

## DEVELOPMENT / VISUAL RESOURCES

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<b>View Protections</b>			
1. Prevent development (including buildings, structures, fences, paved areas, signs, and landscaping) from obstructing views of the shoreline from coastal roads, vista points, recreation areas, and beaches.	REV	<b>Policy C-OSRC-1c:</b> Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. <b>(Existing LCP Revised)</b>	More detailed
2. Prohibit development which will significantly degrade the scenic qualities of major views and vista points.	REV	<b>Policy C-OSRC-1b:</b> Development which will significantly degrade the scenic qualities of Scenic Landscape Units and views and from Vista Points shall be prohibited. <b>(Existing LCP Revised)</b>	More detailed
3. Except in rural community and urban service areas, require a minimum setback of 100 feet from the right-of-way along scenic corridors and greater where possible. However, permit a 50 foot setback when sufficient screening exists to shield the structure from public view. Where the General Plan policies and standards are more restrictive than the above standards, development shall comply with the General Plan or Coastal Plan policies, whichever are more restrictive, provided that no development shall be approved which does not comply with Coastal Plan policies.	REV	<b>Policy C-OSRC-2c:</b> Outside of rural communities and urban service areas, the minimum setback of a new structure from a Scenic Corridor shall be 30 percent of the depth of the lot to a maximum of 200 feet from the centerline of the road. <b>(Existing LCP Revised)</b>	More detailed
<b>Alteration of Landforms</b>			
4. Minimize visual destruction of natural landforms caused by the cutting, filling, and grading for building sites, access roads and public utilities by: <ul style="list-style-type: none"> <li>• Concentrating development on level areas so that steeper hillsides are left undisturbed.</li> <li>• Prohibiting new development which requires grading, cutting, or filling that would significantly and permanently alter or destroy the appearance of natural landforms</li> </ul>	REV	<b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b>  (See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Grading and Topography</i> .)	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<b>Alteration of Landforms (cont.)</b>			
<ul style="list-style-type: none"> <li>• Restoring landforms as completely as possible after any permitted temporary alteration during construction, timber harvesting, or mineral extraction</li> <li>• Constructing roads, buildings, and other structural improvements to fit the natural topography</li> <li>• Sharing private roads and driveways</li> </ul>			
<b>Landform Guidelines</b>			
<p>5. Minimize visual impact of development on hillsides by:</p> <ul style="list-style-type: none"> <li>• Requiring construction or grading to follow the natural contours of the landscape</li> <li>• Prohibiting development and grading on hillsides with grades more than 30 percent</li> <li>• Designing structures to fit hillside sites rather than altering the landform to accommodate buildings designed for level sites</li> <li>• Concentrating development near existing vegetation</li> <li>• Promoting roof angles and colors which blend with hillsides</li> </ul>	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting</i>, and <i>Grading and Topography</i>.)</p>	More detailed
<p>6. Minimize the visual impacts of development on terraces by:</p> <ul style="list-style-type: none"> <li>• Prohibiting development in open fields in rural areas</li> <li>• Minimizing the number of structures and clustering them near existing natural or man-made vertical features</li> <li>• Designing structures to be in scale with the rural character of the region</li> </ul>	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting</i>, and <i>Grading and Topography</i>.)</p>	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<b>Landform Guidelines (cont.)</b>			
7. Minimize the visual impact of development on ridges by: <ul style="list-style-type: none"> <li>• Prohibiting development in rural areas that projects above the ridgeline silhouette</li> <li>• Locating development adjacent to existing vegetation</li> <li>• Prohibiting the removal of tree masses which destroy the silhouette of the ridgeline form</li> </ul>	REV	<b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b> (See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting</i> .)	More detailed
8. Minimize the visual impact of development on inland valleys by: <ul style="list-style-type: none"> <li>• Concentrating development within existing communities</li> <li>• Requiring development outside of communities to be located on the edge of the valley or within existing tree clusters leaving the valley floor and agricultural land open</li> </ul>	REV	<b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b> (See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting</i> .)	More detailed
<b>Natural Landscape Compatibility</b>			
9. Locate and design development to fit the setting and to be subordinate to the pre-existing character of the site.	REV	<b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b> (See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Grading and Topography</i> .)	More detailed
<b>Community Compatibility</b>			
10. Design structures to be compatible with existing community characteristics.	REV	<b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<b>Community Compatibility (cont.)</b>			
		(See Appendix A-1, Coastal Design Guidelines, Section 1.2, <i>Residential Building Design</i> .)	
11. Relate structures in size and scale to adjacent buildings.	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.</p> <p><b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.2, <i>Residential Building Design</i>.)</p>	Same
12. Locate and design all development to minimize the impacts of noise, light, glare, and odors on adjacent properties and the community at large.	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.</p> <p><b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1 Coastal Design Guidelines, Section 1.1, Development, <i>Minimize Development Impacts</i>.)</p>	More detailed
<b>Utilities</b>			
13. Require that all new distribution line extensions be placed underground.	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.</p> <p><b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Utility Lines</i>.)</p>	Same
<b>Vegetation</b>			
14. Discourage the removal of significant trees except through legitimate logging operations.	REV	<p><b>Policy C-OSRC-1g:</b> The following standards shall be used in addition to those of Policy C-OSRC-1f for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points:</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Vegetation (cont.)</i>			
		<p>(3) Building sites and roads are to be constructed to preserve significant tree stands and significant oak trees. <b>(GP2020 / Existing LCP Revised)</b></p> <p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting.</i>)</p>	
15. Locate and design new development to minimize tree removal.	REV	<p><b>Policy C-OSRC-1g:</b> The following standards shall be used in addition to those of Policy C-OSRC-1f for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points:</p> <p>(3) Building sites and roads are to be constructed to preserve significant tree stands and significant oak trees. <b>(GP2020 / Existing LCP Revised)</b></p> <p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See <i>Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, Design and Siting.</i>)</p>	Same
16. Prohibit removal of windbreaks unless required because of the disease.	REV	<p><b>Policy C-OSRC-4c:</b> Existing tree windbreaks which are oriented predominantly east-west and do not block or interrupt views to the coast shall be retained; and development of new tree windbreaks which would block or interrupt views to the coast shall be discouraged. <b>(Existing LCP Revised)</b></p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Vegetation (cont.)</i>			
		<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting</i>.)</p>	
<p>17. Prohibit the planting of vegetation west of Highway 1 which could block coastal views.</p>	<p>REV</p>	<p><b>Policy C-OSRC-1c:</b> Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. <b>(Existing LCP Revised)</b></p> <p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Landscape Design</i>.)</p>	<p>Same</p>
<p>18. Encourage the use of appropriate native plants for landscaping. A Native Plant List for the Sonoma County Coast will be made available at Sonoma County PRMD.</p>	<p>REV</p>	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Landscape Design</i>.)</p>	<p>More detailed</p>

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Vegetation (cont.)</i>			
		<p><b>Policy C-OSRC-5a(5):</b> The use of native plant species in landscaping shall be encouraged. The use of native or compatible non-native, non-invasive species for landscaping where consistent with fire safety shall be required. The use of invasive exotic plant species shall be prohibited. <b>(GP2020 Revised)</b></p> <p><b>Other Initiative C-OSRC-6:</b> Promote and enhance the use of native plants and reduce non-native invasive plants in common areas and on private lots. Support property owners in their efforts to identify and eradicate non-native invasive plants and planting native plants. <b>(New)</b></p>	
<p>19 Require design review for all new development in Urban and Rural Community Service areas. This requirement may be waived by the Director of PRMD on parcels not visible from and east of Highway 1.</p>	REV	<p><b>Policy C-OSRC-4a:</b> Design review shall be required for all new development outside of Urban Service Areas and Rural Community Boundaries. The Director of Permit Sonoma may waive this requirement on parcels not visible from and east of State Highway 1. <b>(Existing LCP Revised)</b></p>	Same
<i>Procedure</i>			
<p>20. Require design review for:</p> <p><b>A.</b> All new development within designated scenic view shed areas as depicted on the Coastal Visual Resource Maps (incorporated herein by reference and on file in County PRMD. The following criteria shall be used in evaluating the projects:</p> <ol style="list-style-type: none"> <li>1. New structures proposed within a scenic view shed area shall, to the maximum extent feasible, be designed and sited to preserve existing views of the ocean and shoreline as viewed from scenic corridor routes.</li> <li>2. New structures proposed within a scenic view shed area shall, to the maximum extent feasible, be screened from scenic corridor route view by existing topography and vegetation.</li> </ol>	REV	<p><b>Policy C-OSRC-1f:</b> Development within Scenic Landscape Units, Major Views, and views from Vista Points shall be required to meet the Scenic View Guidelines in addition to all other applicable design guidelines. In the case of conflict, the most restrictive design standards shall apply. <b>(GP2020 / Existing LCP Revised)</b></p> <p>(See Appendix D: Scenic Resources)</p> <p><b>Policy C-OSRC-1g:</b> The following standards shall be used in addition to those of Policy C-OSRC-1f for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points:</p> <ol style="list-style-type: none"> <li>(1) Building envelopes shall be established for new residential structures so that they are located in the least visually</li> </ol>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Procedure (cont.)</i>			
<p>3. Development authorized within scenic view shed areas shall be subject to the condition that neither topography nor vegetation shall be altered or removed if doing so would expose the development to view from any scenic corridor route.</p> <p>4. New structures shall not be located on ridgelines or prominent hilltops, as viewed from scenic corridor routes, unless screened by existing topography and/or vegetation.</p> <p>5. Agricultural structures are exempted from scenic view protection policies if they are to be located landward of scenic corridor routes from which there are ocean or river views.</p> <p>6. Development proposed upon a parcel mapped in more than one view shed rating category shall, whenever feasible, be located within the area with the lowest view rating.</p> <p>7. Any satellite dish that requires a building permit shall be sited so that it is not visible from scenic corridor routes.</p> <p>8. Subdivisions proposals within scenic view shed areas shall be subject to the following: a) lots shall be clustered where potential visual impacts can be reduced (unless clustering is prohibited in agricultural districts), b) building envelopes shall be established so that residences are located upon the least visually sensitive areas, and c) driveways and access roads are hidden from public view whenever feasible.</p> <p><b>B.</b> All new projects in areas mapped as Outstanding and Above Average View Areas on the Coastal Visual Resource Maps (incorporated herein by reference and on file in the County Planning Department). The following</p>	<p>REV</p>	<p>sensitive areas, and height limitations shall be established if necessary to further mitigate visual impacts.</p> <p>(2) Lots shall be clustered to reduce visual impacts where consistent with the Land Use Element.</p> <p>(3) Building sites and roads are to be constructed to preserve significant tree stands and significant oak trees.</p> <p>(4) Driveways and access roads shall be hidden from view from public roads and use areas where practical. <b>(GP2020 / Existing LCP Revised)</b></p> <p>No specific corresponding policy identified. Related policies presented below.</p>	<p>Same</p>

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Procedure (cont.)</i>			
<p>criteria relate to landform and vegetation categories identified on the View shed Composition Maps, and shall be used in evaluating the projects. Figures on Figure VII-10 graphically depict a number of the View shed Protection Criterion and policies.</p> <p><b>Hillside/Woodland Location</b></p> <ol style="list-style-type: none"> <li>1. Locate structures within or behind existing wooded areas such that they are screened from scenic corridor routes.</li> <li>2. Retain existing trees to the maximum extent possible when locating structures. Removal of tree masses, which would interrupt or destroy ridgeline or hilltop silhouettes, is prohibited. Permits shall specify that existing vegetative screening shall not be pruned or removed if doing so would render the structure more visible from a scenic corridor route.</li> <li>3. In order to ensure structures are integrated well into the landscape and to minimize the incidence of unsightly erosion scars, the applicant shall demonstrate that the amount of grading proposed is the minimum necessary to site the structure.</li> </ol> <p><b>Cliffs and Bluffs Location</b></p> <ol style="list-style-type: none"> <li>1. Locate structures within or behind existing tree cover such that they are screened from scenic corridor routes. When there is limited opportunity to screen proposed structures from scenic corridor routes, design review shall ensure that:             <ol style="list-style-type: none"> <li>a) the structure's design compliments and is in scale with the surrounding environment.</li> <li>b) if possible, structures shall be screened by using alternative siting or existing landforms,</li> </ol> </li> </ol>	REV	<p><b>Policy C-OSRC-1f:</b> Development within Scenic Landscape Units, Major Views, and views from Vista Points shall be required to meet the Scenic View Guidelines in addition to all other applicable design guidelines. In the case of conflict, the most restrictive design standards shall apply. <b>(GP2020 / Existing LCP Revised)</b></p> <p>(See Appendix D: Scenic Resources)</p> <p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p> <p>(See Appendix A-1, Coastal Design Guidelines, Section 1.1, Development, <i>Design and Siting</i>, and <i>Grading and Topography</i>.)</p>	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Procedure (cont.)</i>			
<p>c) when no other measures to screen development from scenic corridor routes are feasible, a landscape design is developed that relies upon native tree and shrub species to (1) screen the structure but not grow to block ocean or coastline views, (2) integrate the man-made and natural environments, and (3) effectively screen the structure from the scenic corridor route within 5 years.</p> <p><b>Terrace/Grassland Location</b></p> <p><b><i>Inland Valley Location</i></b></p> <p>1. Locate structures near existing vegetation or topographic relief to screen them from the scenic corridor routes. When there is limited opportunity to screen proposed structures from scenic corridor routes, design review shall ensure that:</p> <p>a) the structure's design complements and is in scale with the surrounding environment and existing community characteristics.</p> <p>b) if possible, structures shall be screened by using alternative siting or existing landforms,</p> <p>c) when no other measures to screen development from scenic corridor routes are feasible, a landscape design is developed that relies upon native tree and shrub species to: (1) screen the structure but not, over time, grow to block ocean or coastline views from scenic corridor routes, (2) integrate the man and natural environments, and (3) effectively screen the structure from the scenic corridor route within 5 years.</p>			

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Procedure (cont.)</i>			
<p><b>Terrace/Woodland Location</b></p> <p>1. Locate structures within or behind existing wooded areas such that they are screened from scenic corridor routes.</p> <p>2. Retain existing trees to the maximum extent possible when locating structures. Permits shall specify that existing vegetative screening shall not be pruned or removed if doing so will render the structure more visible from a scenic corridor route.</p> <p><b>Hillside/Grassland Location</b></p> <p>1. Locate structures near existing vegetation or topographic relief to maximize screening from the scenic corridor routes. When there is limited opportunity to screen proposed structures from scenic corridor routes, design review shall ensure that:</p> <ul style="list-style-type: none"> <li>a) the structure's design compliments and is in scale with the surrounding environment and existing community characteristics.</li> <li>b) if possible, structures shall be screened by using alternative siting or existing landforms,</li> <li>c) when no other measures to screen development from scenic corridor routes are feasible, a landscape design is developed that relies upon native tree and shrub species to: (1) screen the structure but not grow to block ocean or coastline views, (2) integrate the man-made and natural environments and, (3) effectively screen structures from the scenic corridor route within 5 years.</li> </ul> <p>2. When structures are proposed near ridgelines or prominent hilltops where there is insufficient</p>			

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Procedure (cont.)</i>			
<p>vegetation to screen them from scenic corridor routes, they shall be located and designed so that they do not project above ridgeline or hilltop silhouettes.</p> <p>3. In order to ensure structures are integrated well into the landscape and to minimize the incidence of unsightly erosion scars, the applicant shall demonstrate that the amount of grading proposed is the minimum necessary to site the structure.</p>			
<p>21. Require compliance with community design guidelines, when applicable, or the overall Coastal Zone Design Guidelines.</p>	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p>	Not necessary
<p>22. Apply Coastal Zone Design Guidelines to all new coastal zone development in areas described in 19. and 20. except Bodega Harbour subdivision and The Sea Ranch. The guidelines apply to Badaga Bay town with the amendments described in 26.</p>	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p>	Same
<p>23. Encourage formation of local design review committees to apply the Coastal Zone Design Guidelines.</p>	REM	No specific corresponding policy identified.	Design review committees formed and then disbanded
<p>24. Encourage adoption of local design criteria to augment or replace the Coastal Zone Design Guidelines, subject to County Design Review Committee review and approval.</p>	REV	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b></p>	Same

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<b>Design Guidelines</b>			
<p><b>25. Coastal Zone Design Guidelines</b></p> <p><b>General.</b> Design and site structures to preserve unobstructed broad views of the ocean from Highway 1 and to minimize visual impacts. Cluster structures to the maximum extent feasible.</p> <p><b>Height.</b> Limit residential building height to 16 feet west of Highway 1. However, an increase in height, to a maximum of 24 feet, is permissible if (1) the structure is no higher than 16 feet above the corridor route grade directly across from the building site, and (2) the structure will not affect views to the ocean or be out of character with surrounding structures.</p> <p>Limit building height to 24 feet east of Highway 1. However, an increase in height to a maximum of 35 feet is permissible if (1) the structure is no higher than 24 feet above the corridor route grade directly across from the building site, and (2) the structure will not affect water views, or be out of character with surrounding structures.</p> <p>Height for residential structures is measured as the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof. (See Figure VII-11.) Where these requirements conflict with the height, site, and bulk criteria of Appendix B (Bane Bill), for those properties listed, the requirements of Appendix B shall be followed.</p> <p><b>Bulk.</b> Keep buildings in scale with their natural and man-made setting.</p> <p><b>Siting.</b> Utilize natural landforms and vegetation for screening. Minimize the alteration of natural landforms caused by grading, cutting, or filling. Prescribe building envelopes for lots west of Highway 1 in Timber Cove and other appropriate areas.</p>	<p>REV</p>	<p><b>Policy C-OSRC-4b:</b> The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted.  <b>(Existing LCP Revised: Recommendations 4-25 on pages 173-180)</b>                  (See Appendix A-1, Coastal Design Guidelines)</p>	<p>More detailed</p>

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Design Guidelines (cont.)</i>			
<p><b>Building Materials and Color.</b> Use natural materials and earth colors which blend with the vegetative cover of the site unless the building is a historic reproduction, in which case colors should be in keeping with the historic style. Encourage use of non-reflective exterior surfaces. Encourage composition shingle and shake roofs in harmonizing colors with the building exterior. Dark colors are preferred. Discourage tar and gravel roofs. Discourage metal window frames unless they are bronze anodized aluminum or baked enamel. Encourage dark and non-reflective driveway materials. To maintain natural drainage flows, the use of impervious material should be minimized.</p> <p><b>Architectural Form.</b> Encourage traditional architectural styles of the coast in older development areas and contemporary styles in newer subdivisions. Encourage pitched roofs and relate roof slopes to existing nearby buildings. Relate the architectural shape and style of new buildings to existing nearby structures and natural features. Design accessory buildings to be consistent with the main building architectural character, materials, and finishes.</p> <p><b>Landscaping.</b> Use indigenous plant materials in areas visible from public roads. Protect existing vegetation where possible. Utilize plant materials to integrate the man-made and natural environments and to screen and soften the visual impact of new development. Use landscaping to screen parking areas from public view. Landscape, grade, and fill areas as soon as possible to minimize soil erosion.</p> <p><b>Fences.</b> Discourage property line fences to minimize visual disruption of the natural terrain. Design fences as extensions of the main house. Materials should be the same as, or complimentary to, the building. Six foot fences are intended to be used only for screening of service yards, etc., and for privacy purposes.</p>			

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Design Guidelines (cont.)</i>			
<p><b>Commercial.</b> Design buildings which are compatible with the predominant design of existing buildings in the area and are of wood or shingle siding. Buildings should employ natural or earth colors, and use pitched, non-reflective roofs unless they are historic reproductions. Require that exterior lighting be functional, subtle, and architecturally integrated with the building style, materials, and colors. Limit maximum height to 24 feet unless the greater height will not have effect on coastal views and there are overriding considerations. Height for commercial structures is measured as the vertical distance between the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof. Screen parking areas from view through use of plantings, design, and siting.</p> <p>In Bodega Bay, reflect the nautical character of the harbor with wooden exteriors, stained or painted white or subdued earth colors. For heavy, commercial structures, permit textured metal in subdued colors with proper architectural detailing and landscaping to add visual interest and soften building lines.</p> <p><b>Agricultural Structures.</b> Locate large agricultural structures out of public view when possible. Encourage designs and materials which blend with the natural vegetative cover.</p> <p><b>Signs.</b> Relate signs to their surroundings in terms of size, shape, color, texture, and lighting so that they are complimentary to the overall design of the building and are not in visual competition with other conforming signs in the area. Insure that signing is subtle, unobtrusive, vandal proof and weather resistant, and if lighted, not unnecessarily bright. Avoid using struts, braces, kickbacks, or guy wires to support signs.</p>			

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Design Guidelines (cont.)</i>			
<p>26. <b>Bodega Bay Core Area</b> (includes Taylor Tract and the residential area between Taylor Tract, Highway 1 and the proposed bypass). In addition to the Coastal Zone Design Guidelines, the following guidelines will be applied to Badaga Bay development. (Where conflicts occur, these guidelines supersede the general guidelines).</p> <p><b>General.</b> Site and design structures to take advantage of bay views without blocking views of neighboring structures.</p> <p><b>Architectural Form.</b> Encourage traditional building forms of coast buildings including Greek Revival, Salt Box, and simple cottage styles similar to existing homes. Encourage pitched roofs. Flat roofs may be appropriate where compatible with existing structures. Where a building is between two existing structures, the design should act as a transition between the two existing structures.</p> <p><b>Height.</b> Limit building height to 16 feet except that in major developments up to 15% of the units may exceed the height limit. Height for residential structures is measured as the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof. (See Figure VII-11.) Where these requirements conflict with the height, site, and bulk criteria of Appendix B (Bane Bill), for those properties listed, the requirements of Appendix B shall be followed.</p> <p><b>Fences.</b> Discourage property line fences over three feet in height and encourage traditional picket fences.</p> <p><b>Materials and Colors.</b> Encourage wood board or shingle siding. Encourage painted exteriors in colors similar to those existing in the town of Badaga Bay (i.e., rust, red, white, green, beige, brown, gray, yellow,</p>	REV	<p><b>Policy C-OSRC-4d:</b> New development located within Bodega Bay outside of the Bodega Bay Core Area shall be consistent with the following Bodega Bay Non-Core Design Guidelines (Appendix A-2) in addition to the Coastal Design Guidelines (Appendix A-1). In the case of conflict, these community specific guidelines shall supersede the Coast Community Design Guidelines:</p> <p>(1) The exterior of structures shall be designed to reflect the nautical character of the harbor with wooden exteriors, stained or painted white or subdued earth colors.</p> <p>(2) For heavy commercial structures, textured metal in subdued colors with proper architectural detailing and landscaping shall be encouraged to add visual interest and soften building lines. <b>(Existing LCP Revised)</b></p> <p><b>Policy C-OSRC-4e:</b> New development located within the Bodega Bay Core Area shall be consistent with the Bodega Bay Core Design Guidelines in addition to the Coastal Design Guidelines (Appendix A-2). <b>(Existing LCP Revised)</b> In the case of conflict, the Bodega Bay Core Area Design Guidelines shall supersede the Coast Community Design Guidelines.</p> <p>(See Appendix A-1, Design Guidelines; and Appendix A-2, Bodega Bay Design Guidelines)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Design Guidelines (cont.)</i>			
<p>and blue). Other colors must be approved by the <b>Design Review Committee</b>. Natural wood exteriors may be intermixed but should not dominate the new development area. Encourage wood trim windows painted in a contrasting, harmonizing color.</p> <p><b>Streets.</b> Encourage minimum paved street widths consistent with circulation, safety, and parking requirements to provide a sense of continuity between the new development and the original town.</p> <p><b>Pedestrian Access.</b> Require separated bike paths and walkways on one side of the street in new development areas.</p>			
<p>27. <b>Bodega Harbor.</b> Continue to enforce Design Guidelines and Construction Regulations for Bodega Harbor Subdivision. Where homes within view corridors do not meet Bodega Harbor height, bulk and location conditions, the County Design Review Committee will review proposed plans for conformance with Coastal Plan view protection objectives.</p>	REV	<p><b>Policy C-OSRC-4f:</b> For The Sea Ranch, Timber Cove, Bodega Harbour, and Sereno del Mar, the applicable community-specific design guidelines in addition to the Coastal Design Guidelines (Appendix A) shall be used. In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. <b>(New)</b></p> <p>(See Appendix A-1, Design Guidelines; and Appendix A-2, Bodega Bay Design Guidelines)</p>	Not necessary
<p>28. <b>The Sea Ranch.</b> Continue to enforce The Sea Ranch Design Guidelines, incorporating the specified Height, Site, and Bulk Criteria provided for in Section 30610.6 (d) of the Public Resources Code. If a proposed residence does not meet the Height, Site and Bulk Criteria, the County may issue a variance as allowed in the adopted Height, Site and Bulk Criteria.</p>	REV	<p><b>Policy C-OSRC-4f:</b> For The Sea Ranch, Timber Cove, Bodega Harbour, and Sereno del Mar, the applicable community-specific design guidelines in addition to the Coastal Design Guidelines (Appendix A) shall be used. In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. <b>(New)</b></p> <p>(See Appendix A-1, Design Guidelines; and Appendix A-3, Height, Site, and Bulk Criteria for The Sea Ranch)</p>	Same