

ATTACHMENT B

FULL DISCUSSION OF COMPLIANCE WITH THE LOCAL COASTAL PROGRAM (LCP)

Through various policies, as listed below followed by a discussion of project compliance, the LCP encourages the establishment and maintenance of design review districts within Coastal areas of the unincorporated County:

- LCP Policy 8.12 (General Regulations)

a. Apply the Design Review (DR) Zoning District to urban areas of the Coastal Zone

(1) For one- and two-family developments in the Midcoast, apply the design standards contained in Section 6565.20.

(2) For all other development, apply the design standards contained in Section 6565.17 and the design criteria set forth in the Community Design Manual.

The County's adoption of the updated ordinance will consolidate the standards for residential and non-residential projects (see Sections M and N of the standards table of Attachment D) and revise them such that they are objective.

b. Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.

The updated standards include standards for protecting ocean views from public viewing points, specifically Standard A.3.

- LCP Policy 8.13 (Special Design Guidelines for Coastal Communities)

a. Montara-Moss Beach-El Granada-Miramar

(1) Design structures that fit the topography of the site and do not require extensive cutting, grading, or filling for construction. The Project includes objective standards to minimize alteration of natural topography and grading (see Section H of the standards table of Attachment D).

(2) Employ the use of natural materials and colors that blend with the vegetative cover of the site. The Project includes objective standards to require the use of materials that are compatible with surrounding natural and built environment (see Section K of the standards table of Attachment D).

(3) Use pitched roofs that are surfaced with non-reflective materials except for the employment of solar energy devices. The limited use of flat roofs may be allowed if necessary to reduce view impacts or to accommodate varying architectural styles that are compatible with the character of the surrounding area. The Project includes objective standards to prohibit the use of reflective finishes for roofing and further allows for flat roofs in the Midcoast than the current standards to accommodate contemporary architectural styles which have been popular (see Section F of the standards table of Attachment D).

(4) Design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urban landscape. The Project includes objective standards to regulate the scale of development such that it is compatible with surrounding development (see Sections B and C of the standards table of Attachment D).

(5) To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. This provision

shall not apply in areas west of Denniston Creek zoned either Coastside Commercial Recreation or Waterfront. The Project includes standards for protecting ocean views from public viewing points, specifically Standard A.3.

(6) In areas east of Denniston Creek zoned Coastside Commercial Recreation, the height of development may not exceed 28 feet from the natural or finished grade, whichever is lower. This requirement is included in the CCR zoning (see below) and does not need to be repeated in the DR standards:

CCR Zoning District Section 6269.3 Building Height Limit. The maximum building height is thirty-six (36) feet, except when a lower limit is imposed in accordance with this Chapter, and except in areas east of Denniston Creek, where the maximum building height shall be twenty-eight (28) feet from the natural or finished grade, whichever is lower. Height is measured from finished grade to the highest point of the roof.

b. Princeton-by-the-Sea

(1) Commercial Development: Design buildings which reflect the nautical character of the harbor setting, are of wood or shingle siding, employ natural or sea colors, and use pitched roofs.

(2) Industrial Development: Employ architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts.

The Project includes objective standards to reflect these requirements, specifically Standards K.5 and K.6.

c. San Gregorio

Encourage new buildings to incorporate traditional design features found in the San Gregorio House and other houses in the community, i.e., clean and simple lines, steep roof slopes, placement of windows and doors at regular intervals, doors and windows of equal proportions, and wood construction. Require remodeling of existing buildings to

retain and respect their traditional architectural features, if any. The Project includes objective standards to reflect these requirements, specifically Standard D.4.

d. Pescadero

Encourage new buildings to incorporate architectural design features found in the historic buildings of the community (see inventory listing), i.e., clean and simple lines, precise detailing, steep roof slopes, symmetrical relationship of windows and doors, wood construction, white paint, etc. Require remodeling of existing buildings to retain and respect their traditional architectural features, if any. The Project includes objective standards to reflect these requirements, specifically Standard D.5.

- Policy 8.32 (Regulation of Scenic Corridors in Urban Areas)

a. Apply the regulations of the Design Review (DR) Zoning Ordinance.

b. Apply the design criteria of the Community Design Manual.

c. Apply specific design guidelines for Montara, Moss Beach, El Granada, Princeton-by-the-Sea, Miramar, San Gregorio, and Pescadero as set forth in Urban Design Policies of the LCP.

The Project maintains and improves the objectivity of specific design guidelines for Montara, Moss Beach, El Granada, Princeton-by-the-Sea, Miramar, San Gregorio, and Pescadero as set forth in Urban Design Policies of the LCP.

- Policy 9.18.b (Regulation of Development on 30% or Steeper Slopes)

Employ the siting and grading criteria of the Design Review Zoning Ordinance and the Community Design Manual for Development on Slopes 30% or Greater. The Project includes objective standards to minimize alteration of natural topography and grading, including on slopes 30% or greater (see Section H of the standards table of Attachment D).