

The proposed project does not meet the following design guideline criteria for 1) garages and 2) roof design, form and shape from the STANDARDS FOR DESIGN FOR ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DEVELOPMENT IN THE MIDCOAST (SECTION 6565.20.) (El Granada, Miramar, Moss Beach, Montara). Specifically:

d. garages page 20

### Design - Architectural Styles and Facades

#### d. Garages

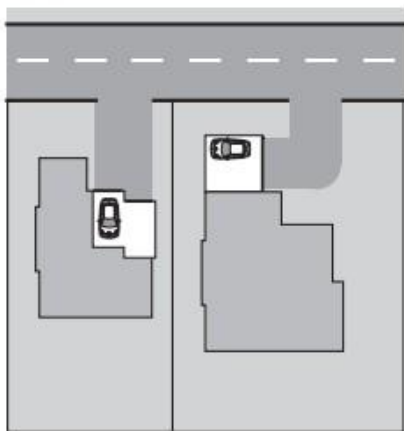
**Discussion:**

The location, size, position and appearance of a garage can have a great effect on the appearance of a home and should be designed with care. While in most cases it is preferable to emphasize the front entrance of a home, rather than the garage, a prominent garage may be unavoidable, particularly on steeply sloping lots. In some neighborhoods, there may be an established pattern in the size, position or appearance of garages. Examples of patterns that meet the Design Standards are garages with single rather than double garage doors, or garages facing away from or set back from the street. If there is no established pattern, greater flexibility in design and appearance of garages should be considered.

**Standards:**

- (1) Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two single rather than one large double door) that are consistent with the style of the house, and by articulation of the front garage facade.
- (2) Respect the existing pattern in the size, position or appearance of the garages in the neighborhood, providing that pattern conforms with the Design Standards.

Plan View



Garages appear less prominent when facing away from or set back from the street.



When a prominent garage is unavoidable, choose decorative garage doors that are consistent with the home's architectural style.

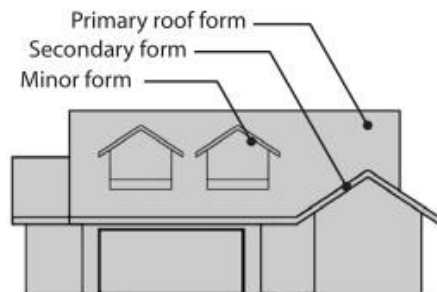
### 3. Roof Design

Roof shape and type can be the most obvious elements in defining the appearance of a house and a neighborhood. When designing a new home or an addition, it is important to consider the massing of roof forms and neighborhood roof patterns and compatibility.

#### a. Massing and Design of Roof Forms

Discussion:

The mass of a roof and how it is articulated into different shapes contributes to the character of a house. Most houses with sloped roofs, and many with flat roofs, have a primary roof form and smaller secondary and minor forms that contribute to the overall style of the house. Evaluate the massing of the roof form and determine how it will benefit the appearance of the house and be compatible with the neighborhood.



#### Standards:

- (1) When planning a new home or second story addition, begin with a primary roof form. Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home's apparent mass and scale, provide visual interest and have an appropriate number of roof forms. Additional roof forms shall be architecturally compatible with the primary roof form's slope and material.
- (2) Pitched roofs are encouraged; flat roof designs may be acceptable if the height does not exceed 22 feet from existing grade for the flat roof portion, the flat roof portion does not exceed 20% of the total roof area, and it is compatible with neighboring homes.
- (3) Non-reflective roof materials and colors are encouraged. Solar panels are acceptable in appropriate locations where they will blend with the rest of the roof.

Design - Roof Design

**b. Design Compatibility**

Discussion:

Some neighborhoods have roof patterns that are distinctive and repeatable from home to home. Other neighborhoods have greater variety or less distinctive roof forms, and greater deviations from neighboring roof forms could appear acceptable. Roof patterns are created through the roof slope, materials and massing of roofs. Evaluate the pattern of roofs in the neighborhood.

**Standard:**

If there is an established architectural style of roofs in a neighborhood, roof shape and types should be compatible with roofs in the neighborhood and with the existing home. Express this compatibility through roof forms, slope, materials and massing. Applicants may also consider alternate roof forms that improve the architectural quality of the house where the design enhances the character of the neighborhood.



These two story houses all display roof forms compatible with their architectural style and compatible with neighboring roof forms.