



CITY OF NEWMAN

COMMUNITY DEVELOPMENT DEPARTMENT

ARCHITECTURAL REVIEW APPLICATION

DATE OF APPLICATION: _____

PROJECT ADDRESS: _____

PROPERTY OWNER'S NAME: _____

OWNER'S ADDRESS: _____
(IF DIFFERENT)

PHONE NUMBER: _____

AN APPLICATION FOR ARCHITECTURAL AND SITE REVIEW IS REQUIRED FOR THE FOLLOWING TYPES OF PROJECTS AND/OR PERMITS:

1. All applications for building permits in any R-2, R-3, or any C, M, or I zoning districts
2. All new residential projects and/or subdivision that could result in construction of single-family or multiple-family residential units.
3. All mixed land use projects that require new construction or modifications to the exterior of the building(s)
4. All projects that are publicly financed and directed by the City and all projects on City-owned land
5. Any application for an exterior modification, visible from a public street, where such a modification requires a building permit, for any building or structure permitted in any R-1 District

Architectural review regulations are also attached to help you understand what the committee considers when reviewing your application.

ALSO INCLUDE A SCALED:

*Project Location Map

*Project Site Plan

*Elevations (all sides)

*Landscape Plan

*Landscape Irrigation & Management Plan

*Project Exterior Color Palette

*Project Exterior Materials Board/Pamphlet

PLEASE COMPLETE PAGE TWO OF THIS APPLICATION

PROVIDE A FULL AND COMPLETE DESCRIPTION OF THE PROPOSED PROJECT:
Include material and color changes, a picture of the existing house and a drawing of the proposed project would be preferred.

DESCRIBE ANY CHANGES OR REPAIRS TO THE FOLLOWING:

EXTERIOR FINISH: Including Windows (Example: I'm removing the existing wood siding and installing stucco around the entire house OR I'm changing the windows from single hung to aluminum sliders)

ROOF: (Example: I'm replacing the trusses and changing the roof style from hip to gable OR I'm removing the wood shingles and installing grey comp. shingles)

ADDITIONS/ALTERATIONS: (Example: I'm adding an additional bedroom to the back of the house OR I'm replacing the damaged front porch floor and railings)

SIGNATURE OF APPLICANT: _____ DATE: _____

ARCHITECTURAL REVIEW APPROVAL: _____ DATE: _____

ARCHITECTURAL REVIEW REGULATIONS

The purpose of the architectural and site plan review is to:

1. Fulfill the regulations as stated in section 5.25.040 of the City Code
2. Implement the City's General Plan
3. Ensure that new development fits in with the nature of the existing neighborhood and will not disrupt the orderly and harmonious development of the City
4. Improve the overall visual appearance of the City
5. Not affect people's desire to invest or live in the neighborhood

When considering an architectural and site plan review application, the architectural review committee, or planning director, if applicable, will evaluate:

1. General architectural considerations, including, but not limited to:
 - A. The characters, scale and quality of design
 - B. How well the project fits in architecturally in relationship to the site and other buildings in the vicinity.
 - C. Building materials and colors
 - D. Fences, walls and the selection of exterior accessories
 - E. Exterior lighting and business signs
2. General landscape considerations, including, but not limited to:
 - A. The location, type, size, color, texture, and coverage of plant materials
 - B. Provisions for irrigation and the maintenance and protection of landscaped areas
 - C. The use of other landscape materials and features, such as bark chips, shredded bark, decorative stones, outdoor furniture and similar elements
 - D. The use of native and/or drought-tolerant landscaping whenever it is reasonable and practical to do so. Planting of Valley Oaks is encouraged
 - E. Newly landscaped areas should have the same type of plant life as the surrounding neighborhoods
3. Compliance with standards and requirements of the General Plan and Title 5 of the City Code.

(5.25.040 City Code)