

RESPONSE TO APPEAL FROM
ALISA STEGMAIER AND MARK STEGMAIER
770 B George Street, Montara, California
dated April 24, 2024
To Coastal Design Review Committee approval of the project at
700 George Street dated April 11, 2024

May 11, 2024

Dear Planning Commissioners:

We are writing in response to the appeal filed by Alisa Stegmaier on April 24, 2024. Throughout the planning process for this project, we have undertaken to satisfy all CDRC recommendations and even accommodate the Stegmaier family's personal requests.

While we will continue to be responsive to the concerns of both the CDRC and our future neighbors, we cannot help but feel that the Stegmaier family's frequent interventions represent frivolous appeals aimed at dragging out the project timeline, especially since the CDRC has now approved this project. As we are senior citizens, each passing appeal increasingly jeopardizes our chances of realizing our dream home, and is also causing us to incur additional expenses and property carrying costs due the delays caused by these self-serving and frivolous interventions. **We requested that this appeal would be reviewed at early date, but Mr. Stegmaier stated that he is only available in October, knowing about San Mateo County grading moratorium and thus delaying our project for the whole year. Somehow, San Mateo County allows this manipulation.**

The lack of merit in Ms. Stegmaier's latest appeal is borne out in our response, outlined below, which illustrates that our project is compliant with the CDRC's requests, as well as many of the Stegmaier family's personal preferences, which exceed code and local ordinance requirements.

1. Privacy:

Ms. Stegmaier alleges that our project is “insanely invasive to my privacy and my children’s’ privacy” because of the placement of a second story window. On the contrary, we have done everything possible to safeguard the Stegmaier family’s privacy and it cannot be reasonably said that any such “insanely invasive” threat exists.

There is a vacant, undeveloped lot located between our property (700 George Street) and Ms. Stegmaier’s (770B George Street). This means a distance of over 60 feet separates our future home from Ms. Stegmaier’s home, considerably greater than the distance between our home and the neighboring houses on the western and southern sides along which most of our windows will be placed. Yet, none of the residents of these houses have lodged any privacy-related complaints.

We have already limited our plan to a single egress window necessary for fire escape on the eastern facade in order to accommodate Ms. Stegmaier’s family’s interest in our project. We are even ready to stay with relatively narrow transom window despite the CDRC’s offer to enlarge it during the most recent hearing. We also plan to plant trees along the eastern edge of our property in order to further enhance our neighbors’ privacy. These will nicely complement the eight-foot-high wire fence Ms. Stegmaier erected on our border with the aforementioned vacant lot. If required by this board, we will further accommodate Ms. Stegmaier by reducing the single window facing east to 4 feet wide, the absolute minimum required for egress under the fire code. It is notable that in so doing, we have gone above and beyond the city requirements for this neighborhood to accommodate Ms. Stegmaier. Her allegations that she has additional privacy concerns beyond those of the rest of the neighborhood is without merit; the density of this neighborhood comes with the expectation that homes will be in close proximity. Are we not entitled to have windows for safe egress, and to let in light? Ms. Stegmaier’s insinuation is insulting, we have no interest or desire to view into her home, and she can certainly install window coverings, as would be expected in a neighborhood with homes in close proximity. The fact that homes are close together does not create an intrusion. There is no intrinsic right to privacy so great that a home, which by necessity will have windows, cannot be constructed on a neighboring lot.

2. Project Height

In her April 24 appeal, Ms. Stegmaier falsely claims that “all adjacent homes, both old and new, are single story and this home [*our future home*] would certainly tower above them.” This is not true. In fact, our project is surrounded by other two-story houses on its western and northern faces. Within a radius of our future home influence per PLN 2022-00173, there are 26 such two-story houses v.s. 15 single-story homes, while most single-story homes are significant in size and square footage. Interestingly, in the area of influence there are 3 commercial zoned properties with max height of 36 feet (practically 3 stories allowed). Two of these commercial zoned properties belong to Stegmaier family, an irony that belies the underpinning of Ms. Stegmaier’s appeal.

The reality in this neighborhood is that in the last 50 years, the overwhelming majority of homes constructed have been two-story homes. The Stegmaier’ continued mischaracterization of the neighborhood as modest sized single-story homes is grossly out of step with what has been happening over the last 5 decades. Almost all houses built after 1975 in the area of influence are two stories building -16 in total, and before 1975 were built 7- two stories and 11-one story houses.

In the area of influence and close to it there are many tall and large houses. For example, there are 8 houses over 2,500 sq. ft. of living space. By contrast, most of the small houses were built over 70 years ago.

Additionally, in radius of influence there is a large commercial building, 1185 Acasia Street, that is 10,000 sq. ft, which is used as an assisted living facility, and an residential building, 835 George Street, which is 4860 sq. ft living space with 7 bedrooms and 4.5 bathrooms. This house is very short distance from Ms. Stegmaier house. Just across George Street from Ms. Stegmaier house there are large homes: 715 George Street is a two-story house with 2870 sq. ft. of living space, 725 George Street house with 2600 sq. ft. of living space, 1190 Cedar Street with 3170 sq. ft. of living space and 1160 Cedar Street with 2590 sq. ft. of living space.

The Shoemaker home at 1265 Cedar Street is a stately looking high two-story building with 2,690 sq. ft. living area and detached garage on the lot 6,229 sq. ft. slightly smaller than ours.

3. Mass, Shape and Scale

Ms. Stegmaier misleadingly suggest that we “failed to make changes required by the CDRC committee related to “building mass, shape & scale.” The current iteration of our future home is actually a testament to our cooperation with the CDRC’s recommendations.

Based on the Committee’s feedback, we lowered the finished ground floor elevation from 170 feet to 168.5 and the garage elevation from 172 feet to 170. We further reduced the building height from 27 feet to 23 feet, even though current zoning allows for a structure 28 feet high. Interestingly, Ms. Stegmaier has not raised any concerns regarding the property to the east of hers’, and her own property which are zoned for commercial use, allowing for a *36-foot-tall* structure limited only to five-foot setback.

4. Story Poles

FROM CDRC decision regarding PLN2022-00173

“Note: Story poles were a condition of approval; however, the submission of a full-scale 3D model was sufficient to meet this prior condition”.

As we are currently residing in Pacifica, we cannot be constantly present to personally attend to the story poles and ensure that they do not pose a safety risk at the intersection with high pedestrian traffic. However, at significant cost to ourselves, we have taken steps to accurately illustrate the property’s place in the neighborhood with a detailed 1:48 scale model of our future home as well as a scale model of the neighborhood.

Recent advances in AI and 3D mapping technology permit us to precisely demonstrate our future home’s position in the neighborhood without requiring story poles. Story poles are no longer mandatory. Several projects were recently reviewed by the CDRC through such technology, without the use of story poles.

In considering all of this, we cannot avoid mentioning the Stegmaier family's apparent interest in our property. Ms. Stegmaier's father has sought to acquire the lot from me on several occasions. We will repeat here for the record what we have expressed to Mr. Stegmaier at each juncture in this story: we are not going to sell. That is our decision, and as we are the owners of the property, he and his family must respect it.

It is clear that in filing their appeal, Ms. Stegmaier and Mr. Stegmaier have mischaracterized the neighborhood, failing to cite several large and 2-story homes right on our block. The reason for this is obviously self-serving; the Stegmaiers are not interested in the neighborhood, they are only interested in enjoying the benefit of having open space adjacent to their home, and thus seek to preclude construction on our lot.

The Stegmaiers' desire to surround themselves with open space is simply not a legitimate interest. By contrast, this Board must balance Stegmaier's baseless complaints against our legitimate interests. We are the owners of this property and like all owners in the area, we want to build a home for ourselves and our family. As property owners, we are the ones who have the most significant interest in how we develop our lot, which we purchased at significant expense, and for which we pay taxes. We are proposing to construct a residential dwelling of a size and scale consistent with the other homes in the neighborhood, and we have modified our design several times to accommodate objections, but this current appeal is not legitimate, it is an abuse, which this Board should not abide.

Further, the Stegmaier claims are not credible. Mr. Stegmaier was a member of the CDRC, and has designed and built several 2-story homes in the area of influence, including 1234 and 1238 Cedar Street. At one point, he owned over half of the block, including OUR LOT. But he sold it, I am sure at a handsome profit, and by giving up ownership of this lot and pocketing his profit, he also relinquished any meaningful say in how it will be built. So long as our design complies with building and zoning requirements, which it does completely, and so long as our design does not unreasonably burden the neighbors (and reasonableness is measured in the context of the overall neighborhood, not just the self-serving interests of one person), you must deny the Stegmaier appeal.

The Stegmaiers know full well that they do not have a legitimate complaint with the design of our home, and that it fits well in the neighborhood. Yet, they have been torturing our family for over 4 years, trying at every possible juncture to throw a roadblock, hoping we will walk away from this project. But we cannot do that; this project represents our American Dream.

We immigrated to the United States in 1991 and moved to San Mateo County in 1993. Marina has spent more than half of her life in this country; Igor, nearly half, and most of that time has been spent in the coastal community. We love this area, and have always dreamed of a home in Montara. We do not desire an acrimonious process and wish to put this chapter, which has been personally challenging for our family and an unnecessary drain on the CDRC's time and resources, behind us. Therefore, we respectfully request that you reject Ms. Stegmaier's appeal.

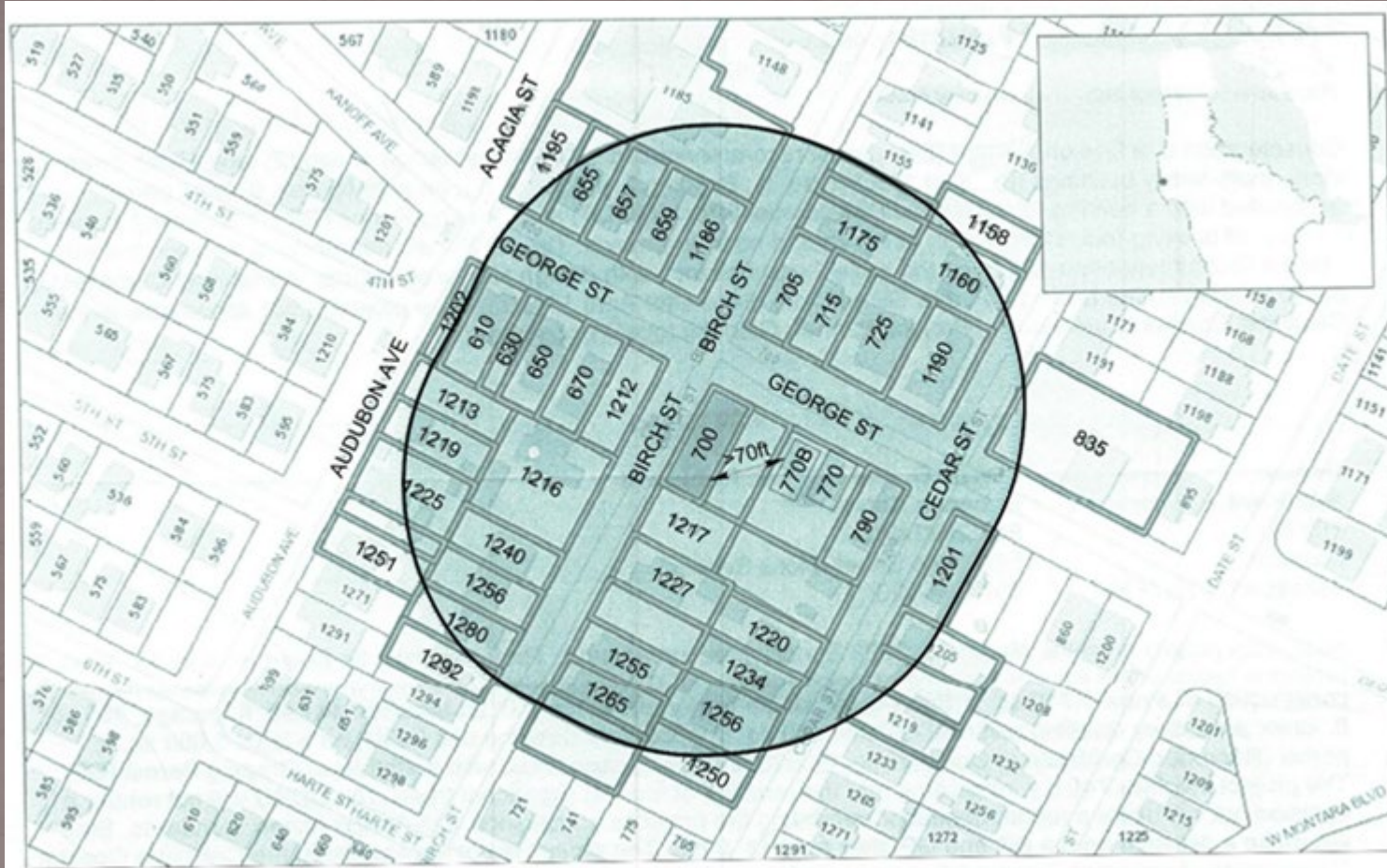
Sincerely,

Marina Fastovskaya and Igor Kleyner

Attached Power Point Presentation file with following pictures

1. Area of influence 700 George Street
2. Statistical Data of Buildings in the area of influence
3. Land Ownership of Stegmaier family in area of influence
4. 835 George Street, Montara California
5. 715 George Street, Montara, California
6. 725 George Street, Montara, California
7. 1190 Cedar Street, Montara, California
8. 1160 Cedar Street Montara, California
9. 1265 Cedar Street Montara, California
- 10.1158 Cedar Street Montara, California

Area of influence 700 George St., Montara



PLN 2922-00173

Statistical Data of Buildings in the area of influence

Address	Dwelling Area, sq. ft	Number of stories	Year Build	Lot Area, sq. ft.	Notes
<u>1185 Acacia Street</u>	<u>over 10,000</u>	<u>Commercial</u>	<u>before 1992</u>	<u>0.85 acr</u>	<u>Assistant living</u>
1202 Audubon Avenue	720	1	1960	3125	
1213 Audubon Avenue		Vacant Lot		6250	
1219 Audubon Avenue	824	2	2002	6229	garage attached
1225 Audubon Avenue	1040	2	1927	9375	
1251 Audubon Avenue	810	2	1949	6250	
1175 Birch Street	1670	1	1969	0.29 acres 3 parcels	
1186 Birch Street	1700	1	1974	6250	
1212 Birch Street	2742	2	2021	6250	
1216 Birch Street	2580	high fence 1	1963	0.29acres	800 sq.ft. garage, outbuilding
1217 Birch Street	1838	1	2020	6700	
1227 Birch Street	1798	2	2012	7250	
1240 Birch Street	2080	2	1974	6250	
1255 Birch Street	1555	2	1915	6250	
1256 Birch Street	2130	2	1975	6250	4 bedrooms, 3 bathrooms
1265 Birch Street	2259	2	2015	6250	
1280 Birch Street	1380	2	1968	6250	

Statistical Data of Buildings in the area of influence

Continuation

Address	Dwelling Area, sq. ft	Number of stories	Year Build	Lot Area, sq. ft.	Notes
610 George Street	1700	1	1960	6250	
630 George Street	1010	1	1953	3125	
650 George Street	1960	1	1974	6098	
655 George Street	860	1	1963	6098	
657 George Street	910	1	1964	6229	
659 George Street	1890	1	1965	6250	
670 George Street	1170	1	1952	6250	
700 George Street	Vacant Lot	2	2025	6254	Project
705 George Street	2500 redefin; 1678 zillow	2	1936 redefin; 1928 zillow	4500	
715 George Street	2870	2	2008	6250	
725 George Street	2600	one/two level	2002	9375	2 parking space 2 car garage
<u>770 George Street</u>	<u>710</u>	<u>Commercial to 36 ft.</u>	<u>lot</u>	<u>0.29 acreps</u>	<u>Commercial zoning</u>
835 George Street	4860	2	1908	0.57	7 bedrooms, 4.5 bathrooms
<u>790 George Street</u>	<u>1060</u>	<u>Commercial to 36 ft.</u>	<u>1912</u>	<u>6250</u>	<u>Commercial zoning</u>
1195 Acacia Street	1270	2	1955	6250	2 car garage

Statistical Data of Buildings in the area of influence

Continuation

Address	Dwelling Area, sq. ft	Number of stories	Year Build	Lot Area, sq. ft.	Notes
1158 Cedar Street	2847	2	2018	6229	4 bedrooms, 3 bathrooms
1160 Cedar Street	2590	2	1953	9375	5 bedrooms, 3 bathrooms
1190 Cedar Street	3170	2	1981	9375	4 bedrooms, 3 bathrooms
1201 Cedar Street	2220	2	1983	6229	4 bedrooms, 3 bathrooms
1205 Cedar Street	2650	2	1980	6229	4 bedrooms, 3 bathrooms
1219 Cedar Street	950	1	1950	0.29	
1220 Cedar Street	1863	2	2012	6250	3 bedrooms, 3 bathrooms
1233 Cedar Street	2970	2	1975	6230	4 bedrooms, 3 bathrooms
1250 Cedar Street	2260	2	1976	6250	4 bedrooms, 2.5 bathrooms
1234 Cedar Street	1875	2	2007	6250	
1256 Cedar Street	1640	2	1976	9375	
1265 Cedar Street	2690	2	2001	6229	4 bedrooms, 4 bathrooms

Total 1 Story 15

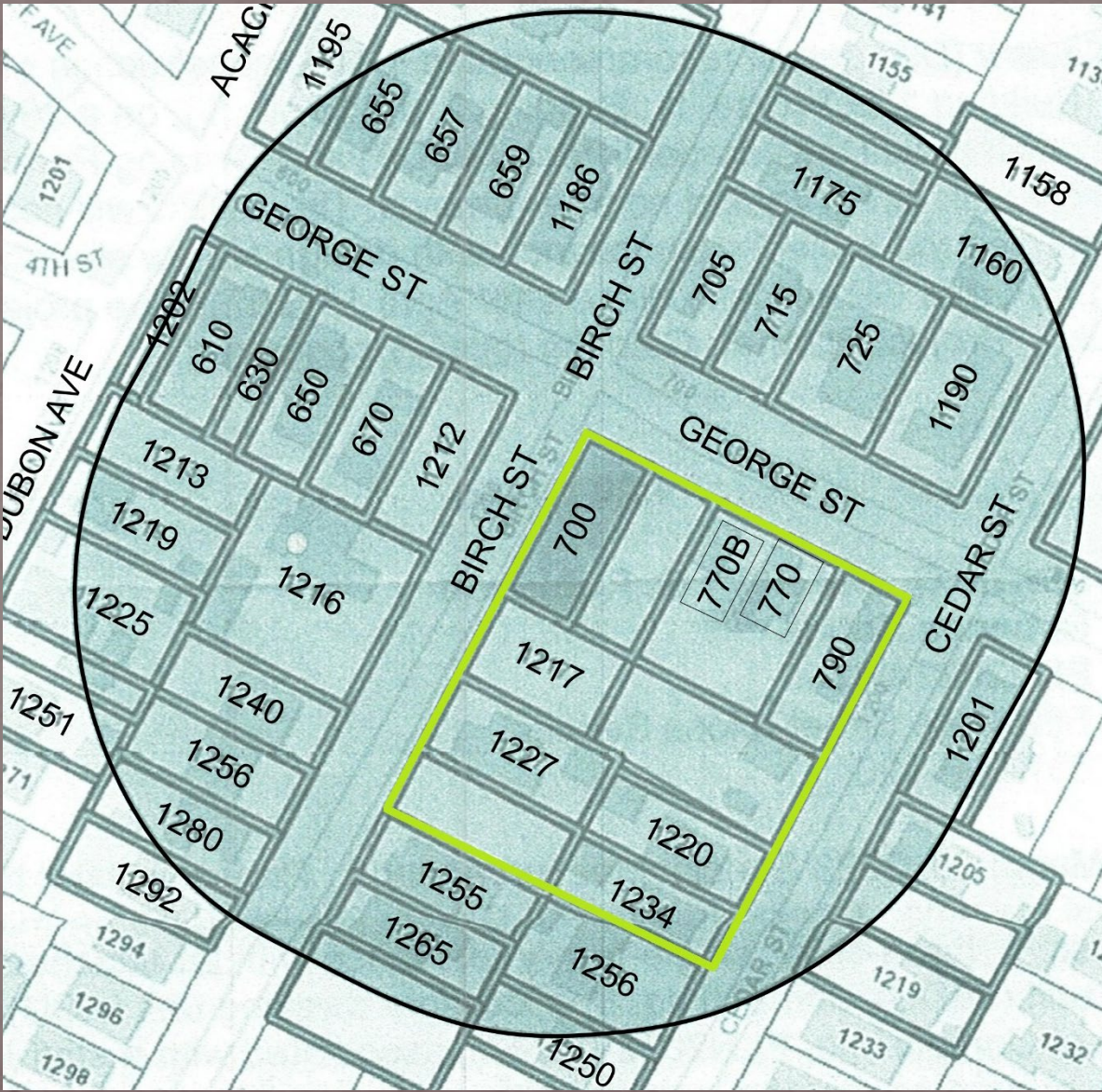
Total 2 Story 26

Commercial property owned by Stegmaier

Large commercial property assistant living over 10,000 sq. ft

Lage house 835 George Street 4875 sq. ft.

Land Ownership of Stegmaier family in area of influence





835 George St., Montara 4,860 sq. ft. Living Area, 2+ stories, 7 bedrooms, 4 bathrooms, approximately 60 yards from 770 George St.



715 George St., 2 Story, 2,870 sq. ft. of living space, 4 bedrooms, 3 bathrooms, built 2008, 6,098 sq. ft. lot, approximately 30 yards from 770 George St., across George St.



725 George St., High Dome ceiling, 1 story, 2,600 sq. ft. of living space, 4 bedrooms, across street from 770 George St.



1190 Cedar St., Montara, California 2 story, 3,170 sq. ft., 4 bedrooms, 3 bathrooms, distance to 770 George St. approximately 30 yards, across George St.



**1160 Cedar St., Montara, California 2,590 sq. ft., 2 story,
5 bedrooms, 3 bathrooms, distance to 770 George St. around 100 yards**



1158 Cedar St., Montara

**2,847 sq. ft. 2 stories, 4 bedrooms, 3 bathrooms, 6,229 sq. ft. lot,
built 2018, approximately 130 yards from 770 George St.**



1265 Cedar St., Montara, California
2,690 sq. ft. living area, 2 story, 4 bedrooms, 4 bathrooms

From: Angela Burnett <angelamarieturnett@gmail.com>

Sent: Tuesday, October 22, 2024 10:23 AM

To: Will Gibson <wgibson@smcgov.org>; Planning_Commission <Planning_Commission@smcgov.org>

Cc: Samalama <samueldickson@gmail.com>

Subject: Appeal Letter to 700 George PLN2022-00173 - meeting number 1763 - October 23,2024

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Good morning,

Before the last meeting we never received a letter that there was an upcoming design review, which ultimately resulted in the board approving plans for our neighbors home. This time around we did receive a letter and have some questions/concerns for the board in lieu of this appeal.

1) The renderings on their display on site show our driveway as their own (see attached). That is our driveway and not to be shared. They should have to show a better visualization of what is being built with respect to the surrounding homes so everyone can understand the actual size and scale of the project. The fact that it appears to encroach onto our property is a huge red flag.

2) When you read the standards for the design section, this homes does not follow the guidelines for size/height. Have they considered dropping the home into the ground so it's not so tall? New construction should be mindful of the existing structures in the neighborhood. There are a number of one-story homes with historical significance, as well as more recently constructed one-story homes that went out of their way to be mindful of others (like our home). Using the largest home in the neighborhood as an example of the predominant size is not good practice. Something should be done to mitigate height concerns in order to compliment and not overpower the neighborhood.

3) Story poles were never utilized to depict the true size and scale of this new project. In our opinion, this site should require them. We are concerned with the windows that potentially will be looking directly into our bedroom and private courtyard/backyard, which would be very invasive. However, it's really difficult to visualize exactly where the windows will be with respect to our house without story poles.

4) Drainage is also a concern. The site naturally slopes toward our property and our neighbor's property. We need to make sure this does not negatively impact us. What exactly is the drainage plan?

Sincerely,

Angela Burnett Dickson and Samuel Dickson

GEORGE ST MONTARA CA 94037



BIRCH ST



GEORGE ST



BIRCH ST

SECTION 6565.20. STANDARDS FOR DESIGN FOR ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DEVELOPMENT IN THE MIDCOAST (EL GRANADA, MIRAMAR, MOSS BEACH, MONTARA).

SECTION 6565.20(A). BACKGROUND.

1. Application

The following design standards shall apply to all one-family (single-family) and two-family (duplex) development in all areas zoned "Design Review" (DR) within the urban Midcoast (El Granada, Miramar, Moss Beach, and Montara). Where used in this document, the terms "house," "home" and "single-family" shall also refer to two-family or duplex residential development.

2. Setting

The Midcoast has a unique character that makes it a desirable place to live. Although it is only a few miles from the more heavily urbanized Bayside, the Midcoast has a coastal, semi-rural, small town, diverse character that residents value and want to preserve. It is a collection of five distinct communities (Montara, Moss Beach, El Granada, Princeton and Miramar), each with individual neighborhoods differing in architecture, size, scale and character. The individuality of each community is vital to the overall character of the Midcoast. Residents and visitors alike also enjoy the area's many natural amenities, including the beaches and bluffs, creeks and streams, hillsides and mountains.

3. Purpose/Legislative Intent

The purposes of the Design Review Districts Chapter (Chapter 28.1) are contained in Section 6565.1.D. Consistent with Section 6565.1.D, the purpose of the Midcoast design standards is to encourage new single-family homes and additions that have their own individual character, while ensuring that they are complementary with neighboring houses, the neighborhood character of each Midcoast community, and the surrounding natural setting.

The Midcoast 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 Section 6565.7.

Each design topic in Sections 6565.20(C) through (G) is divided into two sections: (a) a discussion with illustrations section, and (b) a design standards section. The discussion and illustration section is intended to explain the reasons for the standards and to provide further clarification of the standards'

objectives. The design standards section states the regulatory standards. Only the design standards section has the force of law and constitutes the regulatory criteria by which projects will be reviewed.

Consistent with Section 6565.1.0, the design standards are not intended to preclude individual initiative in the design of any particular project, nor to require that substantial additional expense be incurred. There are a variety of creative ways in which a dwelling can be designed to comply with the standards, but still retain its own individual identity. By thoughtful application of the standards and balancing of the design objectives embodied in the standards, an architect or designer can achieve compliance with these design standards and reduce a project's potential to cause conflict, avoiding costly delays caused by subsequent project revisions.

When the term "to the extent feasible" is used, it shall mean that if a house can be designed to comply with that standard, without conflicting with other applicable design and zoning requirements, the house shall comply with the standard. If a house cannot be designed to comply with the standard, it shall be designed to substantially comply.

4. Relationship to Other County Regulations

The design standards are intended to implement the County General Plan and the Local Coastal Program (LCP). The design standards are separate from, but intended to complement, other required County ordinances including the Zoning Regulations, which establish development standards for single-family and two-family residential development.

Consistent with Section 6565.10, 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 appear smaller, lower or less massive; house size or height reductions will not be required unless otherwise required by LCP policies.

Other relevant County ordinances include, but are not limited to: (1) the Building Regulations, which establish construction requirements including structural, mechanical, electrical, and plumbing requirements; (2) Public Works standards for driveways, curb cuts and other work in the public right-of-way; (3) the Heritage and Significant Tree Ordinances, which establish criteria for tree removal; and (4) the Grading Ordinance, which establishes standards for conducting grading activity.

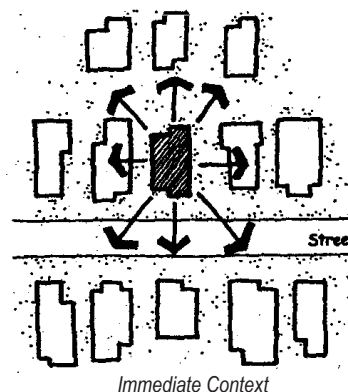
Where conflicts exist between the provisions of this section and the policies of the LCP, the policies of the LCP shall control.

SECTION 6565.20(B). NEIGHBORHOOD DEFINITION AND NEIGHBORHOOD CHARACTER.

1. Neighborhood Definition

a. 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.



b. Neighborhood Limits

Discussion: The process of defining a neighborhood begins by defining the area surrounding a house within 300 feet. Then, other factors may be considered that would further influence the limit of a neighborhood, making it larger or smaller, such as noticeable changes in topography, or proximity to open space or the urban/rural boundary.

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:



- (1) Significant changes in topography;
- (2) Changes in land use such as from residential to commercial;
- (3) Proximity to designated open space or urban/rural boundary;
- (4) Changes in the land subdivision pattern;

- (5) A wide street or natural feature such as a riparian corridor;
- (6) Noticeable changes in building type, such as from one-story to two-story homes;
- (7) Visibility from off-site vantage points in the vicinity of the project.

2. 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.

Definition: Neighborhood character is defined as the combination of qualities or features within a neighborhood that distinguishes it from another neighborhood. 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).

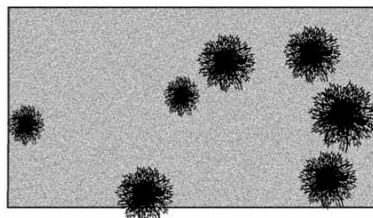
SECTION 6565.20(C). SITE PLANNING AND STRUCTURE PLACEMENT. One of the key elements that define the visual character of an individual house and the neighborhood is how it is located or placed on its site. A single building out of context with its site or neighboring houses can appear disruptive.

1. Integrate Structures with the Natural Setting

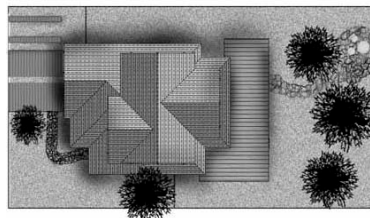
New houses, additions and accessory structures should be located, designed and constructed to retain and blend with the natural vegetation and natural landforms of the site, and should be complementary to adjacent neighborhood structures.

a. Trees and Vegetation

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 heritage or significant trees by definition. Fire prevention measures should also be considered. Refer to County fire hazard prevention requirements.



Undeveloped site



Sensitive site development to retain vegetation and other natural features

Standards: To the extent feasible, site new buildings, additions, and associated infrastructure (wells, septic systems, water tanks, paved areas) on a parcel in locations that:

- (1) Minimize tree and vegetation removal to the extent necessary for the construction of the structures.

- (2) Retain heritage and significant trees, with priority placed on retaining healthy, native species. Blend new structures and landscaping with the remaining natural vegetative cover of the site.
- (3) Tree removal and replacement shall be in accordance with Section 6565.21, Standards for the Protection of Trees and Vegetation. Replacement trees and new trees shall be from the list specifying recommended/discouraged species for the Midcoast, adopted by the Board of Supervisors.

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.

Do This



Structure is designed to blend with the natural contours and features of the site. Only grading necessary for construction was used.

Not This



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.

Standards: To the extent feasible, site new buildings, additions, and associated infrastructure (wells, septic systems, water tanks, paved areas) on a parcel in locations that:

- (1) Minimize filling or placement of earth materials. Avoid raising the building pad for a new home or an addition above the existing grade,

unless required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant.

- (2) Allow limited excavation when needed to blend the house into the site.
- (3) Limit grading to the footprint of the structure and its immediate vicinity, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant.
- (4) Result in a finished grade beyond the structure and its immediate vicinity that is similar to the existing grade, unless otherwise required for technical or engineering reasons by a registered civil engineer, licensed architect or geotechnical consultant. Existing grade means: (a) natural grade, or (b) grade at time of house construction/enlargement, providing that prior grading on the site was approved by the County or occurred before the County regulated grading activities.
- (5) Keep the height of freestanding retaining walls to a minimum. Retaining walls shall be surfaced, painted, landscaped or otherwise treated to blend with their surroundings.

c. Streams and Other Drainage Features

Discussion: The Midcoast communities are crossed by a number of streams. In addition, many less developed drainage features including swales, gullies and ditches cross the area. 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 Section 6565.20(E) 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 Stormwater Pollution Prevention program publications, available at the Planning Counter, for further information and innovative ideas on this topic.

Do This



Structure is set back to avoid alteration of natural drainage feature

Not This



Structure is too close to natural drainage feature

Standards:

- (1) Avoid locating structures on or near streams and natural drainage features.
- (2) Permit alteration of man-made drainage features when necessary, providing that (a) LCP Sensitive Habitats Component policies are met, where applicable, and (b) alterations are done pursuant to a drainage plan prepared by a registered civil engineer and reviewed and approved by the Planning and Building Division.
- (3) Do not alter the site in a way that would cause significant drainage problems, erosion or flooding.
- (4) Locate structures outside of flood zones, drainage channels and other areas subject to inundation.

d. Ridgelines, Skylines and View Corridors

Discussion: The varied terrain of the Midcoast offers scenic views of both the ocean and the hills that should be protected. The LCP Visual Resources Component contains policies protecting ridgelines and skylines. As defined by LCP Policy 8.7, 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. The Cabrillo Highway Scenic Corridor offers perhaps the most significant public views in the Midcoast; however, other public views should be considered as well. A public view is a range of vision from a public road or other public facility. It is important to note that 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

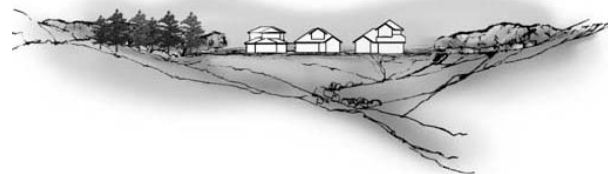


Do This



Structures blend with existing landforms and vegetation.

Not This



Ridgeline silhouette has been destroyed through the removal of vegetative masses and natural landforms.

Standards:

- (1) Please refer to LCP Policy 8.7.
- (2) If development is proposed on a ridgeline because there is no other developable building site on the parcel, ensure construction blends with the existing silhouette by maintaining natural vegetative masses and landforms and does not extend above the height of the forest or tree canopy.

e. Relationship to Open Spaces

Discussion: In some areas of 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.

Standards: Consider how a new or remodeled home will appear as viewed from adjacent designated open space areas; the structure placement and

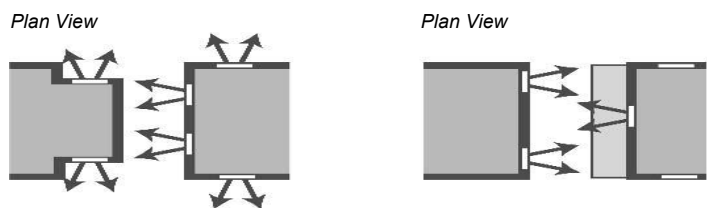
design shall harmonize with the natural setting with regard to massing and materials.

2. Complement Other Structures in the Neighborhood

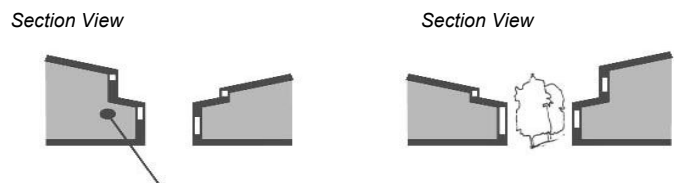
Most home building in the Midcoast takes place on “infill” lots - vacant parcels next to developed lots with existing homes. As such, careful attention must be paid to the placement, orientation and design of new homes and additions to ensure that they are complementary to other homes in the neighborhood.

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 and/or windows 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.



Windows are arranged and offset from neighbors to maximize privacy.



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.

Standards: To the extent feasible, site and design new buildings, additions, decks, balconies and associated infrastructure to respect the privacy of neighboring houses by:

- (1) Locating, orienting and designing windows, entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios.
- (2) Locating, orienting and designing high activity areas (kitchen, family room, patio) so that they are not adjacent to low-activity areas (bedrooms) on adjacent properties.
- (3) Proposing rooftop decks only when they are: (a) designed to avoid direct views into neighboring houses and outdoor decks/patios; (b) accessed by interior means and (c) integrated into the roof design.
- (4) Using appropriate landscaping and other architectural solutions such as clerestory windows or obscure glass.

b. Views

Discussion: Homes in the Midcoast 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.

Do this



A second story stepped back from the front and sides minimizes view blockage from neighboring homes.

Not This



A more massive second-story creates greater view blockage.

Standard: When designing a new home or an addition, an effort should be made to minimize the effect on views from neighboring houses.

SECTION 6565.20(D). ELEMENTS OF DESIGN. One of the greatest challenges of residential construction in the Midcoast 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 often appear more massive and larger, while houses with more variety in their forms appear less massive and often more interesting. Likewise, long, blank walls 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 in the Midcoast 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. Applicants for such projects should be prepared to the standards of this section.

Do this



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

Not This



Building forms do not step down with the existing grade.

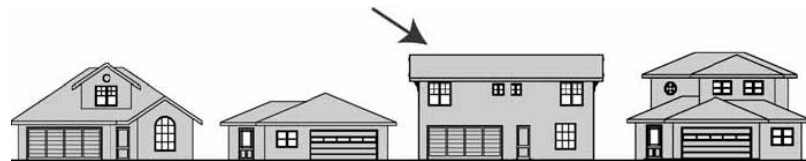
Standards: To the extent feasible, structures shall:

- (1) Conform to the existing topography of the site by requiring the portion of the house above the existing grade to step up or down the hillside in the same direction as the existing grade.
- (2) On downslope lots, minimize unused, enclosed space between the lowest floor and the grade below. When planning additions, consider converting existing under floor space to living area, rather than adding an additional story.
- (3) Minimize building extensions out over a slope supported on high stilts.

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.



This house appears out of scale because its form is too simple.



The revised design became compatible with its neighbors by stepping back the second story and providing variation in the roof and building forms.

Standards:

- (1) New and enlarged homes should respect the scale of the neighborhood through building dimensions, shape and form, façade articulation, or architectural details that appear proportional and complementary to other homes in the neighborhood.
- (2) On relatively level lots, avoid designs that incorporate more than two useable floors, excluding basements, within the maximum height limit, since this contributes to a massive or boxy appearance for the home and makes it more difficult to be in scale with surrounding one and two story homes. Multiple stories are allowed on sloping lots where it is necessary to ensure that the home steps up or down with the slope.

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.



These second stories held toward the center of the property allow greater sunlight into neighboring properties and help protect views and privacy.

Do This



This second story addition centered over the lower floor away from property lines appears less boxy.

Not This



This second story appears more boxy.

Not This



This second story located only over the garage appears out of balance.

Standards:

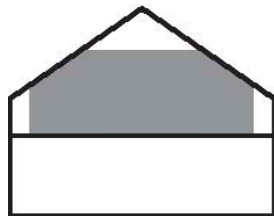
- (a) Locate the primary portion of the second stories toward the center of the first story and away from property lines whenever feasible.
- (b) Avoid locating second stories only over the garage.

- (c) One story designs are strongly encouraged in areas where one-story homes are predominant. If a two-story design is chosen, minimize the size of the second story.
- (d) Where new homes or additions are to be located between one and two-story homes, consider split-level designs with the two-story portion of the home oriented toward other two-story homes.
- (e) Avoid designs where large areas or lengths of upper-story walls overhang or cantilever out over lower-story walls.

(2) Lowering the Eave Line

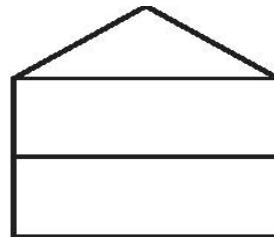
Discussion: One way to make a two-story home more compatible with its single-story neighbors is to lower the eave line of the second-story roof. Lowering the eave line also ties the two stories of a house together. Setting second-stories back into the area of rooflines is often a solution for meeting 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.

Do This



Second floor rooms in attic space allow roofline to be lowered with minimal reduction in floor area.

Not This



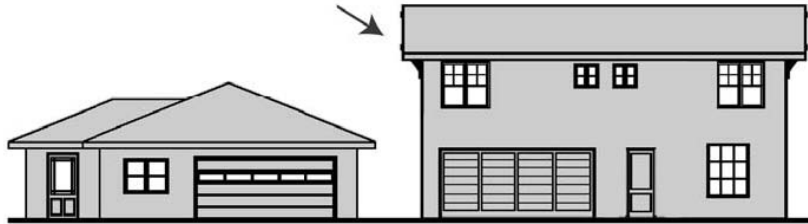
Full height second story results in tall walls and a more massive appearance to the home.

Do This



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

Not This



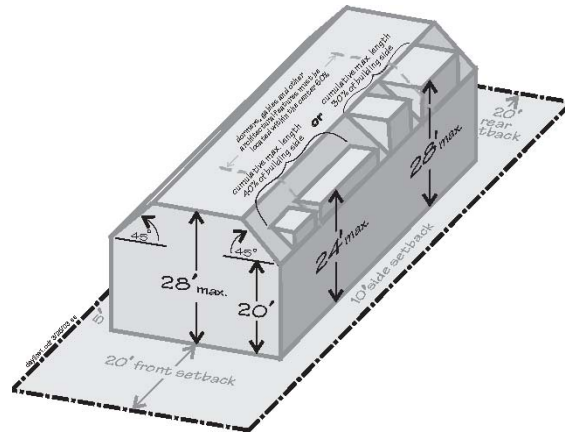
Avoid creating tall two-story exterior walls that are less compatible with single-story neighbors.

Standard: Consider bringing some portions of the roof down to the gutter or eave line of the first-story roof to reduce the apparent mass of the building.

d. Daylight Plane/Facade Articulation

Discussion: The Daylight Plane/Facade Articulation 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. For more detail regarding facade articulation, please refer to Section 2, Architectural Styles and Facades.

Standards: New residential development shall conform to either the daylight plane or facade articulation options 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 existing grade, upward a vertical distance of 20 feet, and then inward at an angle of 45 degrees 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:

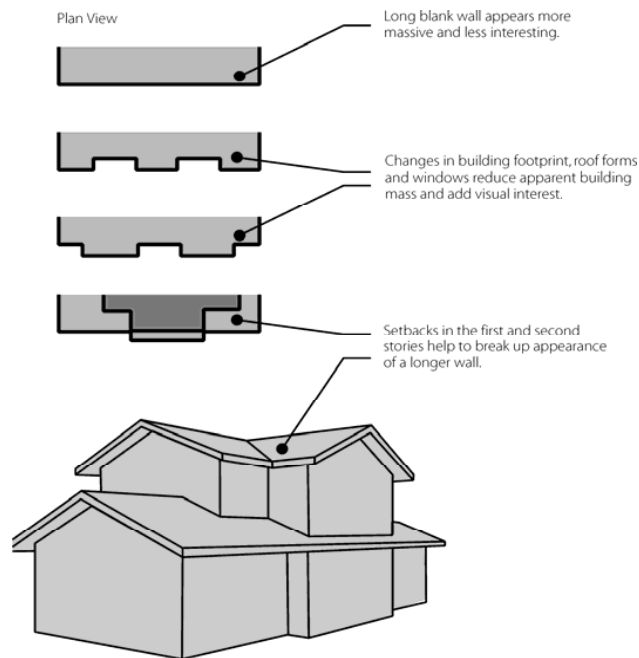
- (a) The combined length on any building side does not exceed 40% of the length of that building side, and the height of such features does not exceed 24 feet.
- (b) The combined length on any building side does not exceed 30% of the length of that building side, and the height of such features does 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: (a) all building facades are well articulated and proportioned, and (b) each building wall is broken up so as not to appear shear, blank, looming or massive to neighboring properties.

e. Wall 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 affect 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 appropriate architectural details can help break up long or tall walls and keep a house from appearing massive or boxy.



Standards: These standards apply in addition to either the Daylight Plane or Façade Articulation Options in the preceding section:

- (1) Require at least one step or off-set extending to grade on the long dimension of the house.
- (2) Projecting or recessing architectural details (decks, bays, windows, balconies) and changes in building materials or colors are also encouraged to visually break up building walls.

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 Midcoast communities. 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, out of proportion, or inappropriate 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. 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.

Standards:

- (1) Use an architectural style and design elements that complement the predominant style of nearby homes, only when such homes conform with the design standards. Likewise, avoid the architectural styles and design elements of nearby homes when such homes do not conform with the design standards. Where no predominant architectural style can be defined, encourage compatibility through the use of similar building shapes, exterior materials or colors or architectural features such as roofs, windows/doors, etc.
- (2) Architectural styles that complement the coastal, semi-rural, diverse small town character of the area, such as coastal craftsman are encouraged. Contemporary and uncommon styles can be compatible if building shapes and materials are carefully chosen to complement other homes in the neighborhood.
- (3) Architectural styles that complement the natural setting are encouraged.

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.

Do This



Style and materials of new second-story windows match and appear compatible with the original first-story of the house.

Not This



These new second-story windows are of different shape and proportions and material (metal vs. original wood) than the original first-story and do not appear compatible.

Standards:

- (1) Select windows and doors that are compatible with the dominant types on the house and in the neighborhood; when assessing compatibility consider the size and proportions of the openings, materials, and style or detailing.
- (2) When designing and placing windows and doors, consider their location, size and proportions and how they may relate to adjacent buildings; walls broken by proportioned patterns of windows are encouraged where neighbor's privacy can be protected.

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



Scale of entry is compatible with other features of the house.

Not This



Entry is out of scale and has a commercial appearance.

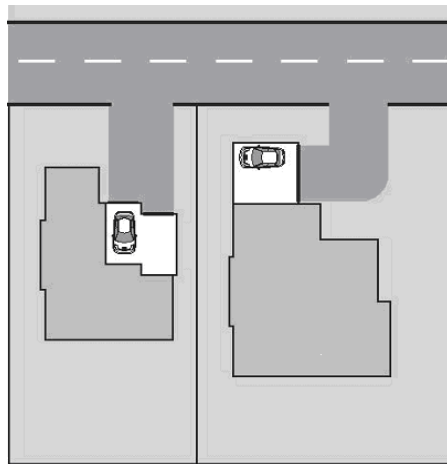
Standards:

- (1) Front Doors - Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance.
- (2) Front Porches - Where front porches are a part of the neighborhood pattern, a new house or new entry should consider including this feature similar in size and proportion to the other homes in the neighborhood.

d. Garages

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

Plan View



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



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

Standards:

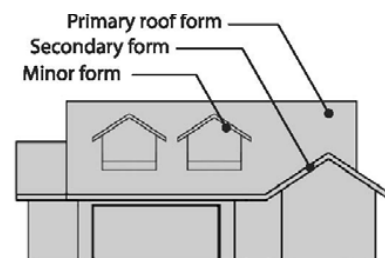
- (1) Avoid making the garage the dominant feature as seen from the street. Where it is unavoidable, for example on steeply sloping lots, pay special attention to garage appearance by choosing decorative doors (or two single rather than one large double door) that are consistent with the style of the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

3. Roof Design

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

a. Massing and Design of Roof Forms

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



Standards:

- (1) When planning a new home or second story addition, begin with a primary roof form. Consider additions to the primary roof such as secondary roof forms and dormers that may serve to reduce the home's apparent mass and scale, provide visual interest and have an appropriate number of roof forms. Additional roof forms shall be architecturally compatible with the primary roof form's slope and material.
- (2) Pitched roofs are encouraged; flat roof designs may be acceptable if the height does not exceed 22 feet from existing grade for the flat roof

portion, the flat roof portion does not exceed 20% of the total roof area, and it is compatible with neighboring homes.

- (3) Non-reflective roof materials and colors are encouraged. Solar panels are acceptable in appropriate locations where they will blend with the rest of the roof.

b. Design Compatibility

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



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

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

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 surrounding vegetation and landforms. Darker rather than lighter exterior colors may be used to reduce the apparent mass of a home.



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

Standards:

a. Compatibility

- (1) Use non-reflective exterior materials and colors that complement and improve the neighborhood and are compatible with the architecture of the house.
- (2) Consider the exterior materials and colors used on neighboring houses; strive for complementary materials and colors on new and remodeled homes; avoid the use of materials and colors that are too similar, repetitive, or clashing.
- (3) Use warm, muted colors and natural appearing materials on the house that blend with the surrounding natural features when viewed from a distance. While earth-tone colors are encouraged, along with darker colors used to reduce apparent mass, other colors may be appropriate based on the architecture, neighborhood and surrounding natural features.

b. Quality - Use exterior materials and colors that are of a similar or better quality of those used in the neighborhood and are consistent with the architecture of the house; avoid T-111 siding unless necessary for additions to match the existing house.

c. Quantity

- (1) Use a number of exterior materials and colors that is consistent with the neighborhood and the architectural style of the house.
- (2) Encourage the use of three or more colors on larger houses to reduce the appearance of bulk by emphasizing architectural features and trim.
- (3) Discourage the use of a single exterior material or color in a large unbroken surface.

- d. Ornamentation - Use ornamentation or architectural details to reduce the appearance of bulk on larger homes. Apply ornamentation in a manner consistent with the style and size of the house; avoid using ornamentation in a manner that will make the house appear too plain or overly decorated.

SECTION 6565.20(E). ADDITIONAL SITE PLANNING AND DESIGN CONSIDERATIONS.



Vary the design of contiguous projects to avoid a repetitive appearance.



Avoid creating mirror-image or duplicate homes on adjoining parcels.

Standards:

1. Multiple contiguous or nearby projects developed concurrently by one owner, applicant, developer, or builder shall:
 - a. Avoid similar or the same, but reversed, building elevations and/or floor plans located directly across the street from each other or on adjacent parcels.
 - b. Vary in structure placement enough to avoid a “tract home” appearance.
 - c. Vary in design style, exterior detail, rooflines, finish materials, and landscaping enough to avoid overly repetitive appearance.
2. To the extent feasible, structures should be located and designed to minimize the blockage of sunlight on neighboring buildings (see further discussion under “Second Stories”). Siting and design for energy conservation/generation purposes is encouraged.

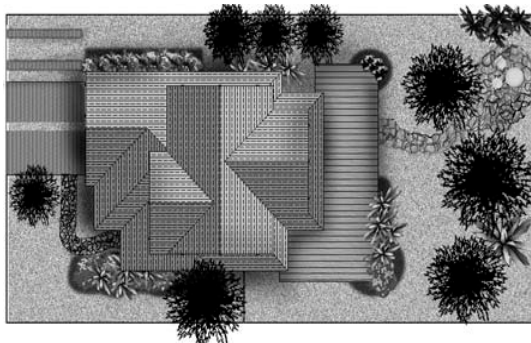
SECTION 6565.20(F). LANDSCAPING, PAVED AREAS, FENCES, LIGHTING AND NOISE.

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, lighting and noise.

1. Landscaping

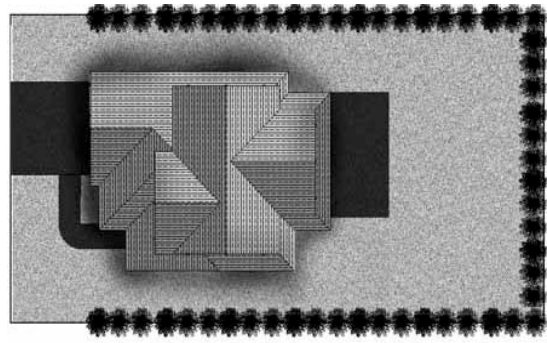
Discussion: Landscaping should complement and enhance the design of the home, while harmonizing with the overall landscape character of the neighborhood. New landscaping should also harmonize with existing trees and vegetation remaining on site. Landscaping should not be used in place of other more permanent 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. For more detailed landscape plan requirements and specifications, please see the County's Minimum Standards for Landscape Plans.

Do This



New landscaping harmonizes with existing trees and natural character of the neighborhood.

Not This



Landscaping does not present a natural appearance.

Standards:

- a. Require a landscape plan prepared according to the County's Minimum Standards for Landscape Plans.
- b. Finished landscape plans should be compatible with and enhance the design of the home and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction.
- c. Tree removal and replacement shall be in accordance with Section 6565.21, Standards for the Protection of Trees and Vegetation. Replacement trees

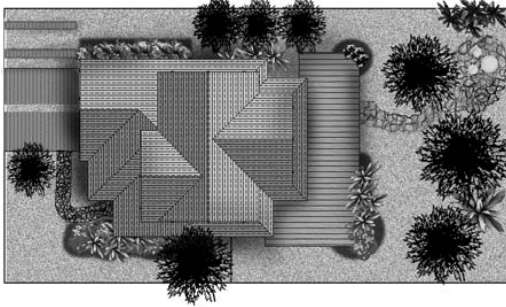
and new trees shall be from the list specifying recommended/discouraged species for the Midcoast, adopted by the Board of Supervisors. Native and drought-tolerant species are encouraged.

- d. Finished landscape plans shall include provisions for watering plants as needed to ensure initial plant growth. Different watering systems including low cost, low technology systems may be appropriate depending on the plants chosen. Drip irrigation systems are encouraged where appropriate.
- e. 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.
- f. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed. No plant species listed as “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. The requirement for drought-tolerant landscaping shall not apply to fruit or vegetable gardens.
- g. A smooth transition between development and adjacent open areas should be maintained through the use of landscaping and plant materials which are native or appropriate to the area.
- h. Utilize vegetated swales and bio-retention cells to aid in treatment of stormwater and dry weather runoff, where appropriate.

2. Paved Areas

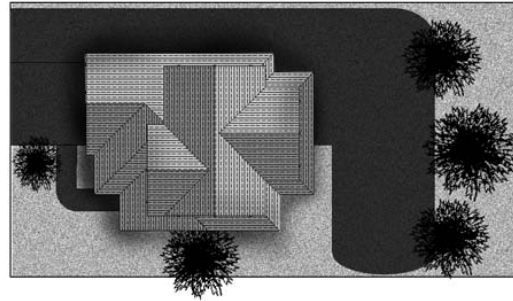
Discussion: Environmentally sensitive planning and design of paved or hardscape areas on site will produce a more natural appearance and prevent stormwater pollution by reducing the volume of surface runoff, increasing infiltration, and preventing pollutants from entering the creeks and ocean. Please refer to the County’s Stormwater Pollution Prevention program publications, available at the Planning Counter, for further information and innovative ideas on this topic.

Do This



Amount of hardscape and size of driveways, walkways and parking areas minimized; alternatives to asphalt and concrete used.

Not This



Directly connected impervious surface covers most of lot.

Standards:

- a. Minimize the hardscape or impervious areas on site in order to maximize permeable surfaces that have a more natural appearance, reduce the volume and improve the quality of runoff into creeks and storm drains.
 - b. Maximize the use of surfaces on site that have a more natural appearance than asphalt or concrete, decrease runoff and maximize absorption; alternative surfaces may include wood decks, special perforated paving systems, unmortared brick, stone or tile.
 - c. Driveways, walkways and parking areas on site should be as small as possible within allowable standards, and should drain into adjacent onsite landscaped areas, where possible.
 - d. Minimize directly connected impervious areas on site by means of landscaping or other permeable surfaces to soften the visual appearance, allow absorption into the soil and reduce runoff.
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 Section 6412 of the Zoning Regulations.

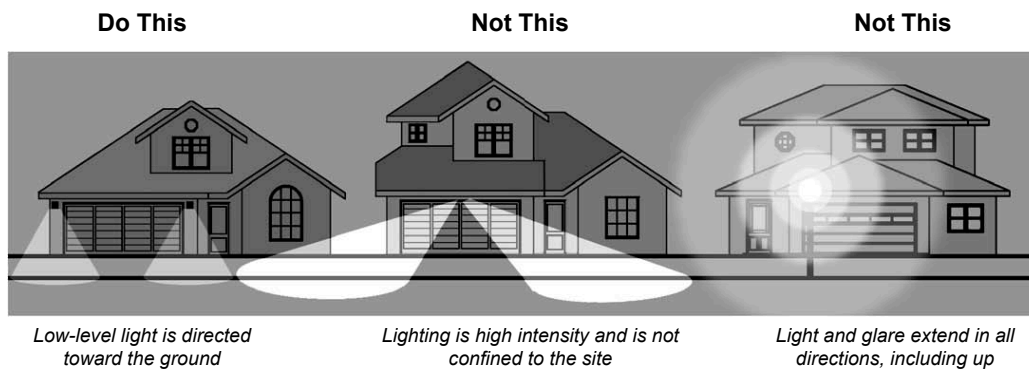


Fence designs enhance the homes' architectural style.

Standard: The design of fences, walls and similar site elements shall be compatible with the architecture of the main buildings and should blend with the surrounding neighborhood.

4. Lighting

Discussion: The location and style of exterior and interior lighting chosen for a single-family home can have a significant impact on the home's design. It can also 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.



Low-level light is directed toward the ground

Lighting is high intensity and is not confined to the site

Light and glare extend in all directions, including up

Standards:

- a. Choose exterior lighting that is architecturally integrated with the home's design, style, material and colors.

- b. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting directed toward the ground is encouraged.
- c. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.
- d. Minimize light and glare as viewed from scenic corridors and other public view corridors.

5. Noise

Discussion: Unwanted noise impacting neighboring properties can be avoided through proper placement and design of new homes, residential additions and ancillary equipment. For example, outdoor activity spaces should be located away from neighbor's bedrooms. Ancillary equipment, for example irrigation systems, pool equipment, generators and the like, should be located away from neighbors and be as quiet as possible. Walls, fences, and landscaping can also be used to buffer sound between neighboring properties.

Please note that all land uses shall conform to the County Noise Ordinance, administered by the Environmental Health Division. The Noise Ordinance limits unusually loud, uncommon noise that would disturb the neighborhood peace.

Standard: Design new homes, residential additions and ancillary equipment to reduce noise impacts on neighboring properties.

SECTION 6565.20(G). 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.

Standards:

- a. Consistent with General Plan Policy 4.20, install all new service lines underground for the segment extending from the nearest existing distribution point/pole to the new home or addition.
- b. All wells, storage tanks, exterior trash and storage areas, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, and other ancillary structures shall be screened from view in a manner that is compatible with the building and site design. Screening materials shall be substantial and durable.

- c. To the extent feasible, all ancillary structures should be located to the rear or side of the site and/or away from the street.

SECTION 6565.20(H). SECOND UNITS. The development of second dwelling units in single-family residential neighborhoods is an efficient and effective way to increase affordable rental housing options. However, it is important that second units be designed and constructed to be compatible with surrounding homes, and so that they do not detract from the single-family character of the area.

Standards: The following design standards shall apply in addition to the design standards in this section (6565.20) and the standards for second dwelling units contained in Chapter 22.5 of the County Zoning Regulations:

- a. Required parking spaces for second dwelling units shall be in a location that can conveniently be used by occupants of the unit and to avoid a “parking lot” appearance.
- b. Due to the increased density, second units shall be designed to avoid substantially affecting the privacy of neighboring properties. The privacy standards contained in Section 6565.20(C) shall also apply to second units.

SECTION 6565.20(I). MIDCOAST DESIGN REVIEW GLOSSARY.

- 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. **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.
16. **Eave** – The part of the roof that overhangs or projects from the wall of a building.
17. **Elevation** – A drawing that views a building from any of its sides; a vertical height above a reference point such as above sea level.
18. **Excavation** – The mechanical removal of earth material (County Ordinance Code Section 8601.24).
19. **Façade** – The face or front of a building.
20. **Fill** – A deposit of earth or waste material placed by artificial means (County Ordinance Code Section 8601.25).
21. **Floor Plan** – A drawing that shows the layout of a building, including the size, dimensions, and arrangement of the rooms.
22. **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.
23. **Grade** – The vertical location of the ground surface (County Ordinance Code Section 8601.27).
 - 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 (County Ordinance Code Section 8601.29).
- 24. **Grading** – Any excavating, filling or placement of earth materials or combination thereof (County Ordinance Code Section 8601.31).
- 25. **Half-Timber** – A frame construction method where spaces between wood members are filled with masonry.
- 26. **Mullion** – A horizontal or vertical divider between sections of a window.
- 27. **Neighborhood** – The area surrounding an existing or proposed home as described in Section 6565.20(B).
- 28. **Neighborhood Character** – The combination of qualities or features within a neighborhood that distinguishes it from other neighborhoods (see Section 6565.20(B)).
- 29. **Obscure Glass** – Glass that is not transparent.
- 30. **Ornamentation** – That which decorates or adorns; embellishment.
- 31. **Parapet** – A portion of wall that extends above the edge of the roof.
- 32. **Perspective** – A type of drawing that gives a 3D view of a building or space using specific viewpoints and vanishing points.
- 33. **Pitch** – The slope of a roof or other plane, often expressed as inches of rise per foot of run.
- 34. **Private View** – A range of vision from private property.
- 35. **Public View** – A range of vision from a public road or other public facility (see General Plan Policy 4.10).
- 36. **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.
- 37. **Ridgeline** – The tops of hills or hillocks normally viewed against a background of other hills (see LCP Policy 8.7).
- 38. **Rendering** – An artistic process applied to drawings to add realism.

39. **Rooftop Deck** – A platform incorporated into or forming the roof of a lower story, typically accessed from within an upper story.
40. **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.
41. **Sash** – Window framework that may be fixed or moveable.
42. **Scale** – A relative level or degree, or a proportion or relation between two things (see Section 6565.20(D)). Also, an instrument bearing ordered marks at fixed intervals used as a reference standard on measurement.
43. **Section (Cross Section)** – A type of drawing that cuts vertically through a building to show the interior and construction of a building.
44. **Sensitive Habitat** – (See LCP Policy 7.1.)
45. **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.
46. **Skyline** – The line where sky and land masses meet (see LCP Policy 8.7).
47. **Site Plan** – A drawing that shows the layout of a site including the topography, vegetation, surface water, etc., on a site.
48. **Split-Level** – A house that has two levels, one about a half a level above or below the other.

49. **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 (Zoning Regulations Section 6102.73). 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.
50. **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.
51. **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.
52. **Vaulted** – An inclined ceiling area.
53. **Veneer** – A thin outer covering or non-load bearing masonry face material.
54. **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 6565.21. STANDARDS FOR THE PROTECTION OF TREES AND VEGETATION. The following standards shall apply in all areas zoned DR. In Emerald Lake Hills, Oak Knoll Manor, Palomar Park and Devonshire, the following standards shall apply to trees 6 inches or more in diameter or 19 inches or more in circumference (measured at 4 1/2 feet above the ground), while in all other areas the following

standards shall apply to trees 12 inches or more in diameter or 38 inches or more in circumference (measured at 4 1/2 feet above ground).

A. Prohibit the removal of a tree unless:

1. There is no alternative building site for a house, driveway, or accessory structure, or
2. Except for any property in the Coastal Zone, tree removal is necessary: (a) to utilize the property in a manner which is of greater public value than any environmental degradation caused by the action, or (b) to allow reasonable economic or other enjoyment of the property, or
3. A tree: (a) is diseased, (b) could adversely affect the general health and safety, (c) could cause substantial damage, (d) is a public nuisance, (e) is in danger of falling, (f) is too closely located to existing or proposed structures, (g) acts as a host for a plant which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite, or (h) is a substantial fire hazard.

The Planning Director or other reviewing body for the project shall have the authority to request a written report substantiating the removal of any tree in accordance with this subparagraph.

B. The replacement of lost trees when required shall be in a manner prescribed by the Design Review Committee or Design Review Administrator, as is applicable, but shall not exceed the following specifications:

1. For each loss of a significant indigenous tree, there shall be a replacement with three (3) or more trees of the same species using at least five (5) gallon size stock.
2. For each loss of a significant exotic tree, there shall be a replacement with three (3) or more trees from a list maintained by the Planning Director. Substitutes for trees listed by the Planning Director may be considered but only when good reason and data are provided which show that the substitute tree can survive and flourish in the regional climatic conditions.
3. Replacement trees for trees removed shall require a surety deposit for both performance (installation of tree, staking, and providing an irrigation system) and maintenance. Maintenance shall be required for no less than two (2) and no more than five (5) years.
4. Loss of any particular replacement prior to the termination of the maintenance period shall require the landowner at his/her expense to

replace the lost tree or trees. Under such circumstances, the maintenance period will be automatically extended for a period of two (2) additional years.

5. Release of either the performance or maintenance surety shall only be allowed upon the satisfactory installation or maintenance and upon inspection by the County.
 6. Where a tree or trees have been removed on undeveloped lands and no existing water system is available on the parcel, the replacement tree or trees, if required to be installed, shall be of sufficient size that watering need not be done by automatic means. Under such circumstances, water can be imported by tank or some other suitable method which would ensure tree survival in accordance with subparagraphs (4) and (5), above.
 7. Postponing the planting of replacement trees can be done if approved by the Design Review Administrator.
- C. Plant additional drought-tolerant trees from a list maintained by the Planning Director and shrubs as may be required for screening to minimize and soften the appearance and impact of development on the street, adjacent homes, and the community. Substitutes for trees listed by the Planning Director may be considered but only when good reason and data are provided which show that the substitute tree can survive and flourish in the regional climatic conditions.
- D. On parcels with no or few trees, plant additional indigenous or other drought-tolerant trees and shrubs as may be required. All trees shall be at least five (5) gallon size stock unless otherwise required by the Design Review Committee or Design Review Administrator, as is applicable.
- E. Protect all existing significant and heritage trees (as defined in Parts Two and Three of Division VIII of the San Mateo County Ordinance Code) from damage during construction activities including grading. Additional protective measures shall be required for landscaping around significant or heritage trees. The following criteria are to be followed unless topography, proximity of proposed structures, or other valid reason determined by the Design Review Committee or Design Review Administrator, as is applicable, are found to restrict construction so much that protecting any particular significant or heritage tree is not practicable and would mandate less restrictive measures. Any exception to the below listed criteria shall be determined in advance by a licensed landscape architect and best management practices in lieu shall be presented to the decision maker for review and approval:
1. Compaction of soils within the dripline of the tree is to be avoided. Only very limited use of heavy equipment within the dripline shall be allowed and should be brought to the attention of the Design Review Administrator prior to such incursion.

2. Grading in the vicinity of any indigenous significant or heritage oak, bay or madrone tree shall be done with detailed plans provided in advance by a licensed landscape architect. Under no circumstances will fill or excavation at the base of any significant or heritage oak, bay or madrone tree exceed four (4) inches from existing grade.
3. Additional protective measures such as fencing shall be required to prevent damage to the trunks and root systems of trees during grading and construction.
4. Trimming of low lying limbs of indigenous trees should be avoided by rerouting construction equipment or by bracing or guying such limbs out of the way of construction equipment. Any such work to shift limbs shall be done under the strict supervision of a licensed landscape architect or arborist.
5. The transplanting of significant sized or heritage trees is not considered practicable and is to be avoided.
6. Existing significant or heritage trees shall be protected from damage by construction equipment and during felling operations while trees are being removed. Any damage to such a tree shall require the immediate attention of a licensed landscape architect or arborist to determine the extent of the damage and to determine if replacement trees will be required in accordance with the provisions of subparagraph B, above, of this section. In order to assist construction crews in protecting existing trees, a licensed landscape architect or arborist will fence off the trees in advance of any construction work in order to meet the intent of this section. Any such required fencing shall be removed when all construction work has been terminated.
7. Existing significant or heritage trees shall be protected from improper landscape management practices. A program shall be developed by a licensed landscape architect or arborist intended to provide the landowner with guidelines for the care, maintenance and protection of any existing significant and heritage trees.

SECTION 6565.22. DROUGHT. In the event that a declared drought and a water rationing program is instituted by the San Mateo County Board of Supervisors or by the purveyor or other provider of water in a water district, any landscaping required by this Chapter shall be held in abeyance until such time as the water rationing program is terminated and the drought is found to be over. Under such unusual circumstances, the Design Review Committee shall have the applicant enter into an agreement to postpone all landscaping activity for the duration of the declared water emergency and rationing program. Such postponement will terminate when the emergency is declared over and

the water rationing program ended at which time the landowner shall install the approved landscape plan.

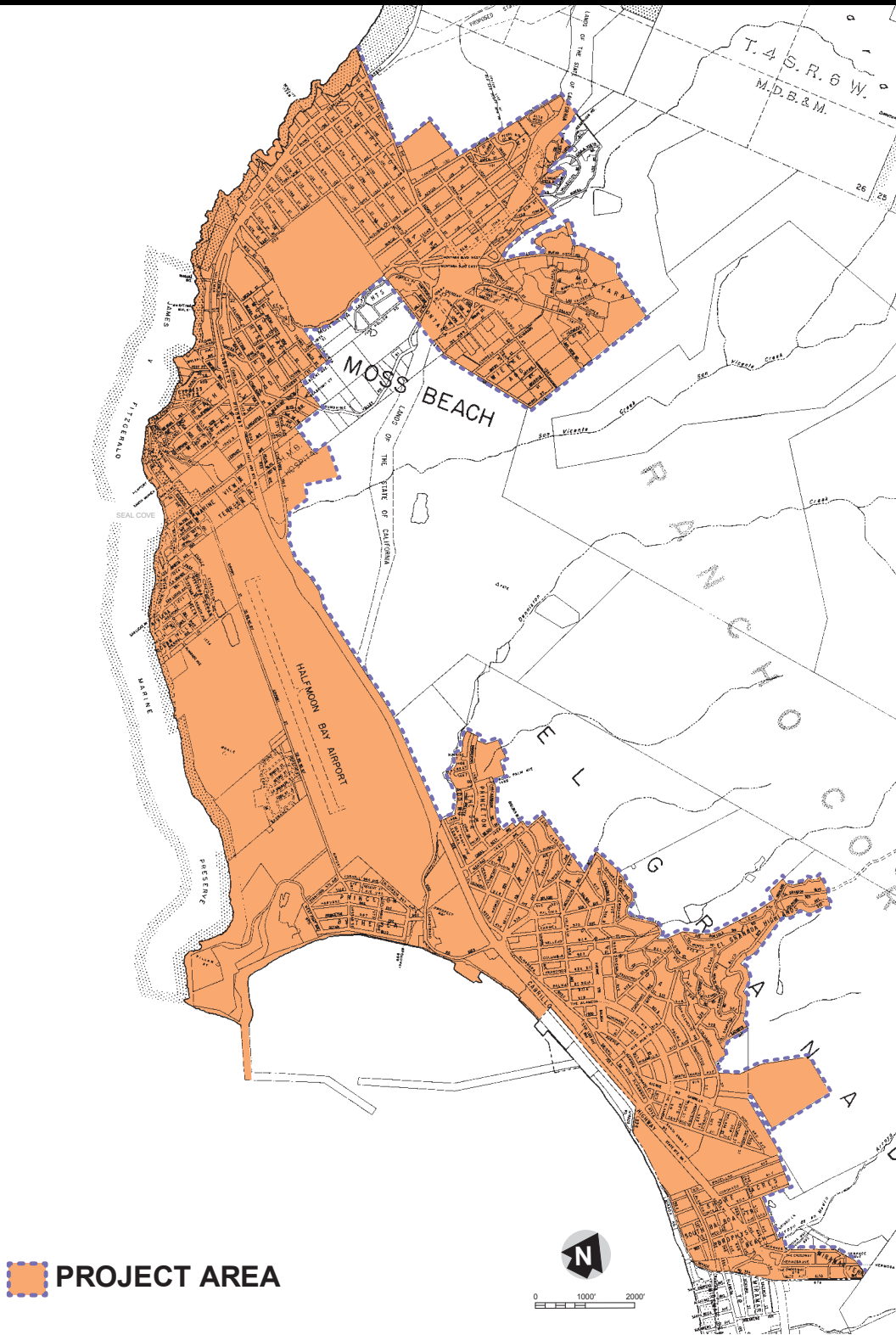
SECTION 6565.23. VIOLATIONS. Any tree cut, removed, trimmed, or otherwise seriously damaged in violation of this Chapter shall be considered a violation of the provisions of either Part Two (Heritage Tree Ordinance) or Three (Significant Tree Ordinance) of Division VIII of the San Mateo County Ordinance Code, whichever is applicable.

- (Chapter 28.1, Sections 6565.1 through 6565.9 - Added by Ordinance No. 2378 - July 29, 1976)
- (Chapter 28.1, Sections 6565.1 through 6565.9 - Amended by Ordinance No. 3191 - and Sections 6565.10 through 6565.16 - Added by Ordinance No. 3191 - October 24, 1989)
- (Section 6565.1.A - Amended by Ordinance No. 4566 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Section 6565.1.B - Added by Ordinance No. 4566 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Section 6565.2 - Amended by Ordinance No. 3983 - August 8, 2000)
- (Section 6565.2.1.B - Amended by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.4 - Amended by Ordinance No. 3983 - August 8, 2000)
- (Sections 6565.6, 6565.9, 6565.15.8 and 6565.16.5 - Amended by Ordinance No. 3228 - May 15, 1990)
- (Section 6565.6.2.I - Added by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.6.7 - Added by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.7 - Amended by Ordinance No. 3983 - August 8, 2000)
- (Section 6565.7.1 - Amended by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.7.A - Amended by Ordinance No. 4566 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
- (Section 6565.11 - Amended by Ordinance No. 4158 - February 25, 2003)
- (Section 6565.15.8 - Deleted by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.16 - Amended and Renumbered to Section 6565.17 by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.16 - Added by Ordinance No. 3321 - April 29, 1991)
- (Sections 6565.17 and 6565.20 - Added by Ordinance No. 3228 - May 15, 1990)
- (Section 6565.17 - Renumbered to Section 6565.19 by Ordinance No. 3321 - April 29, 1991)
- (Section 6565.18 - Added by Ordinance No. 3321 - April 29, 1991)
- (Chapter 28.1 - Amended by Ordinance No. 3499 - June 8, 1993)
- (Chapter 28.1 - Repealed by Ordinance No. 3604 - September 27, 1994)
- (Chapter 28.1 - Added by Ordinance No. 3604 - September 27, 1994)
- (Section 6565.20 - Amended by Ordinance No. 4212 - April 20, 2004)

(Section 6565.1.D.2 - Amended by Ordinance No. 4500 - May 11, 2010)
(Section 6565.20 - Amended by Ordinance No. 4500 - May 11, 2010)
(Section 6565.20(l) - Added by Ordinance No. 4566 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
(Section 6565.20 - Renumbered to Section 6565.21 by Ordinance No. 4500 - May 11, 2010)
(Section 6565.21 - Renumbered to Section 6565.22 by Ordinance No. 4500 - May 11, 2010)
(Section 6565.22 - Renumbered to Section 6565.23 by Ordinance No. 4500 - May 11, 2010)
(Chapter 28.1 "Coastal" - Repealed by Ordinance No. 4500 - May 11, 2010)
(Section 6565.20.C.1.b(2) - Amended by Ordinance No. 4516 - August 10, 2010)
(Chapter 28.1, Section 6565.1.D.2 and 6565.20-3 as amended by Ordinance Nos. 4212, 4500, and 4516) - California Coastal Commission certified amendment on September 15, 2010, and it became effective on that date.

Chapter 28.1 (DR Districts).doc
(10/9/12)

MAP 1.3 - MIDCOAST PROJECT AREA



From: [JANE OKON](#)
To: [Planning Commission](#)
Subject: 10/23/24 SMC Planning Commission Mtg No 1763 - File Number PLN2022-00173, 700 George Street, Montara
Date: Tuesday, October 22, 2024 2:07:06 PM

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October 22, 2024

San Mateo County Planning Commission
400 County Center
Redwood City, CA 94063

Dear Members of the San Mateo County Planning Commission,

We are writing to express our strong support for the appeal regarding the proposed construction of a new two-story, 2,818 sq. ft, single-family residence and detached 400 sq. ft. garage on the 6,254 square foot empty lot located at 700 George Street in Montara (file number PLN2022-00173). We are homeowners who have lived in this beautiful neighborhood for nearly 18 years and believe that the size and scale of this new construction project are out of character and scope for the existing community.

One of the primary concerns is the disproportionate size of the proposed home in relation to the lot and nearby properties. A structure of this magnitude on a relatively modest lot will likely disrupt the overall aesthetic and cohesion of the neighborhood, which currently features homes that are much more modest in scale. The proposed home would stand out in a way that feels inappropriate for the existing character of the area.

Furthermore, the home directly across the street from the proposed project is another example of a building that is out of scale with the neighborhood. It is so large that visiting friends of ours have even mistaken it for an apartment building. This is a clear indication of how such oversized homes can detract from the neighborhood's character and diminish property values in the area by disrupting the balance and appeal of the residential community.

Additionally, we are concerned about the lack of transparency in the process. The applicant has failed to provide story poles, a critical step in demonstrating the true scale and height of the new structure. Story poles would give neighbors and the community a tangible way to understand the potential impact of the construction, and their absence raises questions about the overall approach of the applicant in terms of community engagement and compliance with standard procedures.

For these reasons, we respectfully urge the Commission to consider the appeal and ensure that any new construction in our neighborhood is appropriate in scale and consistent with the established character of the area. We hope the Commission will take these concerns seriously and carefully evaluate the proposed project's impact before making a final decision.

Thank you for your consideration,
Jane Okon and Susan Andrews
1220 Cedar Street, Montara

From: [Kathy Hoffman](#)
To: [Planning Commission](#)
Subject: Public comment
Date: Sunday, October 20, 2024 5:58:23 PM

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Location: 700 George St Montara
Parcel: 036-103-620

Planning commission

I am writing to comment on the size of this house being planned for 700 George Street.

I feel like this house is too big. PLEASE, do not allow for another monster house to be built, on that corner. Where are the story poles? I have yet to see them go up.

Thank you

Kathy Hoffman

Sent from my iPad

From: [Mark Stegmaier](#)
To: [Angela Montes](#)
Subject: Last minute
Date: Tuesday, October 22, 2024 4:03:02 PM
Attachments: [700 agreed window .pdf](#)

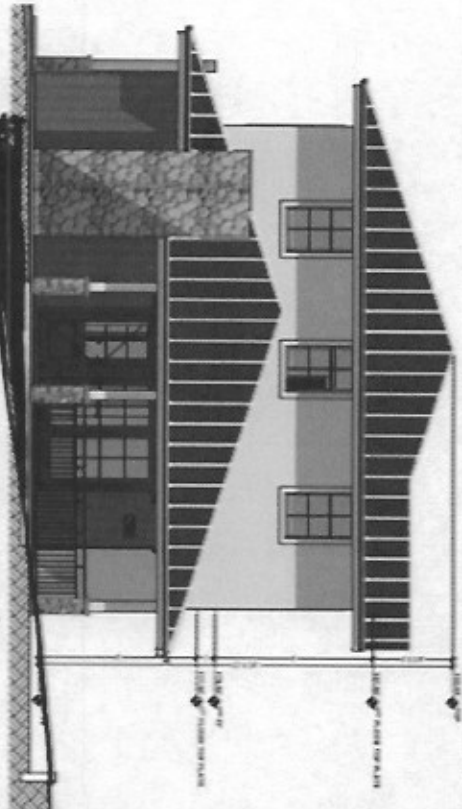
CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Angela,
I thought these might be able to make it into correspondence

Thank you
Sincerely
Mark Stegmaier
650.504.1254c/t

Mark Stegmaier
Sierra West Builders
P.O. Box 371473
Montara, CA 94037
(650) 728-0960. Office
(650) 728-0962. Fax
www.sierrawestbuilders

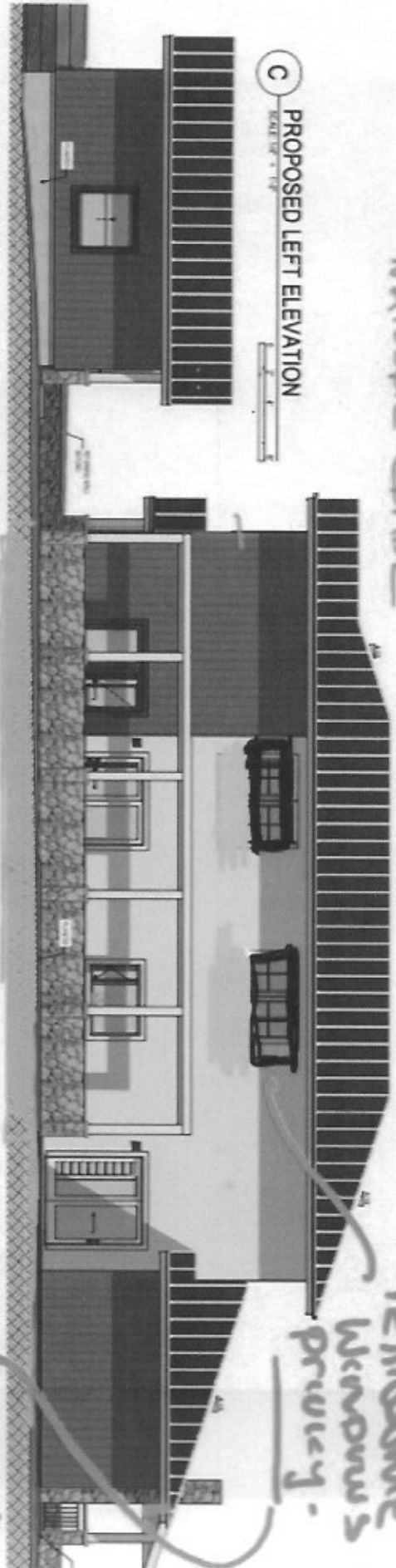
A PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'-0"



B PROPOSED BACK ELEVATION
SCALE 1/8" = 1'-0"



C PROPOSED LEFT ELEVATION
SCALE 1/8" = 1'-0"



D PROPOSED RIGHT ELEVATION
SCALE 1/8" = 1'-0"

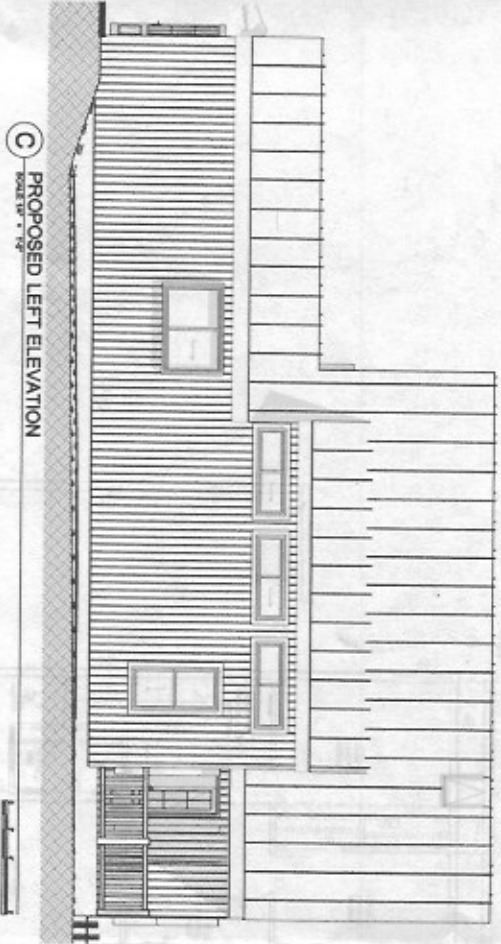


HOUSE 700 ASSISTS ON NO SMOKE ON DOWNSTAIR

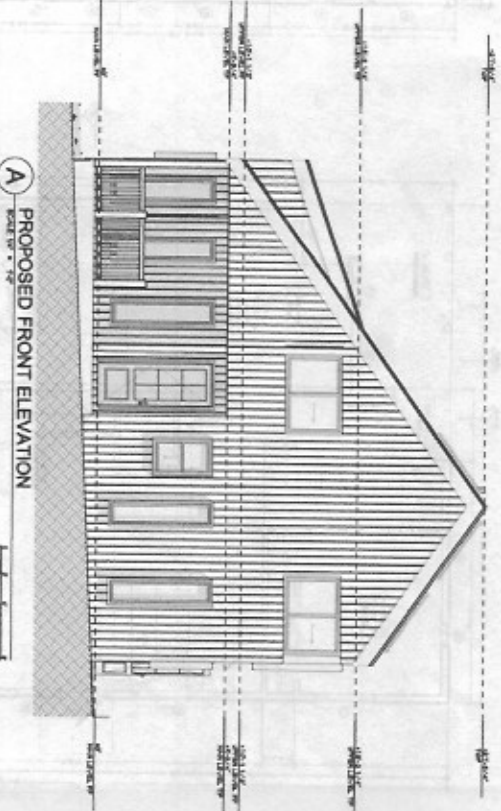
B PROPOSED LEVEL FLOOR PLAN

A PROPOSED LEVEL FLOOR PLAN

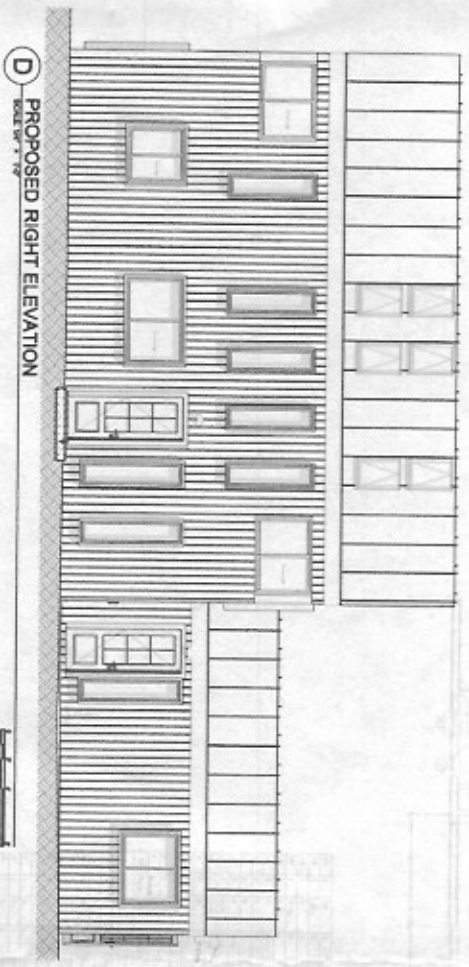
A3.0



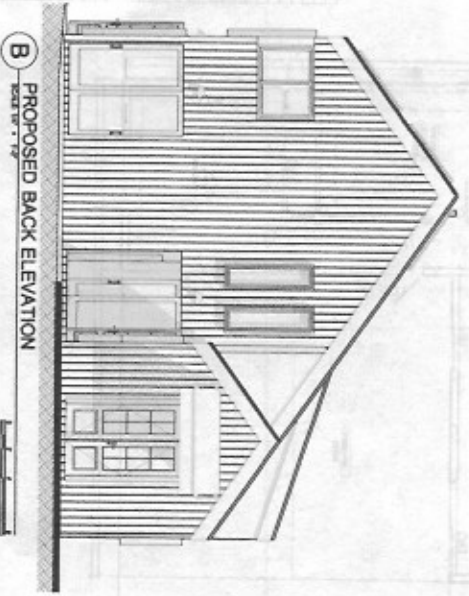
C PROPOSED LEFT ELEVATION
SCALE 1/8" = 1'-0"



A PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'-0"



D PROPOSED RIGHT ELEVATION
SCALE 1/8" = 1'-0"



B PROPOSED BACK ELEVATION
SCALE 1/8" = 1'-0"

1 TO GEORGE ST
MONTARACA 9409T

NO.	DATE	BY

PROJECT NO.	
DATE	
SCALE	A3.0

- Door -
- Pioneer Wallwalk -

From: [Rachael Sage](#)
To: [Planning Commission](#)
Subject: File #PLN2022-00173. 700 George Street, Montara. Please re-consider the approval.
Date: Tuesday, October 22, 2024 5:48:02 PM

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Dear Ms. Leung and Members of the Planning Commission,

My name is Rachael Sage and I live at 584 Kanoff Avenue, just a block away from the proposed new development on 700 George Street.

As a long-time resident of the neighborhood and as someone who proposed and built an addition to my house, I am very invested in the nature of the construction of homes within our town. When I was planning my addition, I considered the size of the houses near mine, the style of my house and neighboring homes, and how the addition would fit in with the natural surroundings. I built something that was modest and suited the homes around me.

The proposed development on 700 George Street, along with the home at 1212 Birch are extreme departures from the environment of our neighborhood. They will diminish the natural feeling of the area and will create a corridor of monoliths that will give the corner of George and Birch the feeling of an urban business park. Although we cannot change 1212 Birch, we can look to the homes directly across the street and admire how they complimented each other and the neighboring homes with their design instead of dominating them. They can be an example of well-designed, complimentary architecture that is fitting for our neighborhood.

I ask that you please request modifications to the current plan of 700 George and limit the size, modify the design to make it more appealing and suitable to the neighboring homes around it.

I appreciate your consideration.

Warmly,

Rachael Sage
(650) 303-2224
584 Kanoff Avenue, Montara, CA 94037

“When it’s all said and done, what’s more important? That you were a cutthroat, ruthless competitor that everyone hated or that you were nice and had fun?”

– Dane Reynolds