



DATE: August 11, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 110 Gold Dust Trail - Design Clearance for the construction/installation of a Single-Family Residence.
(APN: 018-270-008)
Zoning: C-2
Design Standard District: Historic District
Applicant: Alex Panzera, PreFab Innovations

RECOMMENDATION:

Approve Design Clearance for the construction/installation of a prefabricated single-family residence in the Historic District.

BACKGROUND:

The applicant, Alex Panzera of PreFab Innovations, is requesting Design Clearance for a prefabricated single-family residence on a vacant lot zoned C-2 in the Historic District.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	C-2	C-2	Yes	
District:	Historic District			
Lot Size:	--	1.07 Acres	yes	
Set Back requirements:				
Front	25'/5'	46' 7"	yes	*setback for R-1/C-2
Side	5'	44' 9"	yes	*setback for R-1/C-2
Rear	15'/10'	108' 4"	yes	*setback for R-1/C-2
Lot coverage	50%	0.6%	Yes	
Are there existing historic features?	No- Vacant	Yes	Yes	
Structure Type	Residential	Residential	Yes	
Max Building height	35'/40'	15' 6"	--	

DISCUSSION:

The application was originally reviewed by the DRC at their July 2025 meeting. The Committee requested the applicant make changes to better align with the City's Design Guidelines.

The applicant has revised the elevations, adding horizontal siding, a front porch, and updated the window style. The interior layout of the home has not changed.



The applicant is proposing a prefabricated home that is approximately 828 sf. ([manufacturer's specs](#)) The lot is currently vacant. In addition to Design Clearance, the applicant has applied for a Conditional

Use Permit (residential in a commercial zone) and a Site Plan permit (any development in the C-2). Those applications will be reviewed by the Planning Commission at a later date.

The municipal code does not limit the location of prefabricated homes, like it does manufactured homes.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

This home is proposed to be placed on a permanent foundation.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District. Both Chapter 2.0, Design Standards that Apply to all Project and Chapter 3.0 Historic District Design Standards, apply to this project.

Based on the scope of the project only certain standards apply and have been included in this report.

2.3. General Building Design Standards

2.3.1 Architectural Style. The application contains the following elements from the "desirable character elements" list:

- Horizontal wood siding
- Stone elements

3.3 Design Standards that apply to all Historic District Projects

3.3.3 New Construction. While the proposed structure is not a traditional "historic design" it does blend into the neighborhood in which it is located. There is a mix of housing designs. The design also incorporates some features of historic structures like the siding, and windows and doors.

Staff recommend that the Design Review Committee approve the proposed application as presented.