



Midcoast Design Review Standards Update

Coastside Design Review
Committee

Midcoast Community
Council, October 24, 2018

History

1980 - San Mateo County first certified Local Coastal Program (LCP)

1999 - Midcoast Urgency Interim Ordinance to limit house size (floor area ratio, 28-ft height)

2001 - CCC certified LCP amendments to control house size, daylight plane, façade articulation, and establish CDRC review of new R-1 residential development

2001-2003 - CDRC held public meetings and participated in community workshops to develop draft Midcoast Design Standards for 1- and 2-family residential development in the Midcoast.

2003-2010 - Public hearings Planning Commission, Board of Supervisors, and Coastal Commission to amend LCP Visual Resources Component and adopt Midcoast Design Standards.

2012 - Midcoast LCP Update (1999-2012) included expansion of CDRC responsibility beyond R-1 zone to include all residential development (single- or multi-family) and residential/commercial mixed-use development in the Midcoast LCP Update Project Area.





Purpose

Encourage new single-family homes and additions that have their own individual character

Ensure projects are complementary with neighboring houses, neighborhood character of each Midcoast community, and the surrounding natural setting.

The 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 Officer, the CDRC, the Planning Commission and the Board of Supervisors in their review of projects.

The standards are not intended to:

- Preclude individual initiative in the design of any particular project
- Require that substantial additional expense be incurred.

Win-Win: Through thoughtful application and balancing of standards, an architect or designer can achieve compliance and reduce a project's potential to cause conflict.



CURRENT MEMBERSHIP	ROLE	TITLE	AREA
Bruce Chan	Landscape Architect	Member	At Large
Stuart Grunow	Architect	Member & Chair	At Large
Katie Kostiuk	Architect	Alternate	At Large
Beverly Garrity	Community Representative	Member	Montara
Karen Staubach	Community Representative	Alternate	Montara
Melanie Hohnbaum	Community Representative	Member & Vice Chair	Moss Beach
Kris Lannin Liang	Community Representative	Alternate	Moss Beach
Chris Johnson	Community Representative	Member	El Granada
Doug Machado	Community Representative	Alternate	El Granada
VACANT	Community Representative	Member	Miramar
VACANT	Community Representative	Alternate	Miramar
Annette Merriman	Community Representative	Member	Princeton
VACANT	Community Representative	Alternate	Princeton

Members



Midcoast Design Review Standards Update Mission Statement

To establish new and updated design standards for Residential, Multifamily, Mixed-use, Commercial (nonresidential), Commercial-Recreation, Light-Industrial, Agricultural (near residential), Planned Unit Development (PUD), and El Granada Gateway development, that complements state regulations, area character and the surrounding natural setting to have a more harmonious Coastside community design aesthetic.



Structure of CDRC Update Effort

Co-chairs: Beverly Garrity (Montara Rep) and Katie Kostiuk (Architect)

Documentarian: Bruce Chan (Landscape Architect)

MCC Advisor: Lisa Ketcham

Members: CDRC

Invite and encourage input, including MCC, Architects, Applicants, and Community Members



Goals

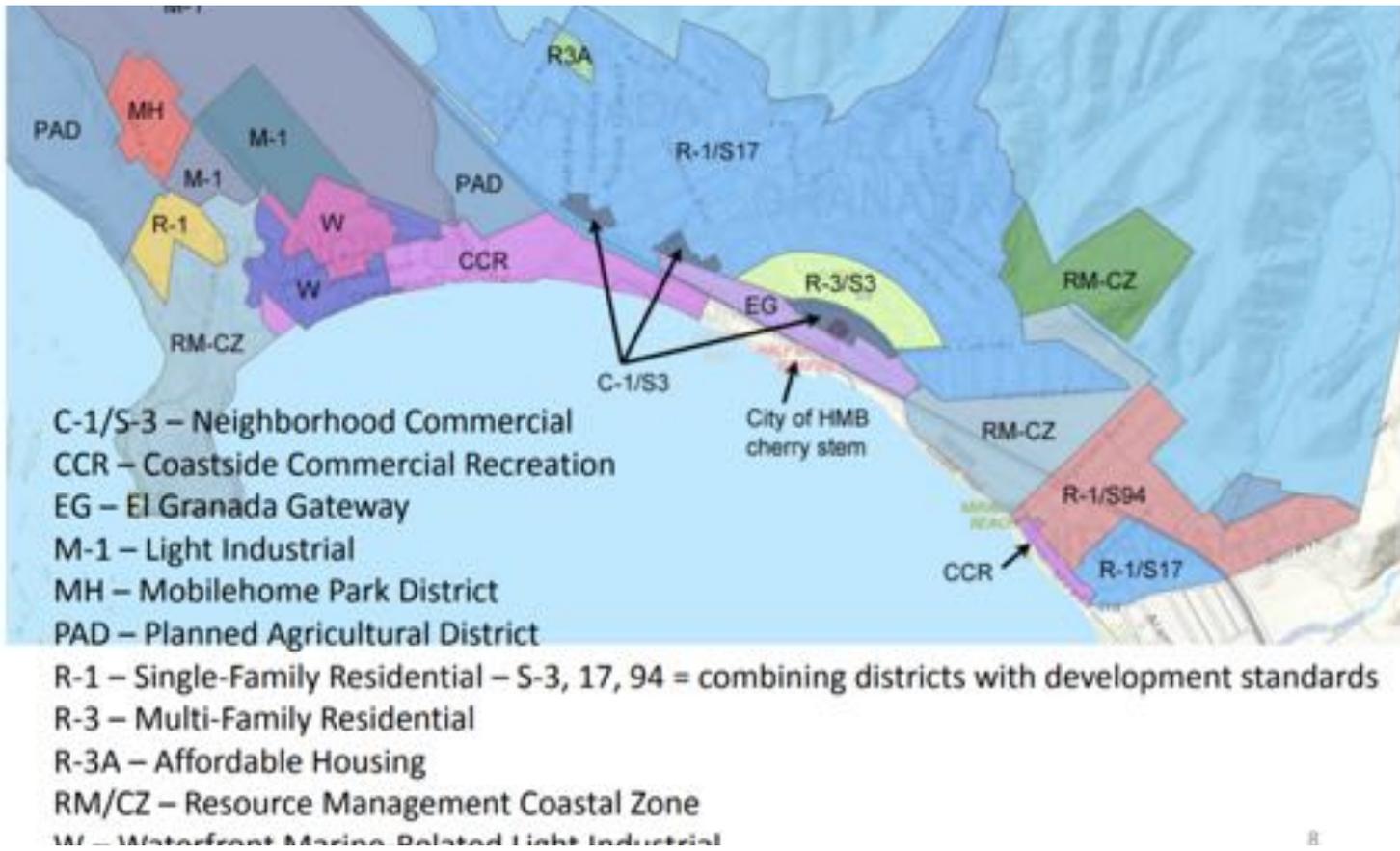
Expand purview to non-residential structures in the Midcoast (e.g., Commercial, Industrial)

Combine and update residential and commercial design review standards, including:

- Building styles
- Building height measurement
- Landscape standards
- Site design standards

Update operational procedures





Current:

Residential and Mixed-Use with Residential Component

Proposed:

- Commercial (non-residential)
- Commercial Recreation
- Light Industrial (M-1)
- Waterfront (W)
- Agricultural
- Planned Unit Development
- Community Service Structures (e.g., El Granada Gateway)

Expand Purview of CDRC



Update and Combine Residential
& Commercial Design Review
Standards

Comprehensive Documentation

Landscape Standards

Site Design Standards

d. Garages

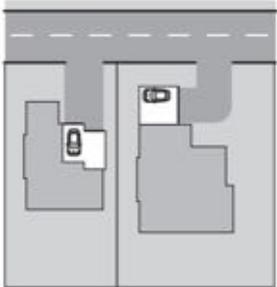
Discussion:

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.

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.

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.

Documentation Two Parts

Discussion

Standards

Update Operational Procedures

Representation

Create Standards under CDX/DRX Process

Professional Assistance

Process & Oversight Clarification

Drainage

Story Poles



Updating Standards Procedure & Timeline

CDRC Established Scope/Goals

June 7, 2018

CDRC Presents Scope/Goals to MCC

October 24, 2018

**CDRC Works in Subcommittee with
County Staff**

2019

CDRC Completes Draft of Update

2019

**CDRC Meets with County Planning
and County Counsel to Confirm
Adoption and Certification Process**

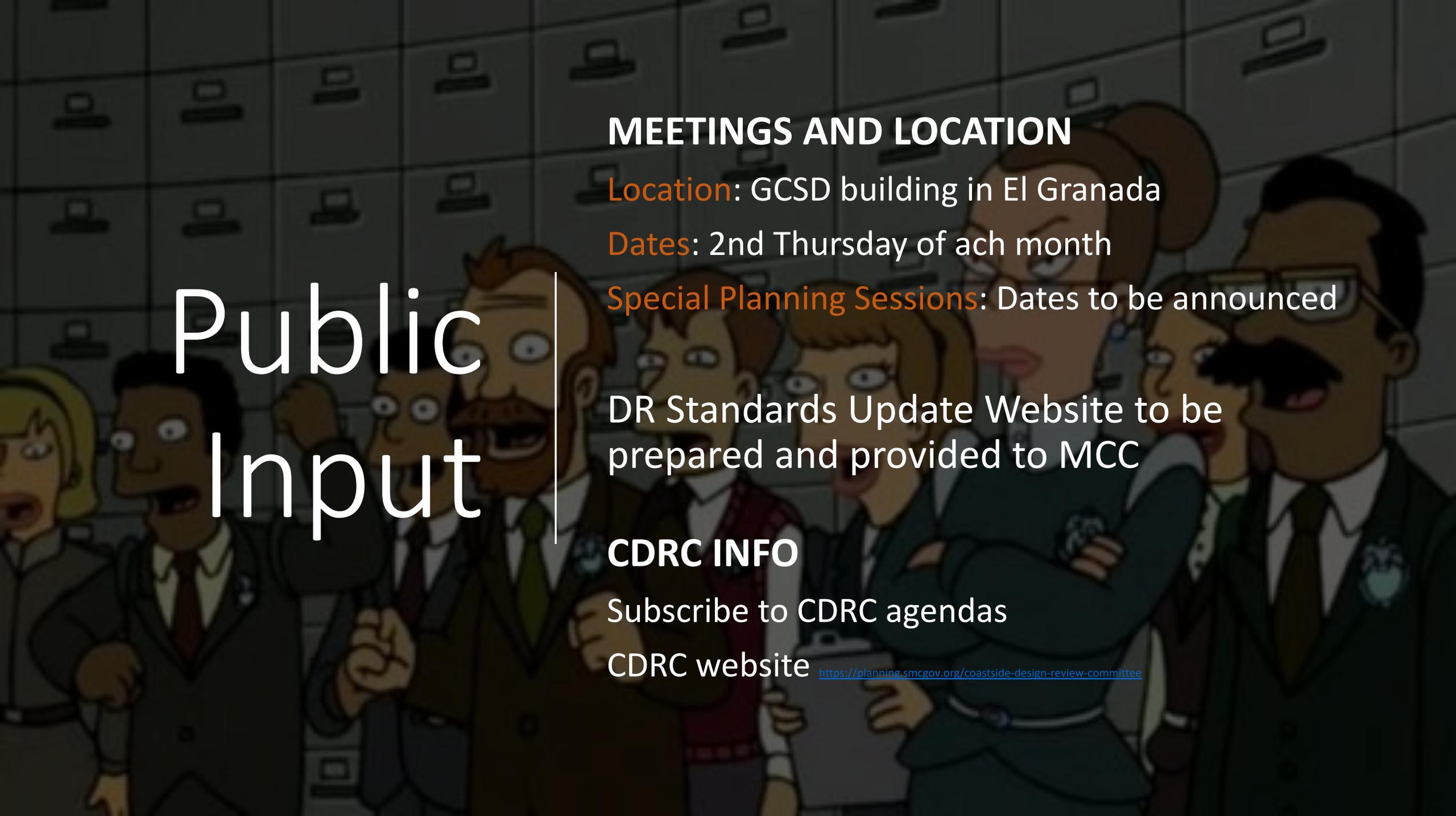
2020

**California Coastal Commission
Certification 2020-2021**

Implementation

2022





Public Input

MEETINGS AND LOCATION

Location: GCSD building in El Granada

Dates: 2nd Thursday of each month

Special Planning Sessions: Dates to be announced

DR Standards Update Website to be prepared and provided to MCC

CDRC INFO

Subscribe to CDRC agendas

CDRC website <https://planning.smcgov.org/coastside-design-review-committee>



Join The Committee!

https://bnc.smcgov.org/sites/bnc.smcgov.org/files/Vacancy%20Ntc.080818_2.pdf

Open Positions:

Miramar Community Representative

Alternate Miramar Community Representative

Alternate Princeton Community Representative

Alternate Montara Community Representative

Supporting Resources

Midcoast Community Council Website

<http://www.midcoastcommunitycouncil.org>

Midcoast Community Council Study Session

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-06-27-LandUse-DevApproval-process.pdf>

County Planning Regulations

<https://planning.smcgov.org/planning-regulations>

County Email Notifications

<https://public.govdelivery.com/accounts/CASMATEO/subscriber/new?preferences=true>

County Online Permit Center

<https://aca.accela.com/SMCGOV/Default.aspx>

County GIS - Land Use & Zoning Maps

<https://maps.smcgov.org/planning/>

