ORDINANCE NO. 4921
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * * *

AN ORDINANCE REPEALING AND REPLACING CHAPTER 8.256 OF THE SAN MATEO COUNTY ORDINANCE CODE (ZONING REGULATIONS) REGULATING DESIGN REVIEW (DR) DISTRICTS, AND ADOPTING RELATED CONFORMING ZONING TEXT AMENDMENTS

The Board of Supervisors of the County of San Mateo, State of California, **ORDAINS** as follows

SECTION 1.

Findings. The Board of Supervisors of the County of San Mateo ("County") hereby finds and declares as follows:

WHEREAS, in 1976, the County adopted an ordinance establishing Design Review (DR) Districts, now codified as Chapter 8.256 of the County Ordinance Code (referred to as "Design Review District regulations"); and

WHEREAS, the County's Design Review District regulations, including standards for design, have been amended on multiple occasions since adoption; and

WHEREAS, the County's Design Review District regulations apply to the unincorporated areas of Emerald Lake Hills and Oak Knoll Manor, Devonshire, Palomar Park, Midcoast, and other unincorporated areas of the County designated as a Design Review District; and

WHEREAS, the current design review standards include many standards that are subjective, making such standards difficult to apply consistently and efficiently; and

WHEREAS, in 2019 the State legislature declared a State housing shortage crisis and enacted legislation streamlining municipal permitting of Accessory Dwelling Units (ADUs) including limiting application of design review standards to objective standards; and

WHEREAS, the State legislature subsequently enacted other legislation streamlining municipal permitting of other housing types, similarly limiting application of design review standards to objective standards; and

WHEREAS, the proposed amendments to the County Ordinance Code (Zoning Regulations) would update standards for design to objective standards that can be applied in compliance with State law; and

WHEREAS, the proposed amendments to the County Ordinance Code (Zoning Regulations) would simplify the design review process by consolidating standards, clarifying confusing standards, and allowing for more design flexibility to reflect contemporary styles; and

WHEREAS, in 2025, the County's Bayside and Coastside Design Review committees reviewed and provided feedback to Planning staff regarding the updated standards for design over several public meetings; and

WHEREAS, the Board of Supervisors has determined that adoption of the ordinance repealing and replacing the Design Review District regulations, and making conforming changes to other portions of the Ordinance Code (Zoning Regulations) is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15061(b)(3), the "common sense exemption," in that CEQA applies only to projects which have the potential to cause a significant effect on the environment, and

adoption of objective design standards would not cause a physical change in the environment and therefore would not have a significant effect on the environment; and

WHEREAS, the County Planning Commission conducted a duly noticed public hearing on January 28, 2026, and May 13, 2026, received public comment, and recommended that the Board of Supervisors adopt the ordinance; and

WHEREAS, the ordinance is consistent with the County's Local Coastal Program as described in the Board memorandum accompanying this ordinance; and

WHEREAS, the ordinance constitutes an amendment to the Local Coastal Program and therefore must be reviewed and certified by the California Coastal Commission prior to taking effect in the coastal zone; and

WHEREAS, on adoption by the Board of Supervisors, the ordinance will be submitted to the California Coastal Commission for review and certification; and

WHEREAS, the ordinance will ensure that the County's regulations are consistent with State law, easier to interpret and implement, and facilitate streamlined permitting of housing projects.

NOW, THEREFORE, the Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 2.

Chapter 8.256 of the San Mateo County Ordinance Code (Zoning Regulations) is hereby repealed and replaced in its entirety by a new Chapter 8.256 to be numbered and entitled to read as follows:

8.256.010. ESTABLISHMENT, PURPOSE, AND LEGISLATIVE INTENT OF DESIGN REVIEW DISTRICT.

A. In any district which is combined with the "DR" District, the regulations of this Chapter shall apply, except as qualified by Section 8.256.010.B.

B. In addition to the regulations set forth in Chapter 8.444, proceedings to determine whether the application of these regulations should be extended to additional geographic areas may be initiated by a petition of the majority of the property owners in a given area. Upon receipt of such a petition, the Director of Planning and Building shall set a date of hearing thereof, and give a notice as set forth in Chapter 8.444 of the San Mateo County Ordinance Code.

C. In establishing the Design Review District, the Board of Supervisors hereby determines that:

1. Many communities, neighborhoods and areas in this County have benefitted from the consistent application of design standards, which require the erection of buildings and structures that relate to the sites, are compatible with the character of the neighborhood, and sensitive to the natural environment, especially areas with unique environmental and/or resource value.

2. These conditions promote harmony, and benefit public health, comfort, convenience, happiness and welfare.

3. It is necessary and desirable to provide guidelines and criteria for the maintenance and enhancement of the visual character of especially unique communities, the natural environmental resources, and the public health, safety, comfort, convenience, happiness and welfare of the citizens of the County.

4. The review procedures of this Chapter are intended to preserve and enhance the visual character of especially unique communities, the natural environmental resources, and the public health, safety, comfort, convenience, happiness, and welfare of the citizens of the County.

D. The purposes of this Chapter are to:

1. Provide a method by which the County may encourage builders to develop land so that its value and attractiveness will endure.

2. Encourage development of private property in harmony with the desired and established character of the community or area in conformance with an adopted set of community design principles as well as the County General Plan, the Local Coastal Program (where applicable), and other precise plans.

3. Encourage residential development that has individual character, while also ensuring that it is complementary with neighboring

houses, the neighborhood character of each community, and the surrounding natural setting.

4. Preserve and enhance the visual character of communities and natural resources.

5. Improve the general standards of orderly and stable development in the County through review of the design of individual buildings, structures and their setting.

6. Improve and augment the regulations now included in ordinances related to planning, building and health in order to promote development which is in the best interest to the public health, safety and welfare of the County.

7. Establish standards and policies that will promote, preserve, and enhance building design, proper site development, and other environmental characteristics in designated communities and areas.

8. Establish clear and objective standards that are easy to understand and consistently implement and enforce.

It is not the purpose of this Chapter that regulation of design should be so rigidly interpreted that individual initiative is precluded in the design of any particular building or substantial additional expense is incurred. It is the intent of this Chapter that any regulation exercised shall be that necessary to achieve the overall objectives of this Chapter.

E. The legislative intent of this Chapter is to:

1. Establish design standards that implement relevant policies of the County General Plan and the Local Coastal Program (LCP).
2. Identify that it shall be the responsibility of the applicant and home designer to comply with both the Design Standards and the Zoning Regulations development standards (e.g., height limit, maximum floor area, setbacks and maximum parcel coverage). The emphasis for design review will be on a home's appearance, not on its actual size or height. As such, compliance with design standards will be achieved by requiring design techniques consistent with zoning development standards and, where applicable, LCP policies, that make homes with the unique design characteristics of the community it is located within.
3. Address the relationship of Design Review Standards to other relevant County ordinances and regulations, which include, but are not limited to: (1) the Building Regulations, which establish construction requirements including structural, mechanical, electrical, and plumbing requirements; (2) Department of Public Works standards for driveways, curb cuts and other work in the public right-of-way; (3) the Protected Tree Ordinance, which establish criteria for tree removal; and (4) the Grading Ordinance, which establishes standards for conducting grading activity. Where conflicts exist between the provisions of this Chapter and the policies of the LCP, the policies of the LCP shall control.

4. Ensure that this Chapter will be enforced in a manner that is consistent with State law.

8.256.020. ESTABLISHMENT OF DESIGN REVIEW COMMITTEE, DESIGN REVIEW ADMINISTRATOR AND DESIGN REVIEW OFFICER.

A. There is hereby established a Coastside Design Review Committee consisting of three members to be appointed by the Board of Supervisors.

1. Appointments shall be for three-year terms, except that the initial members shall be appointed to a one-year, a two-year and a three-year term so that subsequently one appointment shall expire each year. The Board of Supervisors may adjust the terms of any appointment to ensure such overlap in terms occurs.

2. Members shall be residents of San Mateo County. Two members shall be licensed architects or landscape architects. The third member shall be a resident of the unincorporated community in which the project being reviewed is located. If the member from the unincorporated community in which the project being reviewed is located is not available, the nearest residing member of the CDRC to the project location may act on the project.

3. Two members present shall constitute a quorum and two votes shall be required for action.

4. The Board of Supervisors will appoint alternates for each member with the same terms and qualifications.

5. The Coastside Design Review Committee shall adopt rules for the conduct of its business and a conflict of interest code.

6. Members shall be paid $100.00 per meeting not to exceed $200.00 per month.

B. The Director of Planning and Building is the Design Review Administrator (DRA) and may appoint in writing assistant(s) to act as Design Review Officer(s), who may exercise all of the powers of the Design Review Administrator.

8.256.030. REQUIREMENT FOR DESIGN REVIEW AND APPROVAL.

This Chapter shall apply in any district which is combined with the DR District, and shall apply to all new exterior alteration or construction. All applicable activities shall be reviewed for conformance with this Chapter. No such applicable activity shall commence unless the design of the project has been approved.

8.256.040. EXEMPTIONS.

The DRA may exempt activities which otherwise require a ministerial or discretionary design review process as allowed in this Chapter. Such activities shall be listed and described in exemption guidance prepared by the DRA. Exempt projects shall be those that are determined to be minor in nature and in substantial compliance with design standards applicable to the property or structure in question, as determined by the DRA.

A. Over-the-Counter Exemptions: Such minor activities, as listed and described in exemption guidance prepared by the DRA, may be exempted by staff;

B. Formal Exemption: Projects which are not eligible for an over-the-counter exemption may receive a formal exemption from Design Review if the project is new construction that is 500 square feet or less and complies with setbacks, and construction is under 16 feet in height in the Midcoast.

C. Applications for a Formal Exemption

1. Applications for a formal exemption shall be filed in the manner prescribed by the DRA and shall be accompanied by a fee set by resolution of the Board of Supervisors.
2. A notice of pending application for formal exemption under this Section shall be on a form provided by the County and conspicuously posted by the applicant at eye level at the front of the property nearest the street. Public notice shall be provided at least ten calendar days prior to a decision on an exemption.
3. Such notices shall be on forms provided by the County.
4. The DRA shall consider any public comments received during the comment period prior to a decision on a formal exemption.
5. Exemptions shall be documented by the DRA, whose decision on exemptions shall be final.

8.256.041. APPLICATIONS SUBJECT TO MINISTERIAL REVIEW.

A. Applicable Areas: Review of projects in the following areas shall be subject to a ministerial process:

1. Emerald Lake Hills and Oak Knoll Manor (areas zoned RH/DR only)
2. Palomar Park
3. Devonshire

B. Process:

1. No separate permit shall be required.
2. Applicant shall complete a Planning Permit Application form. If a building permit is required for the project, completion of the building permit application form is sufficient.
3. The burden shall be on the property owner, project designer, and permit applicant to demonstrate that the design of the project conforms to the standards and guidelines for design review applicable to the location of the project.
4. The applicant shall provide plans and specifications that accurately reflect the entire exterior appearance of the proposal and associated site work. The DRA may require additional information as determined to be necessary for evaluation of the development plans for compliance with applicable design standards.
5. The DRA's ministerial decision regarding compliance with design standards is final and is not appealable.

8.256.045. APPLICATIONS SUBJECT TO DISCRETIONARY REVIEW.

A. Applicable Areas: Action on an application for a Design Review Permit for projects in the following areas shall be discretionary and by the specified decision maker:

1. Review or action on an application for a Design Review Permit shall be taken by the Coastside Design Review Committee, following the discretionary procedure outlined in this Section, for projects located in the Midcoast. This section applies to development with a residential component only (i.e., single-family or multiple-family residential construction, residential/commercial mixed-use development).
2. In all other areas within the Design Review District in the Coastal Zone, and for projects with no residential component in the Midcoast, review or action on an application for a Design Review permit shall be taken by the Design Review Administrator.
3. When the project in question requires another permit or approval, such as (but not limited to) a use permit, variance, or subdivision, to be acted upon by the Director of Planning and Building, Zoning Hearing Officer, Planning Commission, or Board of Supervisors, then the action of the Coastside Design Review Committee or Design Review Administrator shall be in the form of a recommendation to the decision-maker on the other permit(s), who shall act upon the application for design review only after receiving and considering such recommendation. In such cases, the

decision-maker may refer any revisions to the design of the project back to the Coastside Design Review Committee or Design Review Administrator for further recommendation prior to taking action on the project.

4. The Coastside Design Review Committee or Design Review Administrator may refer any matter directly to the Planning Commission when, in their opinion, such action will be in the public interest.

B. Pre-Application Conference. Prior to beginning design of a project in the Design Review District subject to Section 8.256.045 and submitting an application for Design Review, the project owner, or their designer or other designee, shall request and shall participate in a pre-application conference with the Design Review Administrator. During the conference, staff shall identify zoning regulations and design review standards and guidelines applicable to the property and project in question, shall review the applicable design review process, and shall answer any associated questions. The intent of the conference is to ensure that the designer and owner are aware of the design standards and County requirements and processes prior to submittal of a permit application.

C. Application Requirements. Applications for a Design Review Permit shall be submitted as specified by the Design Review Administrator who shall prescribe the format and scope of all applications and establish filing

deadlines subject to any provisions of State law or County ordinances or policies.

The application for a Design Review Permit shall contain or be accompanied by materials as listed and specified in an application submittal checklist as supplied by the Design Review Administrator, including but not limited to the following information. Plans and specifications submitted with an application for design review shall accurately reflect the entire exterior appearance of the proposal and associated site work.

1. Location map
2. Site plan:
3. Building elevations, including color of materials or finish:
4. Floor Plans
5. Roof Plan
6. Tree Plan showing proposed tree removals and required replacement trees.
7. A stamped boundary survey as required by County policy
8. Exterior Lighting
9. Landscape plans for new homes (not ADUs).
10. Project data table showing calculations necessary to demonstrate compliance with applicable development standards of the applicable zoning district.

11. Plans showing proposed grading (cut and fill) and the total amount of grading in cubic yards.

12. Demonstration of Scale (for applications subject to Section 8.256.045 (Discretionary Review) for consideration by the Coastside Design Review Committee)

    a. Applicant shall visually demonstrate project scale using story poles at the project site.

    b. For smaller scale projects, as defined below, alternative methods to demonstrate scale (such as digital imaging simulations, virtual or augmented reality simulations, and/or other visual techniques) may be used. Smaller scale projects include:

        (1) New buildings and additions that are 800 sq. ft. or less in size, which meet criteria below:

            (a.) Meets setback requirements;

            (b.) Less than 16 feet in height; or Ground-floor additions; or Second or third-story additions that do not alter the roofline of an existing structure;

        (2) Projects that are not visible from public streets or neighboring residences within 50 feet, based on staff determination.

c. Story poles shall be constructed according to the following specifications:

(1) Story poles shall be placed at all outside building corners and along the highest roof ridgeline. The elevation of the lowest finished floor and highest ridge shall be visibly marked on the pole. In order to identify the building envelope and the ridgeline, netting shall be extended on grade, from one corner pole to the other and atop one pole to another along the direction of the ridgeline, respectively. The netting used shall be orange snow fencing material, or comparable netting, measuring at least 24 inches in width.

(2) The story pole material shall be constructed of 2”x4” lumber or other sturdy material and should be properly braced and supported to protect the health, safety, and general welfare of the public. Story poles shall be independently supported, whenever possible.

(3) The applicant shall affix a tape measure to the vertical pole supporting the highest point of the project. The tape measure shall be installed upside down so that the maximum height of the project is displayed at the bottom of the pole. Story poles shall not require survey or certification.

d. The applicant is not required to modify story poles to reflect changes to the design of the project as a result of the CDRC public hearing(s).

e. Story poles shall remain in place for at least one CDRC hearing and may be removed prior to a decision on the project. Prior to removal of the story poles, the applicant shall take photos of all sides of the story poles and shall send photos to the DRO and project planner. Story poles shall be removed no later than seven days following a CDRC decision or recommendation on the application.

13. Fees as set by resolution of the Board of Supervisors.

The Design Review Administrator may require additional information as necessary for evaluation of the development plans.

D. Public Hearing and Comment.

1. Applicants shall complete the demonstration of scale requirements and post the required notice at least 10 calendar days prior to the scheduled Coastside Design Review Committee hearing date, unless the Coastside Design Review Committee finds a shorter duration is acceptable.

2. The Coastside Design Review Committee shall hold a public hearing to receive comments on the project. Such hearings shall be sufficiently structured to ensure that the comments of any interested person are considered and recorded prior to action, but

shall be conducted in a manner which encourages the free and informal exchange of ideas between the owner, project designer, and the Coastside Design Review Committee.

E. Notice.

1. Public notice of each application for Design Review shall be provided at least 10 calendar days prior to any of the following:

   a. Public hearing and action by the Coastside Design Review Committee on a Design Review Permit application.

   b. Public hearing and recommendation by the Coastside Design Review Committee to another decision-maker on a Design Review Permit application.

   c. Action by the Design Review Administrator on a Design Review Permit application.

2. Notice shall be provided by written mailed notice to:

   a. The owner of the property which is the subject of the application.

   b. The project applicant as listed on the application.

   c. All owners of property, as shown on the last equalized assessment roll, within 300 feet (or the notification area required for any other permit required for the project, whichever is greater) of the exterior limits of the subject property.

3. A notice of a pending application for Design Review under this Section shall be conspicuously posted at eye level at the front of the property nearest the street. Such notices shall be on forms provided by the County. This notice shall be posted at least 10 calendar days prior to a decision.

4. Written notice of the findings and the decision on an application for Design Review under this Section shall be mailed to the applicant by first-class mail at the address set forth in the application and to any other person who has filed a written request therefore with the Design Review Administrator.

F. Findings and Decision.

1. The burden shall be on the property owner, project designer and permit applicant to demonstrate that the design of the project conforms to the standards and guidelines for design review applicable to the location of the project.

2. Action on an application for Design Review under this Section shall be to: (a) approve the application and plans as submitted, (b) approve them with modifications, (c) continue review of the application to allow the applicant to address concerns, as specified by the Coastside Design Review Committee at a hearing pursuant to Section 8.256.045.D, or (c) disapprove the application and plans.

3. In acting on an application for Design Review Permit, the Coastside Design Review Committee, the Design Review Administrator or

other decision-maker on the application shall make written findings stating how and why the project does or does not conform to the standards and guidelines for design review applicable to the project.

4. In making such findings, the decision-maker shall apply the following principles:

   a. Regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense incurred. The regulation exercised should be that necessary to achieve the overall objectives as set forth in Section 8.256.010.

   b. Appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials and upon the principles of harmony and proportion in the elements of the building.

   c. Appropriate design is not based on economic factors alone.

G. Appeals.

1. Discretionary decisions on Design Review, made by the Coastside Design Review Committee, the Design Review Administrator or the Zoning Hearing Officer may be appealed to the Planning Commission within 10 working days only by aggrieved persons. Notice of the public hearing shall be provided as specified in

Section 8.256.045. The Planning Commission shall review and consider points of appeal for each Design Review application. The decision of the Planning Commission may be appealed to the Board of Supervisors following the same procedures as for appeals to the Planning Commission.

2. For purposes of this section, “aggrieved person” means any person who, in person or through a representative, appeared at a public hearing or by other appropriate means prior to action on an application for Design Review and informed the County of their concerns about an application for such permit or who for good cause was unable to do either, and who objects to the action taken on such permit and wishes to appeal such action to a higher authority.

H. Amendment.

1. Subsequent to the completion of Design Review pursuant to Sections 8.256.041 and 8.256.045, the Design Review Administrator may approve amendments to the approved plans which, in the judgment of the Design Review Administrator, are minor in nature, without the public notice, hearing or appeal otherwise required or authorized by this Chapter. Such approval shall be in writing. Other amendments shall be processed as for new applications.

2. Minor amendments may include, but are not limited to: interior modifications; relocations of doors and windows; adjustments in roof pitch or design; minor relocations of walls, fences or signs; and other adjustments in design, all only to the extent that they will not, in the judgment of the Design Review Administrator, have an adverse effect on compliance with design standards or guidelines or zoning regulations applicable to the project.

I. Expiration.

1. Design approvals granted pursuant to Section 8.256.045 shall expire five years from the date of the final approval of a Design Review Permit if all other permits required for the project have not been obtained and construction begun.

2. Upon written request of the property owner, and for good cause, the Design Review Administrator may extend the expiration date for design approvals one year at a time.

8.256.046. EXCEPTIONS.

A. Minor Exceptions:

For discretionary permits, the Coastside Design Review Committee may approve a minor design exception from the standards in Section 8.256.180 upon finding that an application is in substantial conformance with the design review standards.

For ministerial design approvals, a minor design exception from the standards in Sections 8.256.180 may be granted by the DRA upon making the following findings:

That the exception 1) is necessary for compliance with the site planning and design requirements; 2) will not jeopardize public safety; 3) is in substantial conformance with the design review standards; 4) will be compatible with the neighborhood surrounding the parcel, and 5) will not be detrimental to the public welfare.

The DRA may require modifications to the proposal, including design, location, materials, colors, and landscaping requirements. The DRA's decision on an exception authorized by this Section shall not require a public hearing. The DRA's decision may be appealed to the Planning Commission, as specified in Section 8.256.045.

B. Major Exceptions: The Planning Commission, at a public hearing, may grant a use permit to grant an exception from any provision in this Chapter which is not a minor design exception, subject to the findings listed in Section 8.256.046.A.

8.256.140. INSPECTION, OCCUPANCY, AND MAINTENANCE.

Before a certificate of occupancy, building permit final approval, or final approval is issued, the completed project must be inspected for compliance with the approved plans. Building design (including size, shape, height) shall be maintained as approved. Approved landscaping shall be maintained in healthy

condition for the life of the project; trees and plants that have died shall be replaced.

8.256.141. BUILDING HEIGHT MEASUREMENT IN URBAN MIDCOAST.

In urban areas of the Midcoast subject to Design Review, building height shall be measured as the vertical distance from any point on the natural or existing grade to the topmost point of the building immediately above.

8.256.142. GENERAL PRINCIPLES GUIDING APPLICATION OF DESIGN STANDARDS.

A. Background.

1. Application

This section is intended to provide a detailed discussion of principles for applying applicable standards for a project as outlined in this Chapter, where not all principles are applicable to development in all design review areas.

Where used in this document, the terms “house,” “home” and “single-family” shall also refer to two-family or duplex residential development.

The design standards are intended for use by homeowners, builders, architects and designers, by neighbors, and by community groups in their consideration of new single-family homes and additions to existing homes. The Design Review Administrator, the Coastside Design Review Committee, the Planning Commission

and the Board of Supervisors will also use these standards in their review of projects, as set forth in this Chapter

The discussion and illustrations provided here are intended to explain the reasons for the standards and to provide further clarification of the standards' objectives. Illustrations represent examples of how standards may be applied to a design style and are not intended to restrict the range of potential design styles.

B. Neighborhood definition and neighborhood character.

1. Neighborhood Definition

Figure 1 - Neighborhood

Definition: A neighborhood is defined as the area within 300 feet of an existing or proposed house. Certain factors may be present which would further define or alter the limit of a neighborhood, making it larger or smaller, including, but not limited to, the following:

a. Significant changes in topography;

b. Changes in land use such as from residential to commercial;

c. Proximity to designated open space or urban/rural boundary;

d. Changes in the land subdivision pattern;

e. A wide street or natural feature such as a riparian corridor;

f. Noticeable changes in building type, such as from one-story to two- story homes;

g. Visibility from off-site vantage points in the vicinity of the project.

2. Neighborhood Context

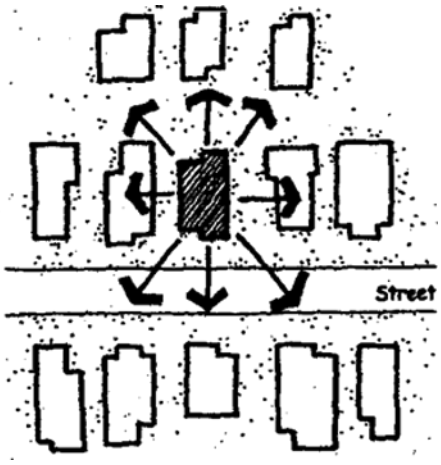


Figure 2 - Neighborhood Context

Discussion: What is a neighborhood? One of the first steps in designing a new home or an addition to an existing home is to understand the neighborhood in which the home is located. A neighborhood generally has two components: (1) the immediate context, or how a house relates to adjacent houses and natural features, and (2) the neighborhood context, or how a house relates

to the visual character and scale of other houses and natural features in the vicinity.

3. Neighborhood Character

Discussion: What is neighborhood character? Neighborhood character is the combination of qualities or features within a neighborhood that distinguishes it from another neighborhood. For the purposes of these design standards, the key qualities or features of single-family residential neighborhoods include the appearance of the homes (e.g., architectural style and elements), the collective appearance of the homes (e.g., pattern, scale, size), and the appearance of natural features (e.g., natural vegetation, landforms).

How does a house contribute to the visual character of a neighborhood? The architectural elements of a house such as its shape, the arrangement of its doors and windows, its roof style, and its architectural style all contribute to the appearance of the house, which in turn contributes to the collective appearance or character of the neighborhood. Some of the most common architectural elements that contribute to the character of an individual house and the collective character of the neighborhood are listed below:

a. How houses are sited on their lots;

b. How houses blend with surrounding scenic and natural environments;

c. Architectural style, including how house styles compare, contrast or complement each other;

d. Scale, or the appearance or proportion of a house relative to others, including the number of stories;

e. Arrangement/placement/massing of major building forms;

f. Parking and garage patterns;

g. Location of entries;

h. Roof forms;

i. Exterior materials and colors;

j. Window type and placement;

k. Landscaping;

l. Older buildings or features having historic character.

C. Site planning and structure placement.

One of the key elements that define the visual character of an individual house and the neighborhood is how it is located or placed on its site. A single building out of context with its site or neighboring houses can appear disruptive.

1. Integrate Structures with the Natural Setting

New houses, additions and accessory structures should be located, designed and constructed to retain and blend with the natural vegetation and natural landforms of the site, and should be complementary to adjacent neighborhood structures.

a. Trees and Vegetation

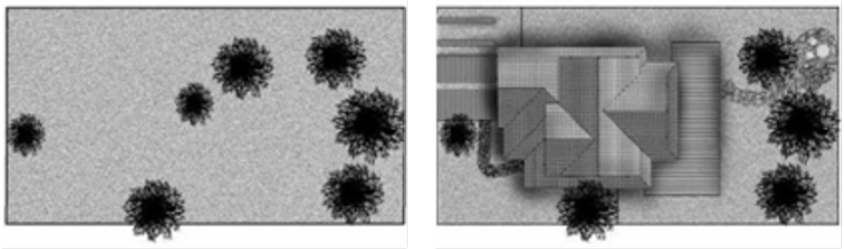


Figure 3 - On left: Undeveloped site; On right: Sensitive site development to retain vegetation and other natural features

Discussion: When siting a new home or an addition on a parcel, the goal should be to disturb as little vegetation as possible, with priority placed on retaining healthy, native species and those trees that are protected trees by definition. Fire prevention measures, such as defensible space requirements, should also be considered.

b. Grading

Discussion: As defined in the County Grading Ordinance, grading is any excavating, filling, or placement of earth materials or a combination of these activities. Excavation (or cutting) is the mechanical removal of earth material, while filling is the deposit of earth or waste material placed by artificial means. The following design standards are intended to regulate the aesthetic aspects of grading; the technical aspects of grading are regulated by the County Grading Ordinance. In the interest of retaining as much of the natural character of the site as possible, an effort should be made to

place structures so that grading activity and the area disturbed by grading is limited; however, on sloping sites and where a basement is proposed, it is recognized that a certain amount of excavation may be necessary so that the end result is a house that blends into the site.

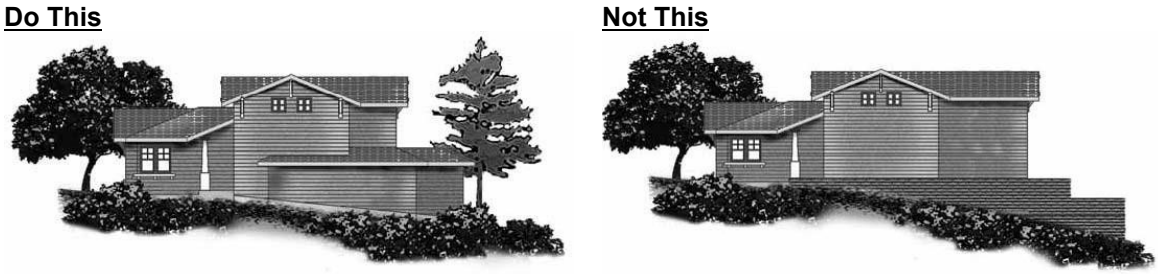


Figure 4 – One left: Structure is designed to blend with the natural contours and feature on the site. Only grading necessary for construction was used. On right: Structure is not suited to the terrain. Extensive grading was used to create building pad, and to terrace site beyond the immediate vicinity of the structure.

c. Streams and Other Drainage Features

Discussion: Some areas of the Midcoast are crossed by a number of streams. In the Midcoast, as well as in Emerald Lake Hills, Devonshire, and Palomar Park, many less developed drainage features including swales, gullies and ditches cross the area. In the Coastal Zone, if there is a stream or other drainage feature on or adjacent to your property, you should consult the Local Coastal Program Sensitive Habitats Component for policies related to sensitive habitats, riparian corridors and wetlands to determine if these policies apply.

All streams and natural drainage features should be avoided when deciding where structures should be placed to protect

them from erosion, siltation and polluted runoff. Man-made drainage features may be covered or relocated in order to conform with the design standards of this section, provided that: (1) sensitive habitats are not disturbed and (2) alterations are done pursuant to a drainage plan prepared by a registered civil engineer and reviewed and approved by the Planning and Building Division.

Builders should also take advantage of the opportunity to improve local storm drainage systems and protect streams and drainage features from erosion, siltation, and polluted runoff by improving water retention and movement on site, prohibiting runoff onto neighboring properties, and preventing overloading of local stormwater systems. Please refer to Chapter 8.256.180 for guidelines regarding landscaping and paved areas that should be used to enhance project appearance and stormwater pollution control. Please also refer to the County's Drainage Manual for specific requirements.

Do This **Not This**

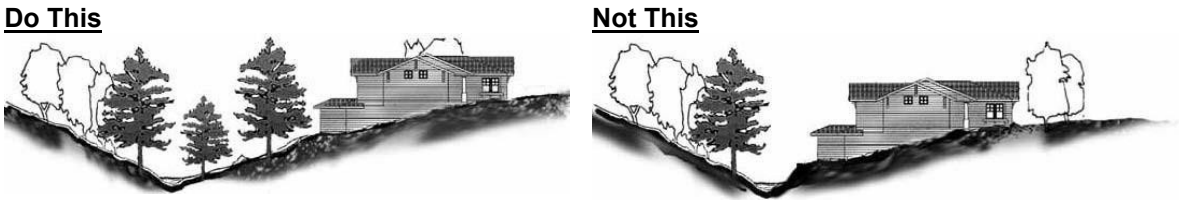


Figure 5 – On left: Structure is setback to avoid alteration of natural drainage feature. On right: Structure is too close to natural drainage feature.

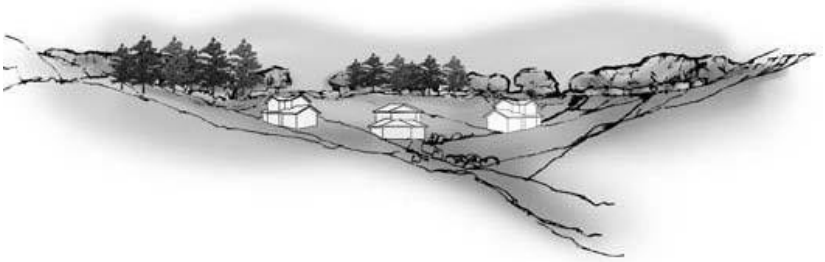
d. Ridgelines, Skylines and View Corridors

Discussion: The varied terrain of hillside design review communities offers scenic views of the ocean, in the case of the Midcoast, and the hills, that should be protected.

The County's General Plan and the LCP Visual Resources Component contain policies protecting ridgelines and skylines. Ridgelines are the tops of hills or hillocks normally viewed against a background of other hills. A skyline is the line where sky and land masses meet. Both private and public views should be considered. A public view is a range of vision from a public road or other public facility, such as the significant public views in the Midcoast from the Cabrillo Highway Scenic Corridor (see Planning GIS Map). It is important to note that, for areas in the Coastal Zone, the LCP may require the maximum building height for structures located on a ridgeline or skyline to be lower than the maximum allowed by the Zoning Regulations.

Existing

Do This



Not This

Figure 6 - In middle: Structures blend with existing landforms and vegetation. On bottom: Ridgeline silhouette has been destroyed through the removal of vegetative masses and natural landforms.

e. Relationship to Open Spaces

Discussion: In some areas of Montara in the Midcoast, the neighborhood's proximity to designated open space is one of the factors which defines the neighborhood character, and special attention should be paid to those transition or buffer areas where residential and open space land uses meet.

2. Complement Other Structures in the Neighborhood

Most home building takes place on "infill" lots - vacant parcels next to developed lots with existing homes. As such, careful attention must be paid to the placement, orientation and design of new homes and additions to ensure that they are complementary to other homes in the neighborhood.

a. Privacy

Discussion: Privacy is one of the keys to a property owner's enjoyment of their property and their quality of life. The placement of a new home or an addition, and/or the location of windows on a new home or an addition, can have a significant impact on privacy, both for the neighbors and for the occupants of the new home. Decks and balconies can provide outdoor living space and add architectural interest to a home. However, they must be carefully designed to avoid substantially affecting neighbors' privacy. It is particularly important to consider the impact the placement of a new structure, windows, exterior lighting, and/or outdoor deck and patio areas may have on privacy when setbacks are the minimum allowed by the Zoning Regulations. This may involve modifying a proposed floor plan or proposing other architectural solutions or landscaping to enhance privacy. To reduce the potential for future privacy conflicts, a project designer should also consider the probable location and intensity of development that is likely to occur on parcels in the vicinity of the proposed project.

Plan View *Plan View*

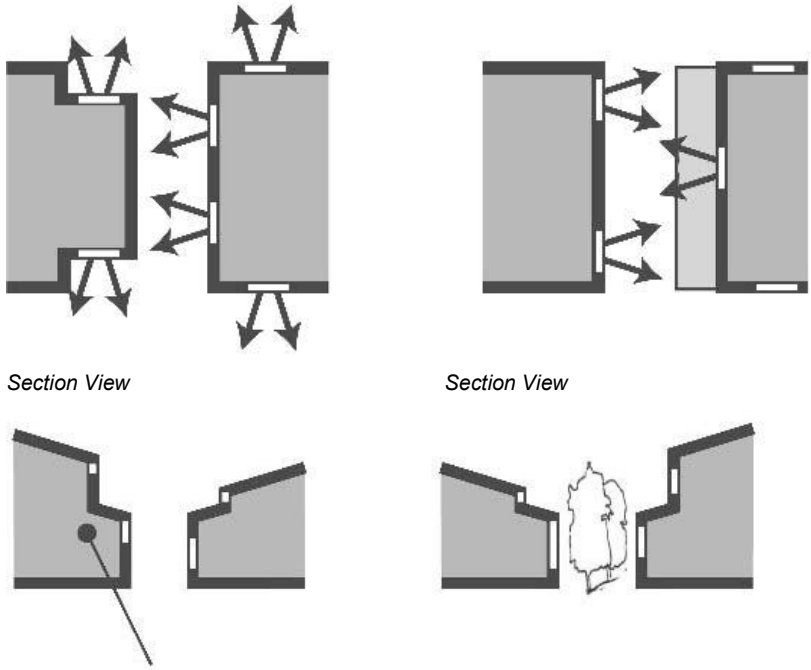


Figure 7 - On top: Windows are arranged and offset from neighbors to maximize privacy. On bottom: High windows and clerestory windows allow light inside with minimal privacy impacts. Landscaping or obscure glass can also reduce privacy impacts. Note: When using landscaping to create privacy also consider the potential view impacts that could occur from mature trees.

b. Views

Discussion: Homes in hillside areas enjoy a variety of views. Some are views of the ocean, others are of the hills, and others are vistas through the neighborhood. Views add value and enjoyment to a property; however, private views are not protected by existing regulations. Due to the configuration and size of some parcels and their topography, there may be no way to build without affecting someone else's view. However, when designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses. Possible methods to

minimize view blockage include: locating living space where it would have less view impact, increasing the setback of second stories, lowering roof plate heights, and choosing roof forms that minimize mass. To reduce the potential for future view conflicts, a project designer is encouraged to also consider the probable location and intensity of development that is likely to occur on parcels in the vicinity of the proposed project.

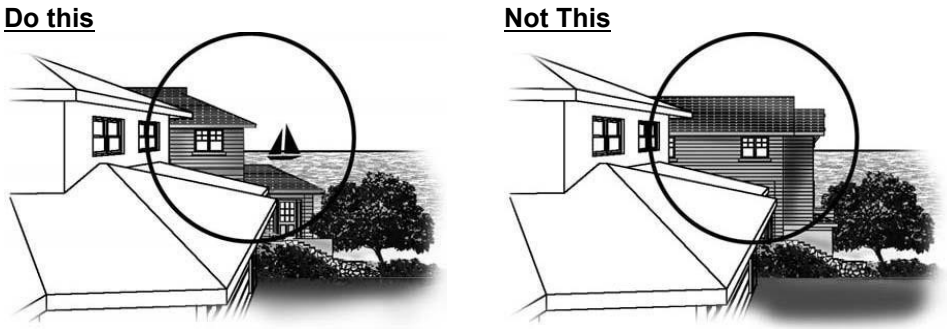


Figure 8 – on left: second story stepped back from the front and sides minimizes view blockage from neighboring homes. On right: a More massive second-story creates greater view blockage.

D. Elements of design.

One of the greatest challenges of residential construction is the building of a contemporary home that is compatible with surrounding, older homes of varying styles built during previous eras when the construction of smaller homes, and sometimes homes of lower quality, was more typical. The architectural elements of a house can affect its apparent mass, architectural character, and the visual quality of the neighborhood. Every effort should be made, by following these guidelines, to place new

structures so that they blend with those existing nearby and to achieve a higher quality of design and construction.

Elements of design explored further in this section include: (1) building mass, shape, and scale; (2) architectural styles and facades; (3) roof design; and (4) exterior materials and colors.

1. Building Mass, Shape and Scale

The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. With regard to actual size, new homes and additions must meet the building floor area standard set by the Zoning Regulations. However, even a home that complies with this standard may appear massive or bulky, if the building shape and/or facade is too simple. Simple forms may appear more massive and larger, while houses with more variety in their forms could appear less massive and often more interesting. Simple forms may be appropriate in a modernist architectural design. Likewise, long, blank walls may appear more massive than walls with spaces and corners that create shadows and architectural interest. Finally, a house should appear to be proportional, or in “scale,” with other buildings in the neighborhood. The following standards encourage building designs that reduce apparent mass and increase compatibility with the neighborhood.

a. Relationship to Existing Topography

Discussion: Many existing lots are on steep slopes, and in many cases, the topography of a site is its key natural characteristic. New homes and major additions should be designed so that the structure will follow the existing contours of the land. A building's appearance of bulk can be reduced by shaping the building forms so that they harmonize rather than contrast with the existing topography. While projects proposing the use of either manufactured homes or stock building plans are not prohibited, such projects may encounter difficulty in conforming to the existing topography and to other design standards.

Do this **Not This**

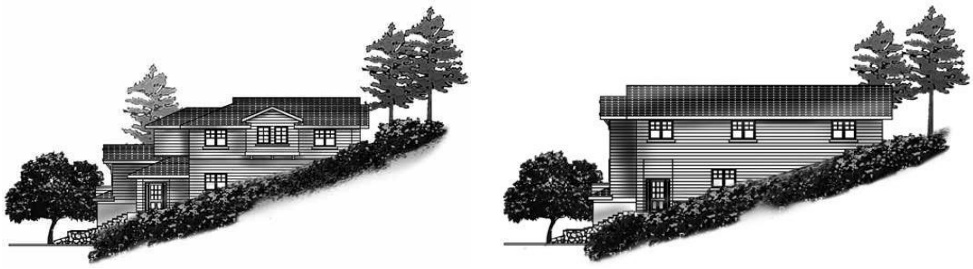


Figure 9 - Building forms step down with the existing grade and there is no unused under-floor space

b. Neighborhood Scale

Discussion: "Scale" refers to a relative level or degree, or a proportion or relationship between two things. Neighborhood scale refers to the appearance of a home in relation to other homes in the neighborhood; is it properly related in size, height or other characteristics (shape, level of detail or articulation, etc.) to other homes in the neighborhood? Or is

it out of proportion to other homes? As mentioned previously, whether or not a house appears proportional to adjacent homes is determined by the size and height of the house and whether or not the building shapes and facades are simple or broken into more varied forms. For example, large homes generally look less massive if they have more varied, rather than simple building forms. As such, even homes of different sizes can be in scale with one another if they share other architectural characteristics including building shape, simplicity or complexity of building form, and architectural styles and details. Where adjacent homes are not built to conform to these design standards (e.g., they have little articulation and appear out of proportion, boxy or massive), project designers are encouraged to avoid repeating such mistakes in an effort to be in scale with the neighborhood.

Do This

Not This

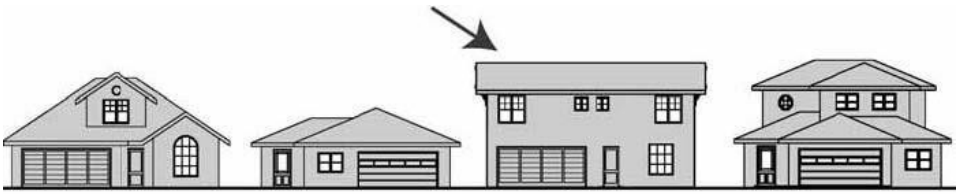


Figure 10 - On top: This house appears out of scale because its form is too simple. On bottom: The revised design become compatible with its neighbors by stepping back the second story and providing variation in the roof and building forms.

c. Second Stories

Most homes built today are two-story homes, and a common way to increase the size of existing homes is to add a second story. This presents a challenge, when the parcel being built on is surrounded primarily by one- story homes, or where a new two-story home or second-story addition has the potential to impact the privacy and views of existing homes. The following sections describe how two-story homes and second-story additions can be designed to be compatible with, and have minimal impact on, existing homes.

(1) Second-Story Location

Discussion: Since a second-story over a portion of a house will visually emphasize that area of the home, placing the second-story over just one portion of the home can make it appear unbalanced. Placing the second story over the entire first story can make the home appear boxy. Locating the second story toward the center of the first story and away from property lines results in a more balanced, less boxy

appearance and increases light into neighboring properties.

Figure 11 - These second stories held toward the center of the property allow greater sunlight into neighboring properties and help protect view and privacy

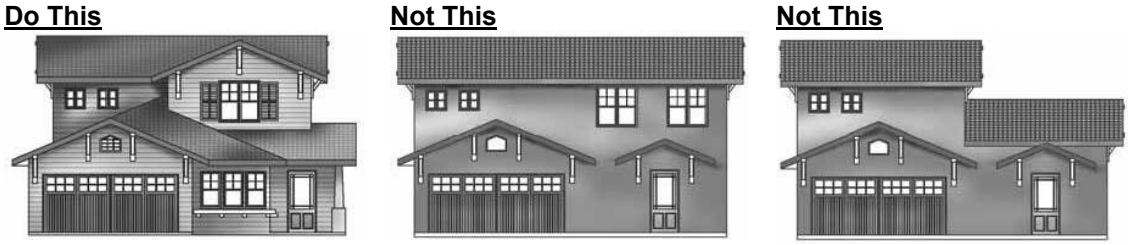


Figure 12 – On left: This second story addition centered over the lower floor away from property lines appears less boxy

(2) Lowering the Eave Line

Discussion: One way to make a two-story home more compatible with its single-story neighbors is to lower the eave line of the second- story roof. Lowering the eave line also ties the two stories of a house together. Setting second-stories back into the area of rooflines is often a solution for meeting Daylight Plane requirements, and it generally will lower the apparent height of the home. Lowering the eave line of the second-story roof can also reduce the apparent building mass, which may result in the scale of the building being more compatible with its neighborhood.

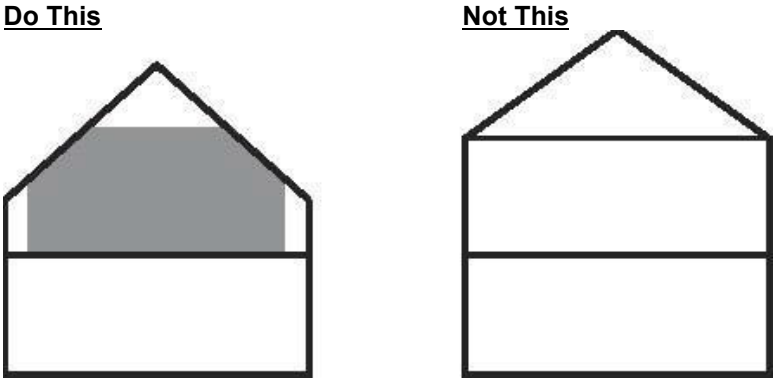


Figure 13 - On left: Second floor rooms in attic space allow; On right: Full height second story results in tall walls and a more massive appearance to the move.

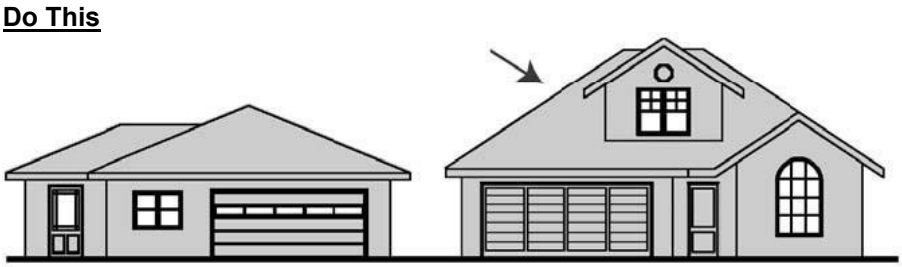


Figure 14 - Second floor stepped back from property line and held within the roofline of the main portion of the home.

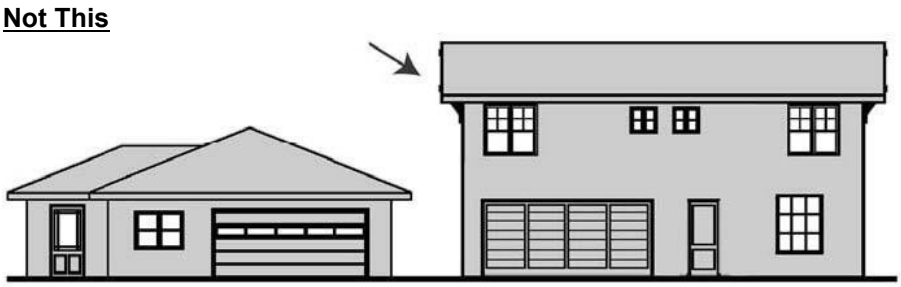


Figure 15 - Avoid creating tall two story exterior walls that are less compatible with single story neighbors.

d. Daylight Plane

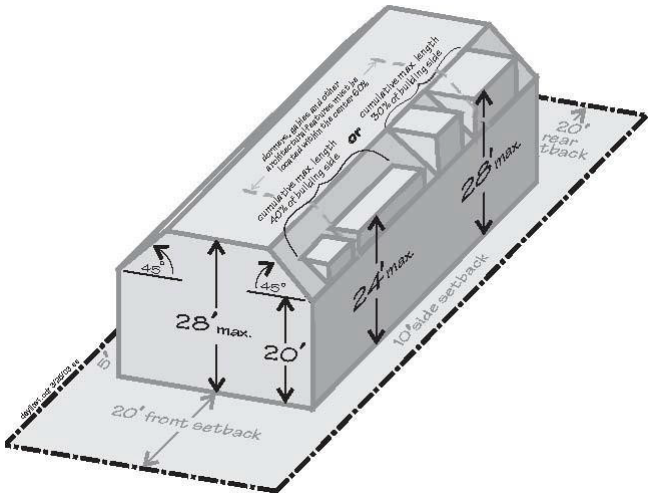


Figure 16

Discussion: The Daylight Plane requirements contained in the County Zoning Regulations are included below as a starting point for designing a two-story home or a second story addition.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Chapter 8.340.

Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of 36 feet as required for safety or efficient operation.

Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, provided that:

(1) The combined length on any building side does not exceed 40% of the length of that total building side, and the height of such features does not exceed 24 feet.

(2) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 feet.

e. Wall and Facade Articulation

Discussion: Building wall gaps that articulate the walls of the house create shadows and contribute to the architectural character of the home. These changes to the form of a building can have a great effect on the apparent building mass. Longer flat walls generally appear more massive and less interesting. Adding steps and breaks to long or tall walls will reduce apparent mass and add visual interest. Likewise, changes in building materials or colors and architectural details can help break up long or tall walls and keep a house from appearing massive or boxy.

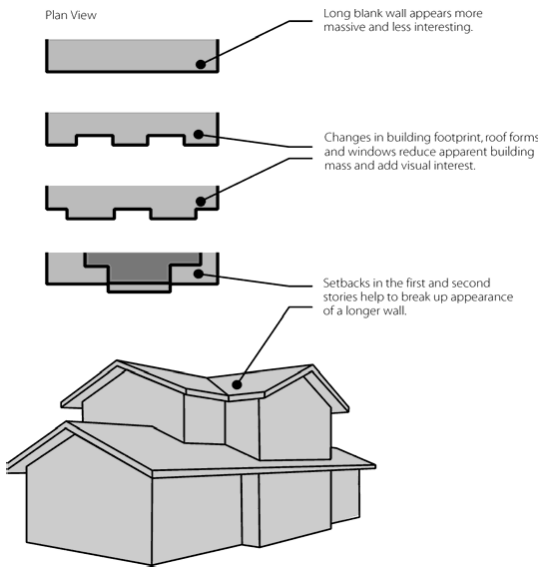


Figure 17

2. Architectural Styles and Features

Many architectural features can affect whether or not a house appears to be compatible with its neighborhood, including building bulk and height, which are discussed in the previous sections. Other important elements in defining compatibility include architectural style and architectural details, such as window, door, and garage patterns and types.

a. Architectural Style

Discussion: When designing a new home or an addition, architectural style should be evaluated by considering what building elements define the architectural style of the house (e.g., building shape, roof design, exterior materials, window size and type, etc.), what defining elements are common to other houses in the neighborhood, and what elements

characterize the natural setting (e.g., vegetation, landforms, etc.).

There are many different architectural styles present throughout the Emerald Lake Hills, Devonshire, Palomar Park, Midcoast, and other communities within Design Review Areas. In some neighborhoods, the architectural style is more defined than in others and on some houses it is more apparent than on others. Designing a home and choosing a style that is complementary to adjacent homes can be challenging when the homes are of many different styles, have no defined architectural style or do not conform to these Design Standards (e.g., they have architectural details that are inconsistent or out of proportion for the style). In that case, a project designer should strive for a style that at least is not jarring or disruptive in appearance when compared to adjacent homes, and foster compatibility through other elements of design such as similar building shapes, exterior materials or colors, window/door styles, and roof massing and design. In the Midcoast, while no particular architectural style is prohibited, a style that reflects the Midcoast's coastal, semi-rural, diverse, small-town character (e.g., coastal craftsman) will more readily be found to be complementary to the neighborhood. Finally, consideration

should also be given to the natural setting, and a complementary style chosen depending on whether the site is, for example, steeply sloped, heavily wooded, or more open in character.

b. Openings

Discussion: Windows and doors are often the most visually distinctive features on a house. They are a link between private and public space and can provide a sense of security for both. They also can establish an architectural rhythm and affect the apparent mass of the house. There may be a proportion to the openings - vertical or horizontal - that is common to the house or the neighborhood. Dominant window/door materials or style - such as an arched shape or divided windows - should also be considered.

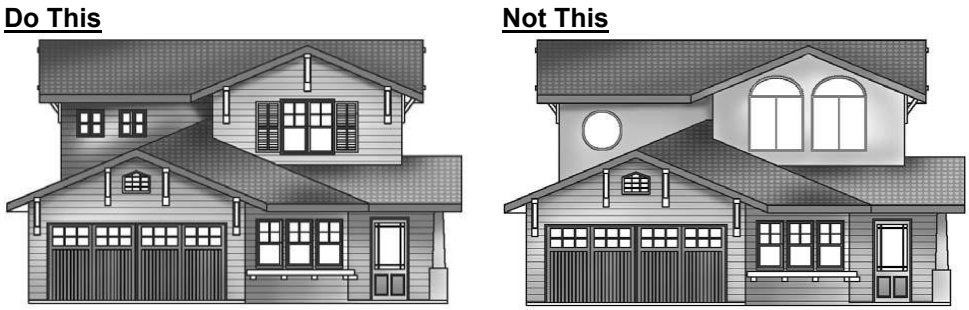


Figure 18 – On left: Style and materials of new second-story windows match and appear compatible with the original fist-story of the house. On right: These new second-story windows are of different shape and proportions and material (metal vs. original wood)

c. Entries

Discussion: Front walkways, front doors and windows, and front porches that face the street make for safer

neighborhoods by keeping “eyes on the street” and create a human-scaled appearance to a building. The design and prominence of entries in the neighborhood should also be considered.

Do This **Not This**

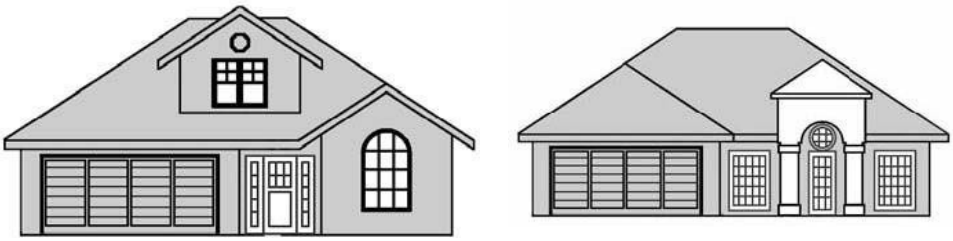


Figure 19 – om left: Scale of entry is compatible with other features of the house. On right: Entry is out of scale and has a commercial appearance.

d. Garages and Carports

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.

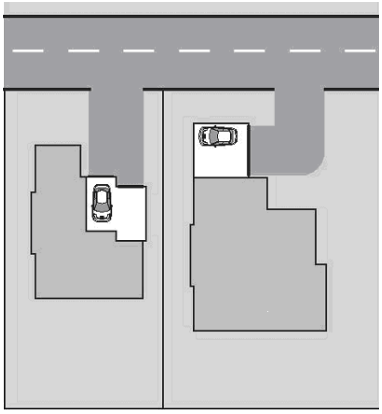


Figure - 20 Plan View; Garages appear less prominent when facing away from or set back from the street.

Figure 21 - 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.

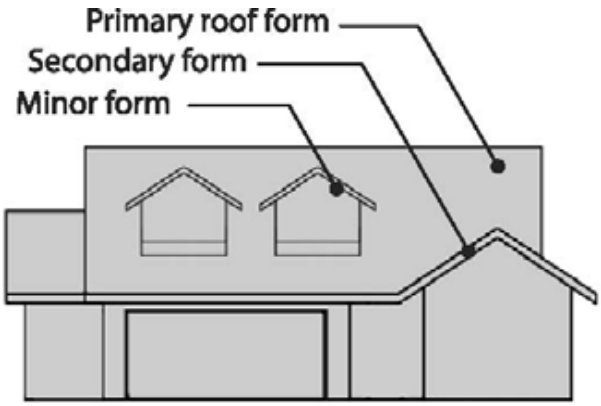


Figure 22 - Roof Form Hierarchy

Figure 23 - These two-story houses all display roof forms compatible with their architectural style and compatible with neighboring roof forms.

4. Exterior Materials and Colors

Discussion: Exterior materials and colors should complement the style of the house and that of the neighborhood, and blend with surrounding natural features when viewed from a distance. These standards are not intended to interfere with individual initiative, but rather to encourage compatibility within neighborhoods and with the natural setting. When selecting materials and colors, consider the type and character of materials and colors, number of different

materials and colors, the quality of materials, and how ornamentation is applied. While no building material or color is prohibited as a matter of policy, as with other design elements, the neighborhood context provides direction for the choice of materials and colors. Use of complementary materials and colors will help a house appear compatible with its neighbors and blend with its natural setting including sur- rounding vegetation and landforms. Darker rather than lighter exterior colors may be used to reduce the apparent mass of a home.

Figure 24 - The exterior materials and appropriate ornamentation of these houses complement the natural setting.

E. Landscaping, paved areas, and fences.

While the appearance of new residential structures is of primary importance, ancillary development on a residential site can also have a significant visual impact, and should be designed carefully to complement a new or remodeled home and to prevent adverse impacts to neighboring properties. The following section provides guidance and standards for landscaping, paved areas, fencing, and lighting.

1. Landscaping

Discussion: Landscaping should complement and enhance the design of the home and overall site, while harmonizing with the overall landscape character of the neighborhood. New landscaping should also harmonize with existing trees and vegetation remaining on site. Landscaping should not be used in place of other more permanent architectural solutions, but should be used to accent or enhance architectural features. When developing a landscape plan, consideration should be given to water availability and the function of the landscaping - to provide shade or screening, or to protect privacy - and location and species should be selected accordingly.

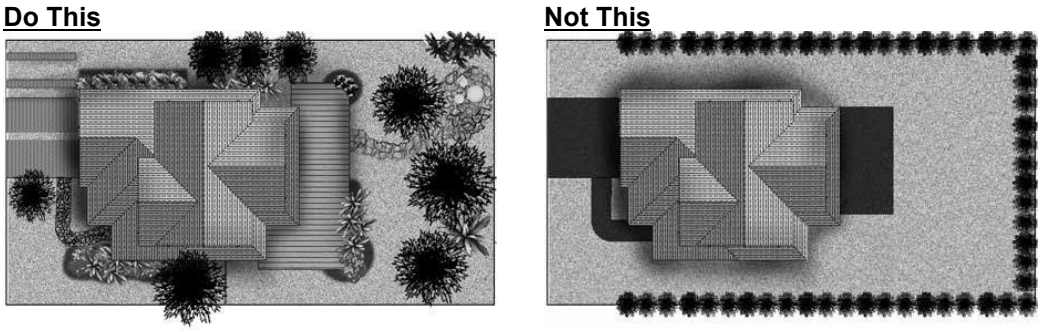


Figure 25 - On left: New landscaping harmonizes with existing trees and natural character of the neighborhood. On right: Landscaping does not present a natural appearance. Allow linear patterns if presented within an overall modern design concept

2. Paved Hardscape Areas

Discussion: Environmentally sensitive planning and design of hardscape areas (e.g., paving, pavers, impervious/pervious concrete) on site will produce a more natural appearance and prevent stormwater pollution by reducing the volume of surface runoff, increasing infiltration, and preventing pollutants from

entering the creeks and ocean. Please refer to the County's Drainage Manual for further information on this topic.

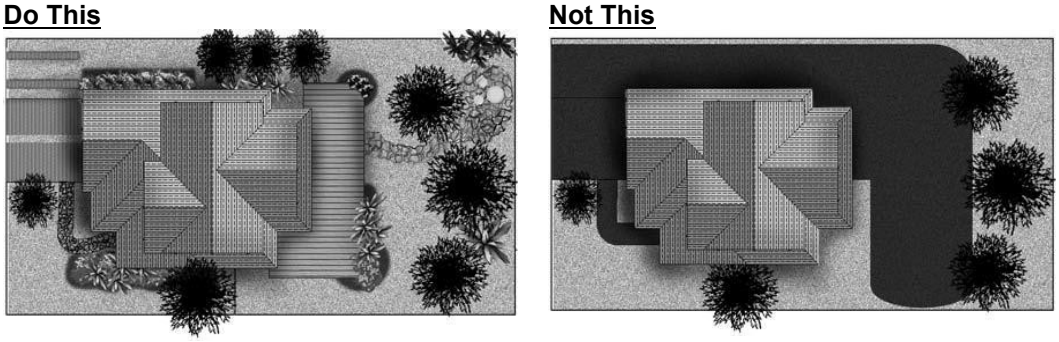


Figure 26 - On left: Amount of hardscape and size of driveways, walk- ways and parking areas minimized; alternatives to asphalt and concrete used. On right: Hardscape covers most of lot

3. Fencing

Discussion: Site fencing should complement and enhance the design of the home, while harmonizing with the overall character of the neighborhood. Fencing should be considered and designed as an integrated part of the project, not left as an afterthought when the project is completed. Fences and walls shall comply with the height limits specified in Chapter 8.332 of the Zoning Regulations.

Figure 27 - Fence designs enhance the homes' architectural style.

4. Lighting

Discussion: Lighting standards are necessary in order to protect the night sky from unnecessary light pollution and to minimize

impact to surrounding homes and the natural environment. It can affect adjacent neighbors, or depending on topography, more distant views from scenic corridors. An appropriate lighting plan will complement the home's design and provide adequate light and security for the subject site. At the same time, the plan should prevent direct light and glare from extending in any direction, including upward, beyond the boundaries of the site. In general, low-level lighting directed toward the ground is preferred.

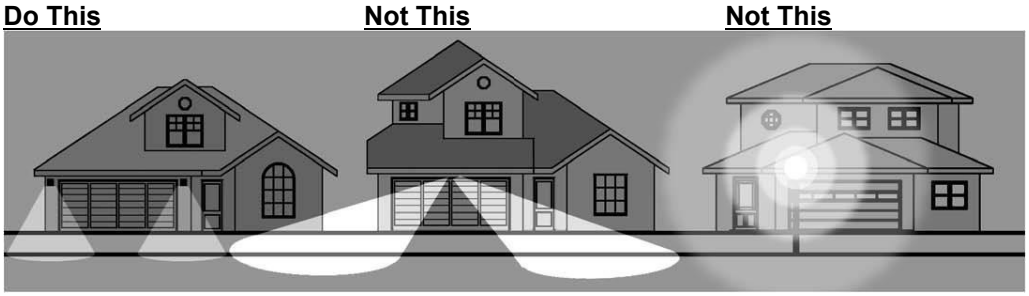


Figure 28 - On left: Low-level light is directed toward the ground. In middle: Lighting is high intensity and is not confined to the site. On right: Light and glare extend in all directions, including up.

F. Utilities and ancillary structures.

Utilities and ancillary structures are a necessary, but often unsightly, component of residential construction. Consideration should be given to minimizing the visual impact of such facilities. Property owners and project designers are encouraged to coordinate building, utility and ancillary structure placement at the start of a project, so that all zoning, environmental health and design standards can be met.

SECTION 8.256.170. GENERAL DESIGN RECOMMENDATIONS.

In addition to the requirements listed in Section 8.256.180, project proponents are encouraged to consider the following recommendations:

A. Consider neighbor view blockage from primary windows, as defined in Section 8.256.255.

B. Consider neighbor privacy (as experienced from their primary windows and main outdoor areas), as defined in Section 8.256.255, when constructing new windows and outdoor areas (patios, decks, and balconies).

C. Consider the architectural style of the main entry as a method of "way-finding", but other methods of way-finding are acceptable (e.g., pathways, porches, lighting, landscaping).

D. When feasible, face garages away from or set back from the street. (See Figure 20 in Section 8.256.142.)

E. Design buildings to allow for passive heating and cooling, which conserves operational mechanical system and energy needs by using a building's design and natural elements like sun, wind, and insulation to regulate its temperature. Key strategies include orienting the house to capture winter sun and block summer sun, using high-performance insulation, ensuring an airtight envelope, and employing features like strategic window and room placement based on purpose of room and time of year, thermal mass, and natural ventilation.

F. Use of proportionate towers or singular vertical protruding features. (See Figure 19 in Section 8.256.142.)

G. When a prominent garage is unavoidable, use decorative garage door(s) with careful selection of door style, window design, material, color, type

(single or double door) to be consistent with architectural style of the house. When feasible, conform to the existing pattern in the size, position, or appearance of the garages in the neighborhood, provided that the pattern conforms with the Design Standards. (See Figure 21 in Section 8.256.142.)

H. Landscaping along retaining walls is encouraged using planted areas along the bottom and top of the walls to reduce their apparent height and blend with their natural surroundings.

I. Any new landscaping shall give remaining trees adequate space and light. In landscaping, consider potential view blockage and daylight impacts to neighboring properties.

J. Use bird-friendly treatment on windows, glass railings, and other transparent exterior surfaces ("glass") to minimize bird strikes. Bird-friendly treatment is defined as one of the following:

(1) One of the following treatments applied to glass:

a) opaque 1/4" dots or 1/8" lines with 2×2" spacing;

b) low-reflectance opaque materials; or

c) non-glass double-skin facades;

(2) Permanent patterns or coatings built into glass, such as Acid-Etched or Fritted Glass; or

(3) Screens or solar shading (e.g. external blinds, shutters, or rollers that can be moved based on the sun's position).

SECTION 8.256.180. DESIGN REVIEW STANDARDS.

The following design review standards apply to development, including Accessory Dwelling Units (ADUs), in the DR Zoning District, in the areas of Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV), Midcoast, and other DR areas in the Coastal Zone, and shall be applied to projects in the manner specified below:

1. For figures, see Section 8.256.142.
2. When the term “when feasible” is used, it shall mean that if a project can be designed to comply with that standard, without conflicting with other applicable design and zoning requirements, the project shall comply with the standard. If a project cannot be designed to comply with the standard and other applicable regulations, it shall be designed to substantially comply.
3. ADUs: This section applies to new ADU construction (detached and attached ADUs) in all design review districts and supplements requirements in Chapter 8.392. When there is a conflict between the requirements of Chapter 8.392 and this Chapter, the requirements of this Chapter shall apply. This Section does not apply to existing buildings that will be converted to an ADU where existing walls will remain, to any ADUs outside of a design review district, or to State Exempt ADUs pursuant to Government Code Section 66323.
4. All Other DR Areas (Coastal Zone): Standards as marked with an “X” in table below apply to: 1) non-residential zoning districts or

non-residential development located in the Midcoast and 2) areas in the Coastal Zone outside of the Midcoast.

5. Design review standards are listed on the left in the table below, followed by each DR district for application of each standard in columns to the right. Standards apply to all areas of the DR district marked with an “X” in table, unless a smaller area is indicated by a notation in parenthesis.

6. Design review exterior light standards do not apply to sites during active, permitted construction and other short-term lighting (e.g., holiday lighting, holiday tree and pumpkin lots, decorative string lighting); low-intensity landscape lighting which is directed downward and no greater than three hundred (300) lumens per fixture or low-intensity landscape lighting which is dynamic lighting and no more than one hundred (100) lumens per fixture; lighting required by building or fire codes (e.g., internally illuminated signage); emergency notification lighting (e.g., fire alarm notification appliances); lighting used for public infrastructure (e.g., street lighting); and lighting that illuminates a United States or California flag and the flagpole to which the flag is affixed, provided these luminaires shall be shielded as necessary so that the light source is not visible from the property line.

7. Design review standards do not apply to minor alterations of projects and project elements specifically approved under County

permit, for which design details were approved and the project built to substantially comply with the permit, as determined by the Director of Planning and Building.

8. Applicability of County Regulations: In addition to the requirements listed in the table below, project proponents shall design projects to comply with other regulations, not limited to the applicable zoning (including but not limited to daylight plane requirements), building, and fire codes, preservation of protected trees in accordance with Chapter 8.400 of the County Ordinance Code, protection of sensitive habitat and minimization of hazard per the County's General Plan and Local Coastal Program, and applicable fire codes in Wildland Urban Interface (WUI) zones.

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
A	**Building Siting**				
1	For lots wider than 75 feet in area of proposed development, single story and low eave design shall be used in the transition area between the development and any adjoining areas designated for agriculture, recreation, or open space. The transition area for side-abutting development is defined as within 15 feet	X (Montara Only)		X (Montara Only)	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	from both sides of a shared lot line. The building eave facing the shared lot line with adjoining open space shall be no higher than 12 feet or, when the adjoining open space area contains buildings within 15 feet of the shared lot line, the eave shall be no higher than 10% higher than the height of the adjoining building(s). *(For low eave design, see Figures 11-15).*				
2	Structures are set back from the edge of bluffs and cliffs a distance equal to the maximum proposed height of the building or located-in areas of the property that are not visible, as viewed from scenic areas below.	X (Coastal zone only)		X	X
3	Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.	X (Coastal zone only)		X (LCP 8.12.b)	X (LCP 8.12.b)
4	Development shall only be placed on or above a ridgeline if there is no other developable building site on the parcel. If placed above a ridgeline, building height shall be limited to 15 feet above the ridgeline. Please refer to LCP Policy 8.7 for development on skyline and ridgelines.	X (Coastal zone only)		X	X
4	Streams, creeks, and other natural drainage systems shall not be altered	X	X	X	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	(e.g., re-directed, channeled) including removal of native, non-invasive vegetation on creek banks. Culverts and bridges over streams may be allowed if necessary to provide access and found not to significantly impact sensitive habitat. *(See Figure 5)*				
B	**Compatibility with Surrounding Buildings**				
1	The design of new buildings shall incorporate building and/or roof forms, colors, and/or materials of neighborhood buildings and the surrounding natural environment. *(See Figure 24)*	X	X	X	X (Rural area only)
2	An addition to an existing structure shall use building and/or roof forms, and color and/or materials, to be compatible with the existing structure.	X	X	X	X
C	**Building Shapes and Bulk**				
1	For lots with a 15% slope or steeper in the area of proposed development, for those portion(s) of the primary building above the existing grade, design buildings with shapes that step up or down hillsides in the same direction as the natural grade. *(See Figures 4 and 9).*		X	X	X
2	Prohibit buildings with an extension built out over a slope supported on stilts higher than 10 feet.		X	X	

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
D	**Building Articulation**				
1	Wall and Facade Articulation: Require Wall and/or Facade Articulation for walls over 20 feet in length (with the exception of garage walls and walls facing only the interior of the parcel). One articulation detail is required for every 20 feet of the wall length for each story. This standard only applies to new construction; existing walls to remain are exempt. *(See Figures 17 and 18)*	X	X	X	
1a	Wall Articulation: Step or off-set extending to grade, with a minimum depth of 5 inches. *(See Figures 17 and 18)*	X	X	X	
1b	Façade Articulation: Architectural detail (decks, bays, windows, balconies, trellis feature), ornamentation, or change in building materials or colors.	X	X	X	
2	Prohibit designs where upper-story walls overhang or cantilever out over lower-story walls by more than 5 feet. Larger wall overhangs and/or cantilevers may be utilized in a modern architectural design to provide a unified design.	X (Coastal Zone Only)		X	
3	In new buildings, incorporate traditional design feature(s) found in the San Gregorio House and other houses in the community (e.g., clean and simple lines, steep roof slopes, placement of windows				X (San Gregorio Only; LCP 8.13)

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	and doors at regular intervals, doors and windows of equal proportions, and wood construction). Require remodeling of existing buildings to retain and respect these traditional architectural features, if any.				
4	In new buildings, incorporate architectural design features found in the historic buildings of the community (see inventory listing) (e.g., clean and simple lines, precise detailing, steep roof slopes, symmetrical relationship of windows and doors, wood construction, white paint). Require remodeling of existing buildings to retain these traditional architectural features, if any.				X (Pescadero and San Gregorio Only; LCP 8.13)
E	**Windows, Doors, and Decks**				
1	On building sides that do not conform to zoning district setbacks, windows facing residential development shall have a sill height of 6'6" or higher, with the exception of one, minimum size, egress window with opaque glass. This standard only applies to new construction; existing walls to remain are exempt.	X	X (Residential Use Only)	X	
2	Bird-friendly treatment, as defined in Section 8.256.170(J), or other equivalent alternative design measure, subject to approval by the Director of Planning and Building, is required on 90% of windows and other transparent exterior surfaces ("glass") for:		X	X	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	(1) All new planned developments (e.g., residential subdivisions); (2) Portions of new single-family homes above 30 feet; (3) Building side(s) of new or renovated multifamily housing where glass makes up 40% or more of a building side surface area; (4) New commercial, institutional, and industrial construction projects; and (5) Additions and existing development that replace 50% or more of the existing exterior glass shall be subject to requirements pertaining to new construction for the relevant use type as listed above. In addition, bird-friendly treatment is required on the entirety of the following new or replaced features, regardless of building height: glass railings, areas with transparent corners, fly-through features, and all surfaces above a green roof. Exemptions: 100% affordable multifamily housing, first-floor storefronts, and all operable sash windows.				
3	No rooftop decks are allowed in the sections of buildings that do not conform	X	X	X	

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	to zoning district setbacks and directly adjoin residential development located on the other side of the non-conforming yard.				
F	**Roofs**				
1	White roofing is prohibited (however, non-white light colors such as pale gray and beige are allowed). Metal roofs are allowed but metallic treatments (silver, copper, untreated galvanized steel) are prohibited.	X	X	X	X
2	Design buildings using primarily pitched roofs where more than 50% of the whole roof area is pitched, unless the existing main house to remain has a flat roof.	X (ELH/PP/DEV Only)	X		
G	**Exterior Lighting**				
1	All exterior, landscape, and site lighting shall be designed and located so that light is the minimum necessary to support the activity designated for that area, where light bulb is shielded, and light is downward-directed, away from neighbors, and confined to the site. Soffit lighting shall be limited to covered entry areas and outdoor covered patios (limited to a maximum of 1 soffit light for every 5 linear feet of these areas). Flood lights are not allowed. *(See Figure 28)*	X	X	X	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
2	For areas visible from and within 50 feet from scenic corridors, limit the number of exterior light fixtures to the minimum required by Building Code.	X		X	X
3	All exterior lighting shall use warm, yellow light tones with a color rating of 2,200k or lower. This standard applies to all development, except: for single-family residential use/development, this standard only applies to new construction and Major Repair, Remodel or Upgrades, as defined in Section 8.388.020.9, and minor work requiring a planning or building permit.	X (Coastal Zone only)		X	X
4	Lighting around the perimeter of a site is prohibited, except where it is controlled by motion sensor which extinguishes the light no later than ten (10) minutes after activation.	X	X	X	X
H	**Grading and Hardscape**				
1	When an existing on-site driveway can be used to access the site of an ADU, an ADU shall utilize the existing driveway (making alterations as needed) for vehicular access.	X			
2	Prohibit raised building pads of more than 8 inches above the low side of the existing grade, unless required for technical or engineering reasons identified by a registered civil engineer,	X (ADUs over 500 sf)	X	X	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	licensed architect or geotechnical consultant.				
3	For single-family residential lots where the front half of the lot slopes upward an average of 15% or more from the street, do not place more than 50% of the height of the front of the garage below existing grade, unless necessary to meet maximum slope and driveway elevation requirements of the Department of Public Works or applicable fire district, in order to minimize project grading for garage and driveways and alteration to the natural topography.	X	X	X	
4	On single-family residential sites with an average slope of 20% or more, no more than 50% of the exterior areas (excluding buildings) may be excavated to provide for a flat terrain for accessory areas, including but not limited to patios, pools, and walkways (excludes driveways).	X	X	X	
5	For single-family residential lots of conforming width, limit the amount of hardscape areas (excludes xeriscaping) of exterior areas (excluding buildings) of the property to a maximum of 50%, unless hardscape areas will be screened by landscaping to reduce visual impact from residential areas and from roadways, with no more than 50% of the front yard for non-driveway, non-walkway hardscape areas (e.g. uncovered patios,	X	X	X	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
	non-required uncovered parking areas, outdoor storage areas).				
I	**Utilities and Ancillary Structures**				
1	Utilities: Install all new service lines underground for the segment extending from the nearest existing distribution point/pole to the new residence or new detached ADU. Applies to single-family residential major remodel/addition where electrical panel will be replaced.	X (Detached ADUs only)	X	X	X (Scenic Corridor Only)
2	When located in areas that are visible from a street or neighboring property, new wells, storage tanks, exterior trash and storage areas, irrigation backflow prevention devices, transformers, air conditioning units, heat pumps, generators, and other ancillary structures shall be screened from view.	X	X	X	
J	**Garages and Carports**				
1	A new garage/carport to serve an ADU of 800 s.f. or less, must not exceed 250 s.f.	X			
K	**Exterior Colors and Materials**				
1	For the main body color of a building, use colors such as warm grays, beiges, natural woods, and muted greens. Use of color(s) with a Light Reflectance Value (LRV) of 50% or higher as the main body color of the house is prohibited.	X (ELH, PP, DEV only)	X		X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
2	Prohibit reflective materials, with the exception of glass and architectural copper trim details (roof gutters, downspouts, etc.).	X	X	X	X
3	On all building sides, use primarily natural-appearing building materials, such as wood (or wood-like), stone, board and batten, wall siding or shingles, fire-resistant roof shingles, flagstone, and rock. Stucco may only be used as a secondary material. This standard only applies to new construction; existing walls to remain are exempt.	X (Detached ADUs only; in ELH, DEV, PP only)	X		
4	Use of T-111 plywood is prohibited.	X	X	X	X
5	Industrial Development: Employ natural or sea colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts.			X (Princeton Only; LCP 8.13)	
6	Commercial Development: Incorporate nautical elements into building design, use wood or shingle siding, employ natural or sea colors, and use pitched roofs.			X (Princeton Only; LCP 8.13)	
L	**Landscaping and Fences/Walls**				
1	Chainlink fences are prohibited in residential areas.	X	X	X	X

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
2	If CMU or cement block retaining walls are used, walls shall be textured, surfaced, painted, landscaped or otherwise treated to blend with their surroundings.	X	X	X	X
3	All landscaping shall be drought-tolerant, native, and non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be planted. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be planted. Landscaping plan shall comply with Water Efficiency Landscape Ordinance.		X	X	X
4	All new SFDs require landscaping (new or retention of existing) in the street fronting yards		X	X	
M	**Multiple Lot Development**				
	Multiple contiguous or nearby (within the same block) projects developed concurrently by one owner, applicant, developer, or builder, shall comply with the above standards applicable for residential development for the project area as well as the following additional standards:				

DESIGN REVIEW STANDARDS & APPLICATION TABLE					
No.	*STANDARD*	*ADUs*	*Emerald Lake Hills/Oak Knoll (ELH), Palomar Park (PP), Devonshire (DEV)*	*MidCoast*	*All Other DR Areas (Coastal Zone)*
1	Do not use the same, or same but reversed, building elevations and/or floor plans located directly across the street from each other or on adjacent parcels.		X	X	
2	Vary design style, exterior detail, rooflines, finish materials, and landscaping so that appearance is not repetitive.		X	X	
N	**Signs and Parking Lots**				
1	Paved areas such as parking lots, driveways, sidewalks, should be secondary to buildings in visual prominence as viewed from the street and landscaped to reduce visual impact.				X
2	Parking areas shall be screened from residential areas and from scenic roadways.				X
3	On-premise signs should be integrated with the design of the structure and should not extend above the roof line of the structure.				X
4	Brightly illuminated, rotating, reflective, blinking, flashing or moving signs, pennants or streamers are prohibited.				X

8.256.190. STANDARDS FOR DESIGN IN PLANNED COLMA DISTRICT.

The following design standards shall apply to all land designated High Density Residential, Medium High Density Residential and Neighborhood Commercial (Residential Above) within the Planned Colma (PC) Zoning District (with the exception of emergency shelters, which are exempt from discretionary design review in the High Density and Medium High Density Residential areas):

A. Relationship to BART Station Area Specific Plan

The provisions of this section implement the BART Station Area Specific Plan. The BART Station Area Specific Plan provides further guidance in complying with the requirements of this section. The Specific Plan shall be used in conjunction with this section to design and evaluate development proposals.

B. Definitions for PC Colma

For the purposes of this subsection, the following terms are defined:

Courtyard Apartment Building. A multiple-story building containing multiple- family dwellings with shared entrances off a central courtyard.

Duplex. A building containing two-family dwellings with individual entrances.

Flat. A multiple-story building containing two-family or multiple-family dwellings with each dwelling on a separate floor.

Kiss-N-Ride Area. Designated curbside areas for passenger drop-off and pick- up.

Podium Apartment Building. A multiple-story building containing multiple-family dwellings with shared entrances over subsurface or ground floor parking.

Single-Family Home. A building containing a one-family dwelling.

Single-Loaded Apartment. Apartment unit configured to run the entire depth of a building from front to back.

Single-Story Commercial Building. A building containing commercial uses within one story.

Small Apartment Building. A multiple-story building containing multiple-family dwellings with shared entrances.

Townhouse. A multiple-story building containing one-family dwellings with each unit side-by-side and individual entrances.

C. General Residential Design Guidelines

The following guidelines shall apply to all building types.

1. Building Orientation

Require:

a. Building entrances on streets, pedestrian ways, kiss-n-ride areas, central courtyards and parks and plazas rather than the interior of blocks or parking lots.

b. Buildings to be placed along the frontage of the BART bus turnaround and kiss-n-ride area.

Encourage: Single-loaded apartments along the BART bus turnaround with service areas facing the BART area and active spaces facing an interior courtyard.

Prohibit: Street-facing facades consisting of a blank wall or an unbroken series of garage doors, or lined with off-street uncovered parking spaces.

2. Building Form

Require:

a. Buildings to follow the natural topography by terracing up slopes.

b. Variations in floor level, facades, roof patterns, architectural details, and finishes of large buildings to create the appearance of several smaller buildings.

Encourage:

a. Unobstructed views along east-west street corridors, from the Planned Colma (PC) District to San Bruno Mountain and from surrounding areas to the area.

b. Vertical, rather than horizontal, building forms.

3. Facades

Encourage:

a. Grand entries, such as porches.

b. Corner entries.

c. Landmark features, such as towers, at corners of large buildings.

d. Porches, patios, bays, solariums, and balconies.

e. Vertical, rather than square or horizontal, windows.

f. Casement or divided windows with individual panes of glass.

g. High quality wooden windows and door frames.

h. Windows and doors to be recessed one to three inches from the front facade.

Prohibit: Exterior stairs to upper floor units on street facing facades and the front half of side facades.

4. Roofs

Require: Mechanical equipment to be screened with parapets or the roof form.

Encourage:

a. Roofs that are integral to the structure of the building and the design of the facade, rather than ornamental.

b. Gable roofs.

Prohibit:

a. Mansard roofs.

b. Buildings covered entirely by a flat roof.

5. Materials

Encourage:

a. Identical building materials on all sides of a building.

b. Smooth-finish stucco.

c. Horizontal wood siding.

d Light tints and bright accents, rather than earth tones.

Prohibit: Walls entirely of glass, reflective glass, textured stucco, and scored plywood.

6. Walls, Fences and Landscaping

Require: Trees to be planted every 30 feet in the setback along the frontage of the BART bus turnaround and kiss-n-ride area.

Encourage:

a. Low walls or fences of light-colored stucco, concrete, masonry, or wood along front property lines.

b. Low hedges along front property lines.

D. Specific Residential Design Guidelines

In addition to the General Design Guidelines, the following guidelines shall apply to specific residential building types.

1. Podium Apartments

Require:

a. Street entries placed every 50 to 60 feet.

b. Porches, patios, bays, solariums, and balconies overlooking streets to be placed every 25 to 30 feet.

c. Where necessary, second floor residential bays to be placed a minimum of 3 feet above retail awnings.

d. A minimum 20-foot by 20-foot open courtyard area on the podium above parking.

e. A tree survey for development in the eucalyptus grove north of D Street and east of the Colma BART Station.

Encourage:

a. One entrance to serve no more than 16 units.

b. Courtyards to contain shared facilities and paths, surrounded by porches, patios, and entry porticos.

c. Courtyard landscaping to provide both common and private open space.

d. Steps to connect courtyards to the street.

e. Ground-level open space where possible.

f. Roof decks integrated into overall building design, with wind screens and landscaping.

g. Preservation of existing eucalyptus trees.

h. Openings between parking levels and podium courtyards for sunlight and ventilation.

2. Podium Apartments, Small Apartment Buildings and Courtyard Apartments

Encourage:

a. Porches, patios, solariums, and balconies to be a minimum of 6 feet deep and 50 square feet in size.

b. Porches and patios to be accessible directly from the street or courtyard.

c. Second floor residential bays to be placed a minimum of 3 feet above retail awnings.

Prohibit: Open railings on balconies.

3. Small Apartment Buildings and Courtyard Apartments

Require:

a. Street entries placed every 25 to 30 feet.

b. A minimum 20-foot by 20-foot open space area as a combination parking and open space area.

Encourage:

a. One entrance to serve no more than 16 units.

b. Pavement patterns and material to emphasize the combined pedestrian and auto use of parking and open space areas.

c. Hard-surface playgrounds in parking and open space areas.

4. Duplexes, Flats and Townhouses

Require: Street entries placed every 25 to 30 feet. Encourage:

a. One entrance for every one to two units.

b. Street-facing porches.

c. Porches to be a minimum of 6 feet deep and 50 square feet in size.

d. Porch support columns and roofs to appear integral to the structure of the building and the design of the facade, rather than ornamental.

E. Commercial Design Guidelines

The following guidelines shall apply to all commercial uses.

1. Building Orientation

Require: Buildings to face streets, pedestrian ways, kiss-n-ride areas, and parks and plazas rather than the interior of blocks or parking lots.

Encourage: Benches and small tables along ground floor retail frontages outside the public right-of-way.

Prohibit: Street-facing facades to consist of a blank wall.

2. Building Form

Require: Variations in floor level, facades, roof patterns, architectural details, and finishes of large buildings to create the appearance of several smaller buildings.

Encourage:

a. Unobstructed views along east-west street corridors, from the Planned Colma (PC) District to San Bruno Mountain and from surrounding areas to the area.

b. Vertical, rather than horizontal, building forms.

3. Facades

Require:

a. Storefront floor to ceiling height of 12 feet.

b. Street entries to ground floor retail shops placed every 25 to 30 feet.

c. The design of residential entries to be clearly distinct from retail entries.

d. Display windows of clear glass.

e. Display windows to begin no higher than 30 inches above finished sidewalk grade.

f. No more than 6 feet of blank, non-window, wall space in every 25 feet of storefront.

Encourage:

a. Corner entries.

b. Separate awnings for each shop, hanging 9 to 12 feet above the sidewalk.

c. Columns or other vertical definition placed at least every 25 to 30 feet, alternating with entries.

d. Storefront entries to be accented by 3- to 4-foot recesses for door swing space and associated display bays.

4. Roofs

Require: Mechanical equipment to be screened with parapets or the roof form.

Encourage:

a. Roofs that are integral to the structure of the building and the design of the facade, rather than ornamental.

b. Gable roofs.

Prohibit:

a. Mansard roofs.

b. Buildings covered entirely by a flat roof.

5. Materials

Encourage:

a. Identical building materials on all sides of a building.

b. Light tints and bright accents, rather than earth tones.

Prohibit: Glass curtain walls, reflective glass, textured stucco, and scored plywood.

SECTION 8.256.255. DESIGN REVIEW GLOSSARY.

This section shall be applied to any district which is combined with the "DR" District, except that in PC Colma, the definitions found in Section 8.256.190 shall apply in the event of any conflicting definition(s) in this section.

1. **Arch** – A curved structural member typically spanning an opening such as a door, window or arcade.
2. **Ancillary** – Subordinate.
3. **Attic** – The area formed between the ceiling joists and rafters.
4. **Balcony** – A platform or deck projecting from the wall of a building above ground level, usually enclosed by a railing.

5. **Basement** – A level of a structure that is built either entirely below grade level (full basement) or partially below grade (daylight basement).
6. **Bench Mark** – A reference point used by surveyors to establish grades and construction heights.
7. **Breezeway** – A covered walkway with open sides between two different parts of a structure.
8. **Cantilever** – Projected construction, a structural member or beam that is supported at only one end.
9. **Compatible** – Capable of existing together in harmony.
10. **Complementary** – Producing effects in concert different from those produced separately; completing.
11. **Corbel** – A projection from a wall, sometimes supporting a load and sometimes for decorative effect.
12. **Cornice** – The exterior detail at the meeting of a wall and a roof overhang; a decorative molding at the intersection of a wall and a ceiling.
13. **Crawl Space** – The area between the floor joists and the ground, usually a space that is not tall enough to stand in; also referred to as under-floor area.
14. **Dormer** – A structure protruding through the plane of a sloping roof, usually with a window and its own smaller roof.

15. **Entry** – The ingress/egress features and associated decorative elements that frame the main entrance area of a residence, including front door(s), roof(s), porch, stairs, lighting, and ornamentation/architectural elements (such as columns).
16. **Easement** – An area of land, usually deed restricted, that in most cases cannot be built upon because it provides access to a structure or to utilities such as power, water, or sewer lines.
17. **Eave** – The part of the roof that overhangs or projects from the wall of a building.
18. **Elevation** – A drawing that views a building from any of its sides; a vertical height above a reference point such as above sea level.
19. **Excavation** – The mechanical removal of earth material.
20. **Façade** – The face or front of a building.
21. **Fill** – A deposit of earth or waste material placed by artificial means.
22. **Floor Plan** – A drawing that shows the layout of a building, including the size, dimensions, and arrangement of the rooms.
23. **French Door** – Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.
24. **Grade** – The vertical location of the ground surface.

a. **Existing Grade** – The grade prior to or at the time of house construction/ enlargement, providing that any prior grading on the site was approved by the County or occurred before 1960 when the County began regulating grading activities.

b. **Finished Grade** – The final grade of the site that conforms to the approved plan.

25. **Grading** – Any excavating, filling or placement of earth materials or combination thereof.

26. **Half-Timber** – A frame construction method where spaces between wood members are filled with masonry.

27. **Hardscape** – Includes any hard surface, including permeable or impermeable surfaces, including but not limited to asphalt, concrete, pavers, and decomposed granite.

28. **Main Outdoor Areas** – Includes front and back yard areas.

29. **Mullion** – A horizontal or vertical divider between sections of a window.

30. **Neighborhood** – The area within 300 feet of a project site.

31. **Neighborhood Character** – The combination of qualities or features within a neighborhood that distinguishes it from other neighborhoods.

32. **Obscure Glass** – Glass that is not transparent.

33. **Ornamentation** – That which decorates or adorns; embellishment.

34. **Parapet** – A portion of wall that extends above the edge of the roof.

35. **Perspective** – A type of drawing that gives a 3D view of a building or space using specific viewpoints and vanishing points.

36. **Pitch** – The slope of a roof or other plane, often expressed as inches of rise per foot of run, minimum 1:12 slope.

37. **Primary Windows -** The main windows of a house where views are experienced by occupants, including dining room, living room, and bedroom windows.

38. **Private View** – A range of vision from private property.

39. **Public View** – A range of vision from a public road or other public facility (see General Plan Policy 4.10).

40. **Rafters** – The sloping roof-frame members, typically wooden, that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and Bungalow style buildings, the ends of these, called “rafter tails,” are often left exposed rather than boxed in by a soffit.

41. **Ridgeline** – The tops of hills or hillocks normally viewed against a background of other hills (see LCP Policy 8.7).

42. **Rendering** – An artistic process applied to drawings to add realism.

43. **Rooftop Deck** – A platform incorporated into or forming the roof of a lower story, typically accessed from within an upper story.

44. **Roof Styles**:

    a. **Flat** – A roof with a minimal roof pitch, usually about 1/8” per 12”.

b. **Gable** – A type of roof with two sloping surfaces that intersect at the ridge of the structure.

c. **Gambrel** – A type of roof formed with two planes on each side. The lower pitch is steeper than the upper portion of the roof.

d. **Hip** – A roof shape with four sloping sides that intersect to form a pyramidal or elongated pyramidal shape.

e. **Mansard** – A four-sided, steep-sloped roof.

f. **Shed** – A roof with a single pitch.

45. **Sash** – Window framework that may be fixed or moveable.

46. **Scale** – A relative level or degree, or a proportion or relation between two things. Also, an instrument bearing ordered marks at fixed intervals used as a reference standard on measurement.

47. **Section (Cross Section)** – A type of drawing that cuts vertically through a building to show the interior and construction of a building.

48. **Sensitive Habitat** – (See LCP Policy 7.1.)

49. **Shielded -** Shielded means that the light rays are directed onto the site, and the light source (e.g., bulb, tube, etc.) is not visible beyond the property boundary of the site of the light source.

50. **Siding** – The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and

clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.

51. **Skyline** – The line where sky and land masses meet (see LCP Policy 8.7).

52. **Site Plan** – A drawing that shows the layout of a site including the topography, vegetation, surface water, etc., on a site.

52. **Split-Level** – A house that has two levels, one about a half a level above or below the other.

53. **Story** – A space in a building between the surface of any floor including a basement floor and the surface of the floor or roof next above but not including any attic or under-floor area. Typically, a story is a major section of a house that sits directly above or below other floors, while a “floor level” may be at a greater or lower height than other floors, but does not sit directly above or below them.

54. **Stucco** – A material, usually composed of cement, sand, and lime, applied to exterior walls to form a hard, uniform covering that may be either smooth or textured.

55. **Trim** – A piece of material which finishes the edge of a surface or opening. It is usually made of a different material or color from the adjacent surface.

56. **Vaulted** – An inclined ceiling area.

57. **Veneer** – A thin outer covering or non-load bearing masonry face material.

58. **Window Types**:

a. **Bay** – A rectangular, curved or polygonal window extending beyond the main wall of the building.

b. **Casement** – A window that is hinged on the side and opens in or out.

c. **Clerestory** – A window or group of windows which are placed above the normal window height.

d. **Double Hung** – A type of window in which the upper and lower halves slide past each other to provide an opening at the top or bottom of the window.

e. **Glider/Slider** – A window with two overlapping sashes that slide horizontally in tracks.

f. **Fanlight** – A window, often semicircular, over a door, with radiating muntins suggesting a fan.

g. **Louver(ed)** – A window with horizontal slats to allow for ventilation.

h. **Transom** – Horizontal window opening above a door or another window.

SECTION 3.

Related Zoning Text Amendments. County Ordinance Code (Zoning Regulations) Section 8.154.010 (S-17Combining District), Section 8.208.100 (S-94 Combining

District), and Section 8.232.100 (S-105 Combining District), are amended as indicated below in underline (additions) and ~~strikethrough~~ (deletions):

SECTION 8.154.010. REGULATIONS FOR "S-17" COMBINING DISTRICT (MIDCOAST).

9. Daylight Plane ~~or Façade Articulation~~. New residential development shall conform to ~~either the~~ daylight plane ~~or façade articulation options~~ requirements described in this section, ~~as determined by the project applicant~~.

SECTION 8.208.100. REGULATIONS FOR "S-94" COMBINING DISTRICT (MIDCOAST).

DAYLIGHT ~~PLANE OR FAÇADE ARTICULATION~~. New residential development shall conform to ~~either~~ the daylight plane ~~or façade articulation options~~ requirements described in this section~~, as determined by the project applicant~~.

1. Daylight Plane ~~Option~~ The daylight plane shall be established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant ~~and approved by the Design Review Committee~~. The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 feet, and then inward at an angle of 45° until the maximum building height is reached.

   Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the

front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of 36 feet as required for safety or efficient operation. Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, ~~subject to Design Review Committee approval~~, provided that: (a) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 feet. (b) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 feet.

~~2. Facade Articulation Option~~

~~Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features. In order to approve proposed facade articulation, the Design Review Committee must find that: (1) all building facades are well articulated and proportioned, and~~

~~(2) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.~~

SECTION 8.232.100. REGULATIONS FOR "S-105" COMBINING DISTRICT (MIDCOAST).

DAYLIGHT PLANE ~~OR FAÇADE ARTICULATION~~. New residential development shall conform to either the daylight plane ~~or façade articulation options~~ requirements described in this section, ~~as determined by the project applicant~~.

~~1~~. Daylight Plane ~~Option~~

The daylight plane shall be established on two opposite house sides, i.e., either from the front and rear setback lines, or from the side setback lines, as determined by the project applicant ~~and approved by the Design Review Committee.~~

The daylight plane shall be measured from the setback line at natural grade, upward a vertical distance of 20 feet, and then inward at an angle of 45 until the maximum building height is reached.

Cornices, canopies, eaves, roof overhangs, chimneys, fire escapes, stairways; landing places; uncovered porches, and similar architectural features may extend into the daylight plane at the front, side, or rear yard, to the extent allowed by Zoning Regulations Section 6406.

Chimneys, pipes, mechanical equipment, antennae, and similar equipment may extend into the daylight plane up to a maximum of

36 feet as required for safety or efficient operation. Dormers, gables and other architectural features located in the center 60% of the house may extend into the angled portion of the daylight plane, ~~subject to Design Review Committee approval~~, provided that: (a) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 feet. (b) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does not exceed 28 feet.

~~2. Facade Articulation Option~~

~~Facade articulation shall be provided on all building sides, and is subject to approval by the Design Review Committee. Facade articulation is intended to break up the appearance of shear walls through the placement of projecting or recessing architectural details, including decks, bays, windows, balconies, porches, overhangs, and cantilevered features. In order to approve proposed facade articulation, the Design Review Committee must find that: (1) all building facades are well articulated and proportioned, and (2) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.~~

SECTION 4.

California Environmental Quality Act. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), adoption of the ordinance is

covered by the “common sense exemption” in that CEQA applies only to projects which have the potential to cause a significant effect on the environment. It can be seen with certainty that the adoption of an ordinance providing objective design standard would not cause a physical change in the environment and therefore would not have a significant effect on the environment.

SECTION 5.

Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this ordinance.

SECTION 6.

Publication. The Clerk shall publish this ordinance in accordance with applicable law.

SECTION 7.

Effective Date. This ordinance shall be effective thirty (30) days from the passage date thereof, except in the County’s Coastal Zone, where it shall be effective immediately upon certification by the California Coastal Commission.

* * * * * *