



550 Main Street
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Weed, CA 96094

City of Weed

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PLANNING DEPARTMENT ARCHITECTURAL REVIEW CHECKLIST

PROJECT: _____

PROPONENT NAME: _____

ADDRESS: _____

SITE INFORMATION:

ADDRESS: _____ AP # _____

PARCEL SIZE (SQUARE FEET): _____

ZONING: _____

USE OF STRUCTURE(S): _____

Taking into account Weed's history as a lumber town and its rural western location at the base of Mt. Shasta, a general mountain theme is encouraged via downtown guidelines. This theme is in harmony with the City's historic lumber town image.

Section 18.24.040 of the Weed Municipal Code provides in part as follows:

"In case an application is made for a permit for any building or structure in any C, C-M or M District, said application shall be accompanied by architectural drawings or sketches, showing the elevations of the proposed building or structure and site plans showing the proposed landscape or other treatment of the grounds around such building or structure. Such drawings, sketches, and site plans shall be considered by the Planning Commission in an endeavor to provide that the architectural and general appearance of such buildings or structures and grounds to be in keeping with the character of the neighborhood and such as not to be detrimental to the orderly and harmonious development of the City, or to impair the desirability of investment or occupation in the neighborhood."

The proposed architecture of all structures shall be reviewed taking into consideration the architectural style, building design, and height of structures and proposed building materials and colors.

Legend:

NC	=	No change
TBD	=	To be determined
NA	=	Not applicable

PROJECT NOTATIONS AND CONDITIONS

Site Design

— All structures and improvements are placed with adherence to setback requirements and in relationship to existing and/or the planned use of adjoining properties, structures and the site's surrounding area's natural topography.

— Interior vehicular circulation and parking lot design considers pedestrian and vehicular safety.

— Pedestrian amenities:

— Mechanical equipment, storage areas, utilities, and trash collection are screened from view. *Fencing or enclosure walls should be compatible with the materials and forms of the building.*

— Wall or fences compatible with the materials and forms of the building.

— Areas not used for the structure should be paved or landscaped.

— People places are incorporated into the site design. Places are well lit and maintained, take advantage of the view, and provide street furnishings.

— **Landscaping:** *In paved or sidewalk areas it helps create points of interest, buffers permanent planted areas, or screens cars from the street to present a more natural appearance. The effect softens the hard appearance of concrete and paving.*

Recommendations include:

- *Utilizes ground planter boxes.*
 - *Utilizes hanging planter boxes on structures with overhangs.*
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— **Lighting:** *In paved or sidewalk areas it promotes pedestrian safety and property security.*

___ Lighting shall be directed toward the ground and not light the night sky or affect neighboring properties.

___ **Police and Fire Departments have reviewed and commented on the proposed project**

Building(s)

___ **Dimensions:** *Buildings should not overpower the average height of structures on the same street frontage. Size and bulk of the structure(s) is consistent with existing and/or planned structures on the subject site, adjoining properties and within the general area.*

___ **Building materials:** *The use of wood, log, rock, moss rock, red brick, and stucco is encouraged. Exposed concrete block is not generally acceptable.*

___ **Colors:** *A maximum of three colors should be used on an individual building facade. The exception is where more colors are used in small amounts for trim. The mountain western image relates to colors that nature provides in the area. Muted colors project a more subtle and relaxed atmosphere. The use of fluorescent or primary colors in large quantities does not accent the environment, but competes with it. Recommendations:*

- *Natural and muted colors are used for building facade.*
 - *Dark roofing colors are used -- green, black or brown.*
 - *Color scheme is coordinated with neighboring properties to produce a sense of continuity.*
-

___ **Windows:** *The use of black and mirror reflective glass is not natural in respect to providing a country influence and detracts from the natural environment. Recommendations: clear plate, stained, and/or beveled glass.*

___ **Storefront:** *Building is pedestrian oriented and designed to draw attention to the entryways. . Interesting interiors that are displayed through the windows and doors can attract people.*

___ **Business Signs:** *Less is often more. To be effective, signs do not have to be the largest on the street. Recommendations:*

- *Colors are compatible with the facade and the streetscape as a whole.*
- *Located parallel to the building.*
- *Do not obstruct any key architectural elements of a structure.*
- *Utilize window graphics.*

- Utilize external lighting techniques (not internally lit sign "cans").
- Utilize wood, wrought iron, and other organic materials rather than plastics.
- Do not push the limit that the sign code will allow.

___ Design and location of all project signs:

Findings

The Architectural Review Committee of the Planning Commission shall approve the application if the following findings are made:

- ___ 1. The proposed project is consistent with the intent of the Weed Municipal Code, the General Plan, and the Design Guidelines where applicable.
- ___ 2. The location and configuration of all structures associated with this project are visually harmonious with this site and surrounding sites and structures, that they do not unnecessarily block scenic views from other structures and/or public areas and are in scale with the townscape and natural landscape of the area.
- ___ 3. The architectural design of structures, their materials and colors are visually harmonious with surrounding development, natural land form, are functional for the proposed project and are consistent with the Municipal Code.
- ___ 4. The plan for landscaping and open spaces provides a functional and visually pleasing setting for the structures on this site and is harmonious with the natural landscape of the area and nearby developments.
- ___ 5. There is no indiscriminate clearing of property, destruction of trees or natural vegetation or the excessive and unsightly grading of hillsides, thus the natural beauty of the city, its setting and natural land form are preserved.

Notations

After the appropriate appeal period has ended, the applicant may submit for building permits.

All buildings, structures, and grounds shall be constructed and improved in accordance with the approved drawings and sketches.

All landscaped areas and boxes shall be maintained.

The approval of a site and architectural review application shall expire one year from the date of its approval unless one of the following actions occur:

- A. The applicant applies for a building permit in accordance with the approved plans prior to the expiration date.
- B. The applicant applies to the planning department for an extension of the approval prior to the expiration date.

Section 18.32.120 of the Weed Municipal Code provides an appeal procedure in the event "the applicant or any other person is not satisfied with the action of the planning commission on any use permit or variance application, he may, within five days, appeal in writing to the city council."

The approval granted herewith should not have force and effect until the above noted the applicant has acknowledged Conditions, Findings, and Notations.

Architecture Review Committee

Dated: _____

Applicant

Dated: _____
