

Notes from Special Open Study Session – July 18, 2018

MISSION STATEMENT

To establish new plus updated design standards commercial (non residential), commercial-recreation, mixed use , multi family and residential development that complements state regulations, area character, and surrounding natural setting in order to have a more harmonious coastside community design aesthetic.

**CDRC
STUDY SESSION
7/18/18**

CHAIR - Beverly

CO CHAIR - Katie

DOCUMENTARIAN - Bruce

MCC ADVISOR - Lisa

MEMBERS: CDRC

Changes

- any reps may sub for an alt rep
- CDRC member compensation (TBD)
- metal roofing
- changes to glossary definitions (roof styles, etc.)
- expand realm of review to match mission statement (potentially include PAD) + non-res
- create standards under CDX/DRX process or bring under CDRC purview
- C-I/S-S height calculations
- form based code
- revising blue book graphics to reflect different styles
- community supported ag.
- preservation of open space
- neighborhood commercial zoning standards
- roof styles
- remove articulation option
- maxplate + building height to address flat roofs
- community - specific standards
- Miramar mega houses
- requirement to hire a professional if deemed necessary
- purview over floor plan
- reference other community design documents
- subsection to elements of design on landform design
- improve guidelines on aggregate vegetation removal
- drainage impacts
- terracing/retaining walls
- tree replacement ratio
- numbers of materials/colors used

- change to complementary colors/materials
- changing standards to reflect different arch. Styles
- Requirements for project are enforced for life of project or require permit to change ext. matis., landscaping
- Clarify CDRC role of identifying drainage issues

Documents

- standards for parking lot aesthetics
- noise w/respect to commercial users
- signage
- single doc w/commercial, industrial, recreational subsections
- comm.
- parking
- LA butter zones
- approval process (changes)
- noise
- ADA
- lighting
- signage
- utilities
- hours of op.
- ingress + egress