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SUBDIVISION DEVELOPMENT PLAN (SDP) APPLICATION

Tract Number: _____ Date Received: _____

Phase Tract Number: _____ Accepted By: _____

PROJECT LOCATION:

Approximately _____ Feet N or S of _____
(Circle) (Street Name)

Approximately _____ Feet E or W of _____
(Circle) (Street Name)

TOTAL NUMBER OF UNITS/LOTS IN THIS SUBMITTAL AND LOT NUMBERS:

APPLICANT:

Name and Email Address: _____

Address, City, State, Zip: _____

Telephone No.: () _____ Fax No.: () _____

CONTACT PERSON:

Name and Email Address: _____

Address, City, State, Zip: _____

Telephone No.: () _____ Fax No.: () _____

ARCHITECT/ENGINEER/REPRESENTATIVE:

Name and Email Address: _____

Address, City, State, Zip: _____

Telephone No.: () _____ Fax No.: () _____

SUBMITTAL REQUIREMENTS:

	<u>Quantity</u>
1. Subdivision Development Plan Application	1 Copy
2. Owner/Agent Affidavit (Notarized)	1 Copy
3. Location Map (8 ½" X 11" Max.)**	1 Copy
4. Recorded Final Tract Map on BlueLine (folded to 8 ½" X 14" max.)**	1 Copy
5. Recorded Final Tract Map on 8 ½" X 11" mylar**	1 Copy
6. Approved Grading Plan (entire tract, folded to 8 ½" X 14" max.)**	1 Copy
7. Approved Street Tree Plan (entire tract, folded to 8 ½" X 14" max.)**	1 Copy
8. Approved Slope Planting Plans (entire tract, if applicable)**	1 Copy
9. Final Geotechnical Report (projects in Alquist-Priolo Earthquake Fault Zone)**	1 Copy

	<u>Quantity</u>
10. Color and materials board for each color scheme (8½" x 11" max.)	1 Set
11. <u>Elevations</u> (reduced to 11" X 17"); Include the following information:**	3 Sets
a. A minimum of four distinctly different architectural styles shall be provided for the subdivision.	
b. Elevation of each unit, all sides including overhangs, eaves, and gables showing all dimensions.	
c. Identification of specific color and material scheme for each lot.	
d. Overall height of structure from finished pad elevation.	
e. All roof mounted equipment and method of screening, except that roof-mounted air conditioning units are not permitted.	
f. A minimum of four exterior materials for each elevation (brick, stone, stucco, siding, etc.) and their reference numbers/letters.	
g. A minimum of four exterior color schemes (roof tile, trim, siding, etc.) and their reference numbers/letters.	
h. Color rendering of each elevation (4 th Set).	

NOTE: Proposed architectural elevations must demonstrate compliance with the attached General Plan Community Design Element Policies.

12. <u>Floor Plans</u> (reduced to 11" X 17"); Include the following information:**	3 Sets
a. Interior garage dimensions demonstrating minimum dimensions of 20' X 22'.	
b. Complete horizontal dimensions.	
c. Location of utility hook-ups.	
d. Show all variations (3-car options, bonus rooms, etc.)	
e. All architectural features extending beyond the footprint (chimneys, balconies, exterior stairways, bay windows, etc.) with complete dimensions.	
f. Chart giving total square footage, as separate calculations, of downstairs living area, upstairs living area and garage area.	
13. <u>Plot Plan For Each Lot</u> (8 ½" X 11" max.); Include the following information:	3 Sets
a. Prepared at an appropriate engineering scale.	
b. North arrow and legend identifying symbols.	
c. Name, address, phone no. of owner/developer/engineer.	
d. Tract Number/Phase Tract Number.	
e. Lot Number.	
f. Grading, drainage, and all walls and fences.	
g. Adjacent street design, including sidewalk, and name.	
h. Seismic hazard zone boundaries (where applicable).	
i. All easements within and adjacent to each lot.	
j. Setbacks from property lines, walls and manufactured slopes.	
k. Driveway location and grade.	
l. Location of street trees per approved Street Tree Plan.	
m. Revision block (show all approved and proposed revisions)	
n. Location and identification of at-grade air conditioning units	
o. Plan number, elevation reference, and materials/colors codes.	

14. Plotting Mix Chart	1 Copy
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**** First Phase Submittal ONLY**

COMMUNITY DESIGN ELEMENT POLICIES

Objective CD 4.2: In residential subdivisions, promote diversity within the context of an overall design theme, to provide a visually attractive neighborhood which relates well with its surroundings.

Policy CD 4.2.1: Architectural treatment to all sides of structure(s) should be considered in the design for each lot.

Policy CD 4.2.2: Architectural design features and materials used on the sides and rear of a house should be similar and conform to those used on the front facade, in order to maintain integrity of design and materials throughout the structure.

Policy CD 4.2.3: Architecture should be compatible with the character of the surrounding neighborhood, considering building style, form, height, size, color, material and roofline.

Policy CD 4.2.4: Rooflines should be compatible with other roofs along the street; larger buildings should have more varied roof massing and/or variation in heights.

Policy CD 4.2.5: Rear elevations of units backing up to perimeter streets should have varied roof designs to provide a pleasant and varied streetscape.

Policy CD 4.2.6: Exterior building designs of houses within a neighborhood should achieve a consistent level of quality.

Policy CD 4.2.7: Architectural styles should be compatible within a subdivision and within the larger neighborhood.

Policy CD 4.2.8: Earth-tone colors should be used for primary structures; more vibrant colors should be limited to accents, and trendy colors which may become quickly outdated should be avoided.

Policy CD 4.2.9: Variation in roof colors should be provided within a subdivision and within a larger neighborhood context, in a manner which is compatible with the district.

Policy CD 4.2.10: One story massing should be encouraged on corner side yards.

Policy CD 4.2.11: Shadow patterns created by architectural elements such as overhangs, reveals and recesses should be used to contribute character to the buildings and aid in climate control.

Policy CD 4.2.12: Identical or similar elevation schemes should not be used on adjacent lots, or on lots facing each other across a street; variety should be present along the street frontage.

Policy CD 4.2.13: Front building setbacks should be varied between all dwellings within a block to provide visual relief. Greater variation of setback should be provided on larger lots (1/2 acre or greater).

Policy CD 4.2.14: Neighborhoods should be designed to ensure that garages do not dominate the residential streetscape through use of design techniques, including but not limited to the following:

- a. A variety of garage treatments should be used, such as side entry, detached and semi-detached, or rear entry.
- b. Some elevations in the neighborhood should set the garage at least five feet behind the setback for the dwelling unit.

- c. Elevations should provide architectural emphasis for the front door through use of porches or other details, and should visually downplay the garage door as an architectural feature.

Policy CD 4.2.15: Houses should be oriented to focus on good views.

Policy CD 4.2.16: Subdivision design should maximize opportunities for passive solar heating and cooling, by use of the following measures:

- a. Giving living areas of structure maximum exposure to sunlight;
- b. Maximizing use of south-facing windows;
- c. Use of recessed windows;
- d. Avoidance of large west-facing windows;
- e. Use of eaves and overhangs;
- f. Planting of deciduous trees along the south and west-facing elevations, to provide shade in the summer and heat in the winter.

**SUBDIVISION DEVELOPMENT APPLICATION
OWNER AUTHORIZATION LETTER**

CASE NUMBER(S): _____

ASSESSOR'S PARCEL NUMBER(S): _____

If the applicant is not the owner of record, then a letter authorizing the applicant to represent the owner(s) must be submitted. **Note: All owners must sign as their names appear on the deed to the land.**

This letter shall serve to notify and verify that I/we am/are the legal owners of the property described and attached hereto and do hereby authorize the applicant to file and represent my/our interest in the above-referenced application(s) I/we have read this Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above-referenced application(s) are true and correct.

OWNER(S) of RECORD (include extra sheets if necessary):

_____ Printed Name	_____ Signature	_____ Date
_____ Printed Name	_____ Signature	_____ Date

I certify under penalty of perjury that I am the applicant and that the foregoing information contained and submitted, are all respects true and correct.

APPLICANT/APPLICANT'S REPRESENTATIVE:

_____ Printed Name	_____ Signature	_____ Date
_____ Address		_____ Telephone No.
_____ Printed Name	_____ Signature	_____ Date
_____ Address		_____ Telephone No.
_____ Printed Name	_____ Signature	_____ Date
_____ Address		_____ Telephone No.