

CHAPTER 15
ADMINISTRATION AND ENFORCEMENT
ARTICLE D. ARCHITECTURAL DESIGN REVIEW

SECTION:

- 9-15D-1: Purpose And Application
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9-15D-1: **PURPOSE AND APPLICATION:** The purpose of the architectural design review process is to implement architectural design guidelines within the Lemoore downtown area to avoid the ugly, inharmonious and monotonous appearance of structures and signs through the review of the design, materials, textures, colors and such other elements of construction which affect the exterior appearance of structures; to encourage originality in building design and construction in a manner which will enhance the physical appearance and attractiveness of the community; to preserve the investments in properties which exhibit tasteful consideration of the external physical appearance of the site and structures thereon; and to encourage and enhance the desirability of private investment within the surrounding area.

Architectural design review provisions of this article shall apply to any permitted use or conditional use listed within the PO, CC and CS districts in the Lemoore downtown area bounded by Lemoore Avenue to the east, B Street to the south, Hill Street to the west and the railroad tracks to the north. (Ord. 2000-09, 6-20-2000)

9-15D-2: **ARCHITECTURAL DESIGN REVIEW COMMITTEE:**

- A. **Committee Membership; Term:** The city council shall create an architectural design review committee which shall review plans and drawings as prescribed in this article. The architectural design

review committee shall consist of five (5) members as follows: the community development director or his designee, and four (4) members appointed by the city council. The architectural review committee may invite a person to serve in the capacity as technical advisor to the committee who is qualified to serve in such capacity by reason of training or experience in architecture, landscape architecture, city planning, urban design, real estate, land development, engineering or other relevant business or profession, and by reason of sound judgment, to judge the effects of a proposed development. Members of the committee appointed by the city council shall normally serve for a term of two (2) years, and such term may be extended or shortened at the pleasure of the city council.

- B. Meetings: The architectural design review committee shall meet as needed at a time to be designated by the chairperson of the committee. (Ord. 2000-09, 6-20-2000)

9-15D-3: **REQUIRED ARCHITECTURAL DESIGN REVIEW:** Architectural design review is required for the following:

- A. Any new buildings or new exterior site improvements within the downtown district.
- B. Any existing use or building for which exterior remodeling proposes to alter more than fifty percent (50%) of the building facade (including exterior surface improvements such as sandblasting, veneer and stucco surfacing) or the site.
- C. Painting/altering of art work, mural, or building facade in a color which is not in conformance with the historical color palette adopted by the architectural design review committee.
- D. Any maintenance is not subject to review (such as repainting the existing building with like color, reroofing, resurfacing parking lot, etc.).

New signage is not subject to architectural design review, but is subject to the criteria outlined in the design guidelines. A sign application shall be submitted and administratively reviewed and approved by the community development department.

Repainting of buildings within the approved color pallette shall not be subject to approval or review. The color pallette is available at the community development department. (Ord. 2005-04, 6-7-2005)

9-15D-4: **DESIGN REVIEW PROCEDURE:**

A. **Submission Of Drawings:** In addition to the drawings required under subsection 9-15C-3B of this chapter, the following drawings shall be submitted to the community development department at the time of or prior to the submission of drawings required for site plan review; provided, however, that architectural design review drawings need not be submitted prior to the approval of a conditional use permit or amendment to this title:

1. Architectural drawings or sketches, drawn to scale, showing all elevations of the proposed structures as they will appear upon completion of construction. All exterior surfacing materials and colors shall be specified.

2. Scale drawings of all signs that are subject to architectural review showing size, location, material, colors and illumination, if any.

The architectural design review committee may require additional information if necessary to carry out the purposes of this article, or may authorize the omission of any or all of the drawings required by this subsection if they are not necessary.

B. **Review And Recommendation By Community Development Department:** The department shall check all drawings submitted for architectural design review for compliance with applicable provisions of this title and shall submit the drawings to the architectural design review committee.

C. **Committee Action:** The architectural design review committee shall meet, review and act on architectural design review applications within twenty (20) days from the date the application is determined as complete by the department. The committee may approve, require modifications to or deny the application if found not in compliance with the architectural design guidelines.

D. **Appeal:** If the applicant is not satisfied with the committee's decision, he or she may file within fifteen (15) days of the committee's decision, a written appeal with the city clerk stating reasons for appeal.

- E. Council Action On Appeal: The council shall consider and act on the appeal at a regular meeting at least ten (10) days after the filing of the written appeal with the city clerk.
- F. Conduct Of Architectural Design Review: Architectural design review shall be conducted in accordance with guidelines set forth in the report entitled "Lemoore Downtown: Architectural Guidelines" adopted by the city, dated May 22, 1996, or as such guidelines may hereafter be amended by the city, and in accordance with other applicable provisions of this article. (Ord. 2000-09, 6-20-2000)