheen level. The appropriate sheen level not only affects the finished look, but also enhances performance. Please refer to the sheen guide located in the color center for more information.

Quantities (per coat)

One gallon of paint will cover up to 400 sq. ft. over smooth surfaces and 250-300 sq. ft. over sealed rough surfaces.

Recommended Primer - PREMIUM PLUS® Exterior Water-Based Primer & Sealer No. 436 (use the same amount of primer as you would for paint) Where to Prime: - Any uncoated surfaces. - Any repaired surfaces. - Any time a paint sheen changes. - Any dramatic color change.

MEMORANDUMApplication No: **050080**

Date: March 7, 2005

To: David Keyon, Project Planner

From: Urban Designer

Re: Design Review for a second floor addition residence at 14 Third Avenue, Davenport

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding	✓		
Grading, earth moving, and removal of major vegetation shall be minimized,			N/A
maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			NIA

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridge top shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Developments shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			N/A
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			N/A
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			N/A

In the Highway 1 viewshed, except within the Davenport commercial area,			NIA
(e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			NIA
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			NIA

Desian Review Authority**13.11.040 Projects requiring design review.**

- (a) Single home construction, and associated additions involving 500 square feet or more, within **coastal special communities** and sensitive sites as defined in this Chapter.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed			N/A
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		

Reasonable protection for adjacent properties		✓	
---	--	---	--

Evaluation	Meets criteria ✓	Does not meet	Urban Designer's
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		