

CITY OF EL MONTE

Community & Economic Development Department

5b

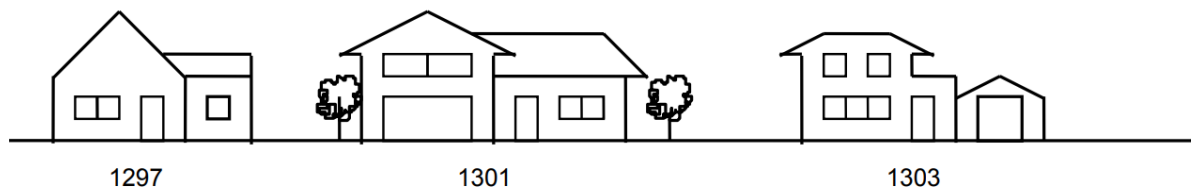
DESIGN AND MINOR DESIGN REVIEWS

PART I. SUBMITTAL REQUIREMENTS:

In addition to the information listed in the Elevation Plans handout (Handout #3), please provide the following:

1. Streetscape: Provide a simple silhouette drawing showing a front view of the proposed building and the existing buildings on each side. If the property is on a corner, views from both streets should be submitted.

EXAMPLE OF A STREETSCAPE



3. Cross Sections of Building: At least one cross-section of the building should be included. The drawings should show ceiling heights of each floor (including basements and attics), first story finished floor elevation, base floor elevation (if applicable), and the existing and proposed grade on the property.
4. Perspective Renderings: Optional for any project and may be requested for larger or more complex projects. If perspective renderings are submitted, the primary rendering should be as viewed from a public right-of-way at standing eye level.
5. Photo Simulations: Optional for any project and may be requested for larger or more complex projects. May be requested for architectural control requests and can be helpful for other types of applications. If perspective renderings are submitted, the primary rendering should be as viewed from a public right-of-way at standing eye level.
6. Colored Elevations: Submit colored elevations with a legend and key showing all colors and materials for each elevation.

7. Colors and Materials Board:

- a. The “Colors and Materials Board” shall not be smaller than 11 inches by 17 inches, and not larger than 24 inches by 36 inches.
- b. Mount samples of all exterior materials and colors on the Board. Indicate the supplier and color reference name and number and key all materials and colors to elevation drawings. This shall include but not be limited to the building, walls/fences, windows, wood trim and fascia boards. In addition, it shall include metal elements such as railings and fences, gates and doors. Images from a manufacture’s brochure are usually suitable for demonstrating materials such as metal.

Refer to Chapter 17.122 (Design and Minor Design Reviews) of the Zoning Code for additional information.

(complete the findings on the following page)

DESIGN AND MINOR DESIGN REVIEW FINDINGS:

Street Address or Assessor Parcel Nos. (APNs)

PART II. FINDINGS:

The findings below are for the following type of Design Review:

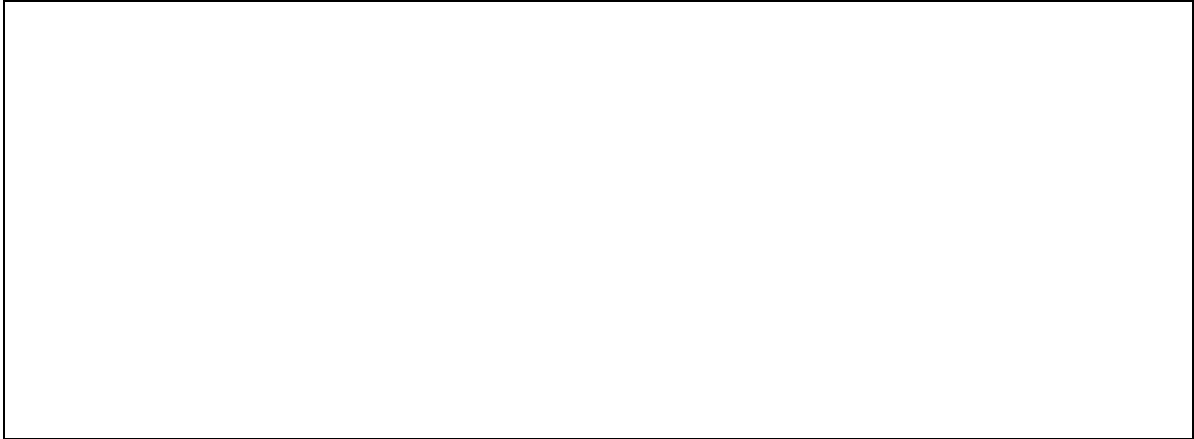
- Design Review
- Minor Design Review

Before a Design Review or Minor Design approval may be granted, all of the following findings must be made in the affirmative. If more than one (1) Design Review or Minor Design Review is requested (e.g. for a new building and a sign greater than 25 feet in height), separate findings may be required:

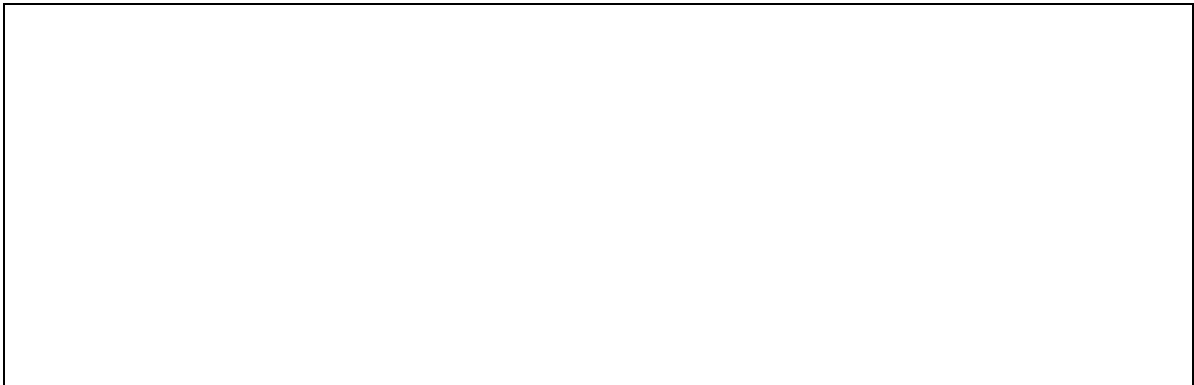
1. The Design Review or Minor Design Review will not be detrimental to the public health, safety or welfare or injurious to the subject property or other improvements in the vicinity:

2. The architectural design provides a desirable environment for its occupants, neighbors and visitors through its careful placement of building mass and its use of materials, textures and colors and will remain appealing through ongoing maintenance:

3. The site plan and layout incorporate measures to encourage and protect alternative modes of transportation such as pedestrians, bicyclists and transit riders (only required when the proposed project includes a new site plan or revisions to an existing site plan):



4. The landscaping, including the location, type, size and maintenance, complies with Chapter 17.72 (Landscaping Requirements) and Chapter 17.74 (Water Efficiency) of the Zoning Code (only required when landscaping is proposed or required):



5. The Design Review or Minor Design Review is consistent with purpose, goals and policies of the City's General Plan, Zoning Code, any applicable Specific Plan and its Comprehensive Design Guidelines:



For a project that is defined as a “Housing Development” by the Housing Accountability Act (California Government Code Section 65589.5(h)(2)), the reviewing body must approve or conditionally approve the Design or Minor Design Review, unless it makes one of the following findings supported by a preponderance of the evidence in the record:

- 6. The project does not comply with all applicable objective general plan, zoning, subdivision and development standards including objective design review standards.
- 7. The project would result in a specific adverse impact to public health and safety that cannot be feasibly mitigated without denying the project or reducing its density.

Refer to <https://www.elmonteca.gov/266/Planning-Documents> (Planning Documents) for access to the City’s General Plan, Zoning Code, any applicable Specific Plan and the Comprehensive Design Guidelines.

PART III. SIGNATURE:

By signing this application form, I hereby acknowledge that the information contained herein, or subsequently submitted, is true and correct to my knowledge.

Signature _____ Date _____

Name (print) _____ Phone No. or E-mail Address _____