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RESOLUTION NO. 67 (1996)

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AMENDING THE CITY OF SAN MATEO
DESIGN REVIEW PROCESS FOR CERTAIN
DEVELOPMENT PROJECTS

OFFICE OF CITY CLERK
CITY HALL
SAN MATEO, CALIF.

RESOLVED, by the Council of the City of San Mateo, California, that:

WHEREAS, this Council wishes to assure that larger projects in the City of San Mateo have a superior quality of design; and

WHEREAS, the City adopted Resolution No. 7 (1991) which established the City's procedures for design review; and

WHEREAS, this Council wishes to amend the design review process;

NOW, THEREFORE, IT IS HEREBY DETERMINED and ORDERED that:

1. A design review process for the City of San Mateo is adopted as follows:

A. Design Review Consultant. Design review shall be conducted by a professional consultant under contract with the City, who can demonstrate expertise in urban design, site planning, architecture and landscape architecture as it relates to a particular project.

B. Applicability. Design review be conducted on all residential development projects containing six or more new units, all commercial development projects with 10,000 or more square feet of new space, all residential projects of three stories or greater, or any other project, which the Zoning Administrator determines that because of unique design circumstances (e.g. unusual design solution, critical location), requires design review.

C. Scope. All aspects of the development project's site layout, architecture and landscaping, shall be considered in this review. Consultants shall follow design guidelines and adopted City policies in their review. The development project's aesthetic and functional qualities as well as its relationship to neighboring properties and uses shall be considered.

D. Timing. The applicant may choose to initiate the design review process either at the pre-application phase or after submittal of an application. Every attempt should be

made to resolve design issues early in the design review process.

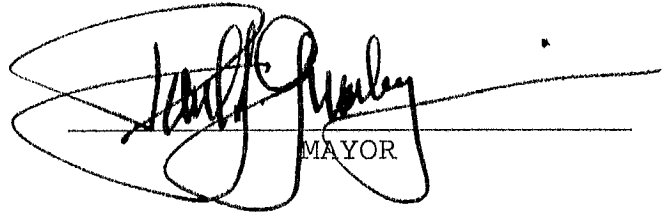
E. Authority. The design review consultant shall receive direction from staff, shall review the project with staff and prepare written comments for review and consideration by the applicant, staff and any required reviewing body. The consultant shall also attend meetings with the applicant and reviewing bodies to explain design recommendations. However, more than one review of a development project may be required when significant changes are made to a development project. The review and approval or disapproval of the project shall be at the discretion of any approval body which has jurisdiction over the development project.

2. The Comprehensive Fee Schedule related to fees for design review shall remain in full force and effect.

3. The Council finds that none of the provisions of this resolution will have a significant effect.

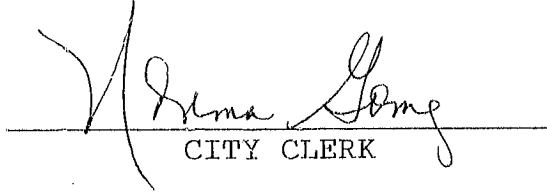
4. A certified copy of this resolution shall be filed with the City Clerk.

5. This resolution shall become effective sixty (60) days from the date of its adoption.



MAYOR

ATTEST:



CITY CLERK

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Resolution adopted by the City Council of the
City of San Mateo, California, at a regular
meeting held on JUNE 3, 1996, by the following
vote of the Council members:

AYES: Council Members LEMPert, HILL,
YATES, MACK and GUMBINGER

NOES: NONE

ABSENT: NONE