

CDRC OPEN STUDY SESSION TO DISCUSS REVISION OF DESIGN REVIEW STANDARDS

Date: 25 April 2019
To: Coastside Design Review SubCommittee Members:
Buce Chan, Katie Kostiuk, beverly garrity, Melanie Hohnbaum, Chris Johnson, Doug Machado
From: beverly r garrity
CC: Camille Leung, Sr Planner,
Dennis Aguirre, Design Review Officer
Joe LaClair, Planning Services Manager

Committee decided to split efforts into “short term” and “long term” categories, with the intent to achieve greater progress.

SHORT TERM

C1 zoning height changes can possibly be fast tracked (suggested by Lisa Ketchum) is packaged together with the Green Infrastructure Updates. This would not work with the current organization of the Green Infrastructure update process. Camille Leung noted the Green Infrastructure updates have been split into 2 phases:

- 1- non location specific, slated for e.o. 2019, does not include any zoning updates.
- 2 - location specific, slated for e.o. 2020.

LONG TERM

The Moss Beach Draft Vision Board has yet to be submitted and reviewed.

Vision Board focus - How do the Vision Boards inform future development?

Commercial Development Design requires the most immediate update.

Public Engagement - We may be able to access contact lists from public response to current public projects, realtor lists, other sources.

Presentation- Suggestions were made to publish how images of commercial projects in process would have been impacted with future updates in place; illustrating and articulating the essential impact of Commercial Design Review regarding height, view corridor, set backs, daylight planes, essentially buildable envelope.

CONCLUSION: It may be possible to tag on CDRC proposed updates, which include zoning updates to the second phase of the Green Infrastructure updates. (see C.Leung ProcessTimeline Appendix A pg 4of4)

COMMERCIAL TOPICS DISCUSSED

CDRC PURVIEW: (see Zoning Regulations pg. 28.1.6 Section 6565.7.A.4) To include Commercial Zones, remove “residential development only...”

BUILDING HEIGHT/RESIDENTIAL OR COMMERCIAL: Use Lisa ketches description in the letter linked as follows:

<http://static1.1.sqspcdn.com/static/f/1461275/27740182/1510205875547/2017-11-08-bldg-ht-measure-MCC-letter.pdf?token=LIQMxietoPjN5bzSihIn%2BMxZjFc%3D>

...amending the maximum building height in the Coastal Zone to 28 feet, and defining building height as being measured from the lower of natural or finished grade to the topmost point of the building immediately above. ...specifying for use in the Midcoast only.

SET BACKS & GREENSPACE BUFFER: (see Zoning Regulations pg. 15.6 Section 6252)

Updates might include:

1. Any street-fronting side of the property would require setbacks.
2. Suggest 10% of the front/rear/or side dimension would be required for minimum setback.
3. 30% of the total street-side setback would be required for minimum green space buffer; with an exemption for right-of-way greenspace.
4. note: non-street setback does not require green space buffer, tho will have existing pervious/impervious surface requirements)
5. These percentages for setbacks should work well with the existing max 50% LotCoverage requirements.

Questions: What are the existing Midcoast (DPW) regulations for sidewalks, right of way, greenscape, ADA requirements?

DAYLITE PLANES: tbd

ROOF LINES: (see Zoning Regulations pg. 28.1.49 Section 6565.20(D).3.a) Use this in the updated Commercial Regulations...

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 domers 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.

ACTION ITEMS FOR 30MAY2019 MEETING:

1. Bruce to provide the illustration/template for the existing C-1 regulations.
 2. Katie to obtain Melanie's Moss Beach draft vision board for discussion.
 3. All SubCommiteeMembers to comment on draft vision boards regarding How they inform future development...focus on commercial zoning.
 4. Katie to draft C-1 setback requirements.
 5. Chris to list 3-5 categories that impact C-1 design standards.
 6. Doug to gather roof samples for 30May2019 showing the range of the SolarReflectiveIndex levels.
 7. Camille to edit ProcessTimeline (see next page Appendix A) as needed.
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APPENDIX A
PROCESS TIMELINE

7JUNE2018

1. CDRC established scope/goals of update.
 - a. CDRC prepares draft scope/goals statement for MCC public meeting.
 1. Consider phased approach to address change for C-1 height.
 - b. CDRC establishes subcommittee membership and meeting calendar.
 - c. Review goals with Joe and County Counsel - revisions as needed.

24OCT2018

2. MCC Public Meeting. CDRC presentation.

JAN-AUG2019(6mos)

3. CDRC works in SubCommittee, with County support.
4. CDRC completes a DraftUpdate.

SEPT2019(3wks)

5. County to review DraftUpdate and provide feedback.
 - a. Review by Camille, Joe, Steve, and County Counsel.
 - b. CDRC meet with Joe and County Counsel as needed to review comments and edits.

OCT-DEC2019(3mos = 2mos to prepare + 1mo public comment)

6. CEQA Documentation: Initial Study and Mitigated Negative Declaration.

JAN-MAR2020(3mos)

7. Adoption & Certification Process
 - a. MCC PublicEngagementMt (aka Oceana PrincetonPlan) to gather input on DraftUpdate.
 - b. PlanningCommissionWorkshop
 - c. PlanningCommisssion for recommendation
 - d. BOS for adoption

APR2020

8. CCC for certification
9. Implementation: Workshop with local architects, prepare and disseminate documents, update permit process, etc.