

**RESOLUTION NO. 070738**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

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**RESOLUTION APPROVING AMENDMENTS TO THE SAN MATEO COUNTY LOCAL  
COASTAL PROGRAM VISUAL RESOURCES COMPONENT TO ENACT NEW  
DESIGN STANDARDS FOR ONE-FAMILY AND TWO-FAMILY RESIDENTIAL  
DEVELOPMENT IN THE MIDCOAST**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, on April 20, 2004, the Board of Supervisors: (1) approved Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, and amended Chapter 28.1 of the Zoning Annex to the County Ordinance Code by adopting Ordinance No. 04212; (2) approved amendments to the County's Visual Resources Component of the Local Coastal Program (LCP) by adopting Resolution No. 066612; and (3) directed staff to submit the amendment to the Coastal Commission for certification of conformity with the Coastal Act by adopting Resolution No. 066613; and

**WHEREAS**, on February 7, 2006, the Board of Supervisors again directed staff to submit the amendment to the Coastal Commission by adopting Resolution No. 067809, which amended Resolution No. 066613; and

**WHEREAS**, opportunity for public participation at the Planning Commission and Board hearings was provided through: (1) publication of the meeting announcements in the San Mateo County Times and the Half Moon Bay Review newspapers; and (2) direct mailing of meeting announcements to all interested parties.

070738

**WHEREAS**, at all public hearings, interested parties were afforded the opportunity to be heard; and

**WHEREAS**, on December 10, 2009, the Coastal Commission certified the amendments subject to modifications.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors amends the County's LCP Visual Resource Component Policies 8.12 and 8.13a to read as follows:

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 development 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.
- 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.

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.

070738

- (2) Employ the use of natural materials and colors that blend with the vegetative cover of the site.
- (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.
- (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 urbanscape.
- (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 access ways, and beaches. This provision shall not apply in areas west of Denniston Creek zoned either Coastsides Commercial Recreation or Waterfront.
- (6) In areas east of Denniston Creek zoned Coastsides Commercial Recreation, the height of development may not exceed 28 feet from the natural or finished grade, whichever is lower.

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070738

Regularly passed and adopted this 11<sup>th</sup> day of May, 2010.

AYES and in favor of said resolution:

Supervisors:

MARK CHURCH

CAROLE GROOM

RICHARD S. GORDON

ROSE JACOBS GIBSON

ADRIENNE J. TISSIER

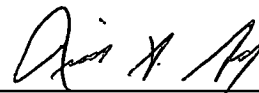
NOES and against said resolution:

Supervisors:

NONE

Absent Supervisors:

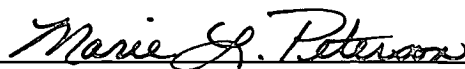
NONE



President, Board of Supervisors  
County of San Mateo  
State of California

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



Marie L. Peterson, Deputy  
Clerk of the Board of Supervisors

070738