

Residential Design Review for 1-2 Units
PROPOSED REVIEW PROCESSES AND ASSOCIATED GUIDELINES
July 25, 2001

PROJECT REVIEW PROCESS	WHERE IT APPLIES	PROJECT TYPES	DESIGN GUIDELINES THAT APPLY
OVER THE COUNTER <ul style="list-style-type: none"> • Exempt from design review • Staff sign-off 	Citywide	Small alterations/additions (less than 10% expansion) that match existing	
SPECIAL RESIDENTIAL DESIGN REVIEW (SRDR) <ul style="list-style-type: none"> • No neighbor notice • Staff decision • No appeal 	Citywide	Alterations/additions and new construction involving 1-2 units	SRDR Checklists: <i>(existing documents)</i> <ul style="list-style-type: none"> • Alterations and additions -- design compatibility with existing building • New construction: <ul style="list-style-type: none"> - Design review checklist - Fit with neighborhood context (only for traditional grid street neighborhoods)
MEDIATED DESIGN REVIEW (NEW) <ul style="list-style-type: none"> • Limited neighbor notice • Staff decision • Limited appeal 	<ul style="list-style-type: none"> • Fire area (S-14) • Council District 1 	<ul style="list-style-type: none"> • Upper story additions • New construction (if less than 3500 s.f.) 	Same as SRDR plus the following review criteria: <i>(new -- to be developed)</i> <ul style="list-style-type: none"> • Bulk, views, privacy and solar access
REGULAR DESIGN REVIEW <ul style="list-style-type: none"> • Full neighbor notice • Staff decision • Full appeal to Planning Commission 	<ul style="list-style-type: none"> • Fire area and Council District 1 • S-10 Scenic Route • S-11 North Hills • R-36 Small Lots • S-7 Historic Districts/Landmarks • Conditional Use Permits • Variances 	All alterations, additions and new construction	<ul style="list-style-type: none"> • Hillside guidelines <i>(derived from existing S-14 design guidelines)</i> • Design guidelines for overall design quality and integrity <i>(new -- to be developed)</i>