

AN ORDINANCE OF THE CITY COUNCIL OF AMADOR CITY REPEALING AND REPLACING CITY CODE
CHAPTER 17.72 IN FULL CONCERNING DESIGN REVIEW COMMITTEE AND REQUIREMENTS

Ordinance No. _____

The City Council of Amador City ordains as follows:

Section 1. Repealment.

Amador City Code Chapter 17.72.010 through and including 17.72.090 are hereby repealed and replaced as provided in Section 2 hereof. Ordinance No. 169 is repealed and declared ineffective. The provisions of this Ordinance will prevail over any prior inconsistent enactment to the extent of the inconsistency.

Section 2. Enactment.

The City Council hereby enacts the following provisions as its Chapter 17.72 of the City Code, which shall be codified and numbered as follows:

Chapter 17.72 - DESIGN STANDARDS

17.72.010 - Purpose.

The purpose and intent of this chapter is to establish design standards that shall apply city-wide for preservation of the historic image of the City of Amador City, together with an application review process to facilitate implementation of said standards.

17.72.020 – Amador City Design Standards.

The city council shall adopt by resolution design standards to be utilized in determining whether construction and development proposals are consistent with the adopted aesthetic and preservation goals of the City. The design standards shall include criteria for those aspects of structure and site design deemed important by the city council. The standards shall be made available to assist property owners, architects, contractors, and realtors in complying with this chapter.

17.72.030 - Applicability.

A. The provisions of this chapter shall apply to every project in the City that requires either a building permit or a planning entitlement, or both, including each of the following: new construction; alterations to the exterior of an existing structure; repair of exterior features on an existing structure; additions to the exterior of an existing structure; moving an existing structure; demolition of an existing structure; and new subdivisions. In addition, within the Amador City historic district, these design standards also apply to the repair, maintenance, and painting of existing structures and facilities when neither a building permit nor planning entitlement is required. The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis.

B. The reviewing authority may interpret the design standards on a case-by-case basis by applying flexibility in their application to specific projects, as not all design criteria may be workable or appropriate for every project. The overall objective is to ensure that the intent and spirit of the design standards are implemented.

17.72.040 - Committee Established.

The City Council hereby establishes a design review committee (DRC) to make determinations and recommendations to the City Council with respect to a project's level of compliance with the design standards. The design review committee shall consist of three members appointed to two-year overlapping terms by the City Council. All meetings of the committee shall be conducted in accordance with the open meeting laws of the State of California and such rules of procedure as the committee may establish for the conduct of its business. Rules of procedure adopted by the design review committee must be approved by the City Council prior to their being effective.

17.72.050 - Historic Districts Established.

For those areas of the city which due to their historical, economic, or cultural significance, require special considerations to preserve or enhance existing structures and develop new structures as a community resource, historic districts shall be created and defined by the design standards. The design standards shall establish for the historic districts special standards designed to encourage and ensure preservation of each district's unique historic aesthetic and cultural resources.

17.72.060 - Review Process.

All projects for activities to which this chapter applies shall undergo design review before obtaining design clearance; design clearance shall be required before the application(s) may be processed for permitting and/or before the proposed activity is commenced. The design review process shall be as follows: project applications must be submitted to the Design & Review Committee which will evaluate the building permit and/or planning entitlement application(s) and make a recommendation to the City Council regarding conformance with the design standards. The design review committee shall determine either: a) that the project conforms to the standards set by the City Council and issue design clearance recommendation to the City Council; or b) find that the application is not in conformance with the standards, or c) that the project is not in compliance but can be reconciled by modifications whereby the applicant may modify the project so that conformance is achieved. The design review committee will make determinations in conformance with this section for review by the City Council which is the final approving authority for all design clearances.

17.72.070 - Application requirements.

Applicants for design clearance shall provide to the city information sufficient for determining consistency with the design standards. The City may adopt forms for mandatory use that list the information required for each type of design clearance.

Additional information may be needed to evaluate certain types of projects. The burden is on the applicant to provide any and all information and data the City deems necessary to evaluate the project's level of compliance with the design standards, and to actually demonstrate and accomplish compliance.

Section 3. Severability.

Should any section or portion thereof of this Ordinance be held unlawful or otherwise invalid by a court of competent jurisdiction on its face, or as applied to a given set of facts, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would

have passed and adopted this Ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unlawful or otherwise invalid.

Section 4. Effective Date and Publication.

This Ordinance shall be in full force and effect thirty (30) days from the date of its passage at a regular meeting of the City Council. The text of this Ordinance, or a summary thereof, including the names of the Council Members voting for and against the ordinance shall be published within fifteen (15) days after the date hereof in accordance with law.

The foregoing Ordinance was duly passed and adopted by the City Council of the City of Amador City at a regular meeting thereof, held on the ____ day of _____ 2021, by the following vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

Joyce Davidson, Clerk of the
City Council of Amador City, California
