

COMMUNITY DESIGN ELEMENT

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A. INTRODUCTION

1. Purpose

The Community Design Element is primarily concerned with the aesthetic quality of the City, and what residents and visitors see, and it establishes goals, policies, and programs to preserve and enhance Trinidad's authentic, small town, coastal character. The community is defined in part by its isolated location on the magnificent coastline of Humboldt County. Its sense of place derives from its heritage as the site of the Yurok village of Tsurai, and later, as a regional center for the mining, timber and fishing industries. As the economy evolves to a more tourism and service-based economy, the community has acknowledged the importance of maintaining the cultural and scenic identity of the town and the integrity of the residential neighborhoods, while enhancing views and access to the coastline, and planning for managed growth and development.

2. Community Design and the Coastal Act

Protection of visual resources is called for by the Coastal Act. Section 30251 of the Coastal Act states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development must be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. But because of the emphasis on public resources, the Coastal Act only protects public views.

This is one area where Trinidad's view protection has differed from the Coastal Act in its regulatory protections of private views from residences. These protections have been in place since at least the adoption of the 1976 General Plan that was updated in 1978 and certified by the Coastal Commission in 1980. Since that time, the City has also restricted the size of homes and commercial structures, and limited the use of 'franchise' development to maintain Trinidad's small-town character. These restrictions

will continue to be an important component of this General Plan but are not necessarily part of the Local Coastal Program.

3. Background

Trinidad has many valuable visual resources, including high bluffs, the jutting headland of Trinidad Head, rugged offshore rocks, coastal streams and riparian areas, beaches, dunes, and a quiet harbor. The southern and western viewsheds along the coastline provide an important visual resource. Scenic resources attract many visitors to this area and provide much of the basis for the City's tourist industry. Visual resources can be readily degraded through poorly located, designed, and maintained structures, roads, signs, landscaping, and utility lines that block coastal views, alter natural landforms, and detract from the small-town character of the community.

Trinidad has traditionally been very protective of its views and town character. Residents place a high value on their viewsheds. An architectural design review process has been required for almost any new development and remodels that alter the external profile of a structure since at least the mid-1970's. The City has also adopted a 'views and vegetation' ordinance that establishes a permit process to restore views that have been unreasonably blocked by growing vegetation. The City strives to find balance between protecting the views and aesthetics of the town and the rights of property owners to build structures and plant vegetation.

This element contains sections addressing design review, view protection, lighting, signs, and other aspects that contribute to the aesthetic setting of the community.

B. COMMUNITY DESIGN

Most new development in the City is subject to a design review process, which is intended to ensure that the development preserves and enhances the aesthetic character of its setting. The Planning Commission is tasked with design review approvals along with Coastal Development Permits and other required land use approvals for new development. Compliance with the Design ~~and View Protection~~ Criteria is the basis for Design Review approval. And the policies herein form the basis of the design review criteria as well as some regulatory standards. Some of the criteria are flexible in order to encourage innovative and creative designs, and other criteria include quantitative standards. The following topics are important community design considerations in Trinidad.

1. Community Character

Goal CD-2: Ensure that new development demonstrates excellence of design and sensitivity to the character of the surrounding neighborhood and built environment and that buildings are designed to maintain the character of the community.

Community Character Policies

CD-1.1 Promote quality and diversity of design compatible with community context. Harmonize site and building design with the community context, including adjacent structures.

CD-1.2 Ensure that commercial and mixed-use development, fits harmoniously with the scale and design of existing buildings and streetscape of the City. Prohibit preset architectural styles (e.g. standard fast food restaurant designs).



CD-1.3 Design Review shall be required for all development that has the potential to affect visual resources, including new and modified landscaping. New development shall be constructed in a manner consistent with design **guidelines criteria** consistent with the following **principles-guidelines** and other policies and programs found within this element:

- a. Respect the City's cultural and historic heritage.
 - b. Exhibit good site planning to minimize impacts.
 - c. Minimize grading and ground disturbance.
 - d. Provide thoughtful architectural features and styles that are compatible with the community and surrounding development.
 - e. Minimize the size, bulk, and obtrusiveness of structures.
 - f. Preserve public and private views.
 - g. Respect and maintain the privacy of neighbors.
 - h. Use materials and colors that are compatible with the natural and manmade environment.
 - i. Utilize underground utilities to the extent feasible.
 - j. Use minimal, tasteful signage.
 - k. Minimize offsite lighting impacts.
 - l. Integrate accessory structures to blend with and compliment nearby development.
 - m. Minimize hardscape and use materials that blend with their surroundings.
 - n. Utilize native and drought-tolerant vegetation that does not block views except for appropriate screening.
- ~~a. Limit the size and bulk of structures to maintain Trinidad's town character minimize view blockage, and provide adequate room for septic and open spaces between structures. The scale, bulk, orientation, architectural character of the structure and related improvements shall be compatible with the coastal character of the community and the neighborhood surrounding the building.~~
- ~~b. Provide variations in color, texture, materials, articulation, and architectural treatments. Avoid long expanses of blank, monotonous walls or fences.~~
- ~~c. Ensure that structures blend with the natural visual form of the area and do not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area and that rooflines are compatible with other nearby roofs;~~

- ~~larger buildings should have more varied roof massing and / or variation in heights. Necessary public safety facilities shall conform to the extent feasible.~~
- ~~d. Design new development to ensure that garages do not dominate the residential streetscape through the use of design, location and setbacks.—~~
- ~~e. Minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed.~~
- ~~f. Minimize lighting and ensure it does not intrude on adjacent property or cause glare.~~
- ~~g. Design parking lots, storage areas, and associated facilities to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscape.~~
- ~~h. Require screening of the following uses when visible from a public roadway or trail: mechanical equipment, refuse containers such as dumpsters, outdoor storage of materials, and propane tanks.~~
- ~~i. Fences, walls, accessory structures, and landscaping within residential areas should contribute to the neighborhood identity, enhance community design, and minimize view blockages—~~
- ~~j. Ensure that new development in locations that are highly visible from beaches, trails and open space areas maintains a high quality of design and construction.~~

Commented [TP1]: I noted a comment that this is out of place and repetitive, or is it a summary statement? I wasn't sure what my note meant.

2. Scenic Views


Goal CD-2 Preserve, enhance and restore scenic views for the benefit of the public and residents.

Scenic View Policies


~~CD-2.1~~ The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public and community importance.

Commented [TP2]: CD-1.1 + 1.2 = CA §30251

CD-2.2 Permitted development, including landscaping, shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and to restore and enhance scenic views in visually degraded areas where feasible.

 CD-2.3 Prohibit structures, including fences, walls, signs, and landscaping, from significantly blocking views of the harbor, Little Trinidad Head, Trinidad Head, the Pacific Ocean, rocky coastline, or islands from key viewing points within residential and commercial structures.

CD-2.4 The beaches and sea cliffs which border the southern and western sides of the city (identified by Open Space) shall be preserved from further development and allowed to remain in, or restored to, their natural state except for resource dependent, recreational, or stabilizing improvements. Retain unobstructed coastal views from ~~Edwards and Van Wycke Streets~~streets and trails to the extent feasible.

 **CD-2.5** Landscaping and vegetation shall be maintained such that it does not cause unreasonable view obstruction in accordance with the policies and regulations of the City.

Program CD-2.5.1 Vegetation maintenance shall be consistent with protections for slope stability, Environmentally Sensitive Habitat Areas and cultural resources.

CD-2.6 Preserve and enhance view corridors by undergrounding and/or screening new or relocated electric and communication distribution lines, and require underground utility service connections for new development where feasible.


3. Compatibility with Natural Surroundings

Goal CD-3: Ensure that new development demonstrates sensitivity to the environment and scenic beauty of Trinidad.

Environmental Compatibility Policies

CD-3.1 Alterations of natural landforms caused by cutting, filling and grading shall be minimized. New development shall be designed to fit the site rather than altering the landform to accommodate the structure(s) by:

- a. Conforming to the natural topography and preventing substantial grading or reconfiguration of the project site.
- b. Clustering structures and minimizing grading permitted outside of the building footprint.
- c. Minimizing height and length of cut and fill slopes and retaining walls.
- d. Integrating site design with existing infrastructure systems of the surrounding area.

 *Program CD-3.3.1* Lowering a building’s height by grading to lower the foundation to protect views may be allowed if it does not substantially alter landforms, does not impact slope stability and does not affect cultural resources.

CD-3.2 New development shall be sited and designed to minimize impacts on views from trails, beaches, and the ocean.

CD-3.3 New development in, or adjacent to open space areas shall be made as visually unobtrusive as possible and constructed of materials that reproduce natural colors and textures as closely as possible.

CD-3.4 Integrate the manmade and natural environments by using plant materials to screen or soften the visual impact of new development, and to provide visual interest in developed areas. Use native, drought tolerant vegetation that will not grow to block scenic views.

CD-3.5 Minimize disturbance of natural vegetation during site planning, construction, and maintenance of development, including preservation of mature trees. (CONS 3.5)

Commented [TP3]: I tracked this back to the Conservation Element, and there it has more to do with maintaining hydrologic function, habitat and minimizing erosion. I think preservation of mature trees should be a priority even if they are not native, unless they are invasive. “Natural” is consistent with Design Standard B.1.

CD-3.6 New development shall be sited and designed to maximize solar gain and prevent obstruction of solar access on neighboring properties.

4. Signs

Goal CD-4: Minimize the size and amount of signage in Trinidad and ensure that signs are designed to complement their surroundings with sensitivity to community character and viewsheds.

Sign Policies

CD-4.1 Signs shall be used primarily to provide necessary information and business identification rather than the advertisement of goods and services. Sign size limits and locational requirements shall avoid over-proliferation of signs.

CD-4.2 On-premises signs shall compliment community character and enhance the visual appearance of development with placement and design.

CD-4.3 Off-premise signs shall be discouraged and shall not be of a height or design which is intended to be read from Highway 101. limited to only those necessary to direct visitors to commercial establishments. Such signs shall be well designed, limited in size, not located where they block coastal views, and clustered at appropriate locations with a single design theme.

Commented [TP4]: Same as design criteria J.5

CD-4.4 Flush-mounted wall signs are the preferred sign type. -The number, size and location of freestanding and projecting signs shall be limited.

~~CD 4.5 Signs shall not be of a height or design which is intended to be read from State Route 101.~~

CD-4.56 Prohibit the use of flashing, moving, video, or audible signs, and limit the use of temporary and portable signs, particularly in public rights-of-way. Exceptions may be considered for non-commercial uses.

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5. Lighting

Goal CD-5: Minimize light pollution and offsite impacts from lighting.

Lighting Policies

CD-5.1 All ~~exterior~~ lighting shall be sited and designed to prevent light pollution and limited to the minimum necessary for public safety. (CIRC-9.4)

CD-5.2 Night lighting shall be minimized, directed downward, shielded using the best available dark skies technology and prevented from spilling onto other property or causing sky glow and glare impacts.

CD-5.3 Street and parking lot lighting shall create a sense of security, complement building design, avoid glare, be energy-efficient, and conform with standards designed to reduce light pollution.

6. Landscaping

Goal CD-6: Promote native landscaping appropriate to the Trinidad environment that will enhance rather than interfere with coastal viewsheds.

Landscaping Policies

CD-6.1 New ~~development landscaping~~ shall ~~be required to~~ utilize native, ~~and~~ drought tolerant ~~and non-invasive~~ landscaping with drip irrigation, or other water conserving irrigation system.

Program CD-6.1.1 Adopt a water efficiency landscape standards and/or an ordinance in accordance with AB 1881 and Dept. of Water Resources requirements. (CONS-1c.1.3; **CIRC-12.3.2**)



CD-6.2 Landscaping and vegetation shall be maintained such that it does not cause unreasonable view obstruction in accordance with the policies and regulations of the City including the Views and Vegetation Ordinance.



CD-6.3 ~~Landscaping required as part of a development permit shall be maintained consistent with the conditions of the permit, including replacing of unhealth and dead vegetation as needed. Require commercial property owners to maintain landscaping and replace unhealthy or dead landscaping consistent with what was required as part of the development permit.~~

CD-6.4 Prohibit landscaping from encroaching into public rights-of-way, trails and easements and ensure that public landscaping is adequately maintained.

7. Other Community Design Issues

Goal CD-7: Maintain Trinidad's beauty and character by: a) encouraging energy efficiency, use reduction and conservation in new and existing development; b) supporting public Art and open space; and c) protecting important community resources.

Other Community Design Policies

CD-7.1 New development shall incorporate green building concepts into site and building design, including maximizing use of recycled materials and recycling, energy efficiency, solar access, insulation, energy efficiency, use of toxic-free materials, natural lighting, native landscaping, permeable surfaces around structures, and minimizing construction waste generation. LEED certification is encouraged.

CD-7.2 Encourage small-scale onsite renewable energy such as wind, solar, and micro-hydro in new and existing development, when it is consistent with environmental and scenic considerations, and set an example by utilizing renewable energy in City facilities where feasible. (CIRC-5.2)



CD-7.3 Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks, including gateways, major projects and other public gathering places.

Program CD-7.3.1: Consider implementing an ongoing outdoor sculpture exhibit adjacent to City Hall and/or in other locations, with an emphasis on supporting and showcasing local artists and reflecting the cultural life of the community.

CD-7.4 New development shall respect the cultural heritage of Trinidad and shall be designed to minimize impacts to cultural and historical resources.

~~**CD-7.5** The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources. Any landform alterations or structural construction within one hundred feet of the Tsurai Management Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.~~

Commented [TP5]: Included in design criteria.

Chapter 17.60 Design Review

Section 17.60.010 Design Review and View Preservation Regulations

The following regulations in this chapter shall apply to all zones.

Commented [TP1]: This seems to be covered by section 17.60.020 "requirements for design review approval." But, it's in the existing DR regulations.

Section 17.60.010 Purpose

The purposes of this Chapter are:

- A. To recognize the interdependence of land values and aesthetics and to provide a method by which the City may encourage development that preserves and enhances property values and the visual character of the community and surrounding natural resources.
- B. To encourage development of private property in harmony with the desired character of the community in conformance with an adopted set of community design principles as well as the Trinidad General Plan, the Local Coastal Program, and other applicable regulations.
- C. To minimize impacts to public and private views.
- D. To improve the general standards of orderly and stable development in the City through review of the design of individual buildings, structures, grading, landscaping and their setting.
- E. To improve and augment the regulations now included in ordinances related to planning, building and health-grading in order to promote development which is in the best interest to the public health, safety and welfare of the City.

17.60.020 Requirement for Design Review and Approval

This Chapter shall apply to all new exterior alterations and construction which requires a building permit, grading that requires a grading permit, landscaping that requires a landscaping permit..., unless the activity is determined to be exempted or excluded from a coastal development permit per Section 17.72.072 and 17.72.074. All applicable activities shall be reviewed for conformance with this Chapter. No such applicable activity shall commence unless the design of the project has been approved.

Commented [TP2]: This list will need to be revisited as we update the zoning ordinance.

Commented [TP3]: New, uncertified exemptions and exclusions.

17.60.030 Story Poles

- A. The installation of story poles shall be required where there is any change in building footprint, building bulk, or roof elevation.
- B. All story poles must be installed or staked not less than 10 days prior to the date for which the hearing on the application is scheduled.

Commented [TP4]: Or any design review? What about grading or landscaping?

Commented [TP5]: This would be Sunday the week before the hearing.

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- C. While the story poles do not have to depict all the articulations of the building or addition, they shall indicate major building corners, finished floor levels, significant elements, length of facade within a specific viewshed, and ridgelines sufficient to show the mass, bulk, height, scale, and view impacts of the structure.
- D. Story poles shall be connected by a bright colored tape or string in such a manner as to outline the maximum extent of the proposed project.
- E. ~~Story poles installation shall be certified by the licensed professional who installed the story poles. The applicant or authorized representative shall submit to the City an affidavit certifying that the story poles' depiction of the height, extent, foundation, footprint, and location of the structure or addition as applicable on the site are true and accurate, together with photographs of the story poles once installed.~~
- F. Story poles shall remain in place for a minimum of 15 days after the application is acted upon to allow for filing of an appeal. The poles shall remain in place for the duration of any appeal process and until final resolution of the matter by the City Council, unless the City Council has given permission for the poles to be removed during the appeal process.
- G. The Zoning Administrator may waive or modify these requirements where the installation of story poles would unduly interfere with the use of the property or where other circumstances would render the installation of story poles impractical or unnecessary.

Commented [TP6]: Develop a visual schematic as an example.

Section 17.60.0430 Administrative Design Review Approval

The Zoning Administrator may issue an administrative permit for activities which otherwise require design review when such activities, in the judgment of the Zoning Administrator, are minor in nature and will not have an adverse effect on compliance with design standards or guideline or zoning regulations applicable to the property or structure in question and that qualify for an Administrative Coastal Development Permit pursuant to § 17.70.XXX. Administrative Design Review approvals shall be processed in the same manner of and in conjunction with the associated Administrative Coastal Development Permit, except that the staff report shall include a finding that all the design review standards of §17.60.040 have been met.

Section 17.60.0530 Findings

- A. The burden shall be on the property owner, project designer and permit applicant to demonstrate that the design of the project conforms to the standards and ~~guidelines~~ criteria for design review applicable to the project.
- B. In acting on an application for Design Review, the Planning Commission, the Zoning Administrator or other decision-maker on the application shall make written

findings stating how and why the project does or does not conform to the standards and ~~guidelines-criteria~~ for design review.

- C. In making such findings, the decision-maker shall apply the following principles:
1. Regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building. The regulation exercised should be that necessary to achieve the overall objectives as set forth in Section 17.60.010.
 2. Appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials, upon the principles of harmony and proportion in the elements of the building, and the building's overall compatibility with community character.
 3. Appropriate design is not based on economic factors alone.

Section 17.60.0640 Design ~~Standards~~Criteria

The following design ~~standards-criteria~~ shall apply to projects requiring Design Review within the City of Trinidad.

A. Cultural Resources.

1. ~~New-d~~Development shall respect the cultural heritage of Trinidad and shall be sited and designed to minimize impacts to cultural and historical resources.
2. ~~The Tsurai Village site, the Trinidad Cemetery, the Holy Trinity Church and the Memorial Lighthouse are important historic resources.~~ Any landform alterations or structural construction within one hundred feet of the Tsurai Management Area, as defined in the Trinidad general plan, or within one hundred feet of the lots on which identified historical resources are located, including the Trinidad Cemetery and Memorial Lighthouse, shall be reviewed to ensure that public views are not obstructed and that development does not crowd them and thereby reduce their distinctiveness or subject them to abuse or hazards.

B. Site Planning.

1. Minimize disturbance of natural vegetation and maximize preservation of native trees and vegetation.
2. Minimize alteration of the natural topography, drainage and hydrology.
3. Respect the privacy of neighboring houses and outdoor living areas.
4. Minimize the blockage of views from neighboring buildings and public spaces.
5. Maximize solar gain and prevent obstruction of solar access on neighboring properties.
6. Minimize the visual impact from beaches, public trails, and open space areas.

C. Grading.

1. Conform to the natural topography, prevent substantial grading or reconfiguration of the project site, and minimize the height and length of cut and fill slopes and retaining walls.
2. Design buildings with shapes that respect and conform to the natural topography of the site rather than altering the landform to accommodate the structure.
3. Cluster structures and minimize grading outside of the building footprint.
4. Lowering or raising a building's foundation to protect or gain views may be allowed if it does not substantially alter landforms, does not impact slope stability and does not affect cultural resources, but reconfiguring the building profile is preferred if feasible.

D. Architectural Styles and Features.

1. Architectural styles that complement the coastal character of the area are encouraged. Contemporary and uncommon styles (e.g. revivalist) may be compatible if building shapes and materials are carefully chosen to complement other buildings in the neighborhood and the natural surroundings of the immediate area.
2. Preset architectural styles (e.g., standard fast food restaurant designs) shall be avoided.
3. When designing and placing architectural features, consider their location, size, and proportions and how they may relate to adjacent buildings. Walls broken by proportioned architectural features are encouraged; avoid long expanses of blank, monotonous walls or fences.
4. Design front entries on a scale compatible with the other features of the building to maintain a character consistent with the use of the building.
5. Respect the existing pattern in the size, position, or appearance of the garages in the neighborhood, providing that pattern conforms with the design standards.
6. Design buildings using primarily lower-pitched roofs (4 in 12 or less).
7. Brightly colored and reflective roof treatments, other than solar panels that comply with..., should be avoided where they may cause glare and/or detract from the natural surroundings.
8. Ensure that roofs blend with the natural visual form of the area and do not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area and that rooflines are compatible with other nearby roofs; necessary public safety facilities shall conform to the extent feasible.
- 5.9. As much as possible, avoid the creation of unattractive, useless space beneath buildings by prohibiting buildings that are predominantly built on stilts unless

Commented [TP7]: Assuming new regulations will be developed, refer to those.

dictated by geologic or other technical considerations.

E. Building Size and Bulk.

1. Limit the size and bulk of structures to maintain Trinidad's small town character, minimize view blockage, and provide adequate room for OWTS and open spaces between structures. In particular:
 - a. Residences of more than 2,000 square feet in floor area and/or a floor area ratio of more than 25% in the UR and PD zones or 10% in the SR zone, and multiple-family dwellings or commercial buildings of more than 4,000 square feet in floor area shall be considered out of scale with the community unless they are designed and situated in such a way that their bulk is not obtrusive and the building is consistent with other design standards.
 - b. Residential and commercial developments involving multiple dwelling and/or business units should utilize clusters of smaller structures separated by open space instead of a consolidated structure.
2. The scale, bulk, orientation, architectural character of the structure and related improvements shall be compatible with the coastal character of the community and the neighborhood surrounding the building.
3. Use architectural features to help blend the structure with its surroundings, add visual interest, ~~and~~ reduce the structure's apparent bulk, and avoid long expanses of blank, monotonous walls.

3.4. Larger buildings should have more varied roof massing and / or variation in heights

F. Views.

1. Permitted development, including landscaping, shall be sited and designed to protect views to the ocean and along the shoreline, and scenic coastal areas, to be visually compatible with the character of surrounding areas, and to restore and enhance scenic views where feasible.
2. Ensure that new development in locations that are highly visible from beaches, trails and open space areas maintains a high quality of design and construction.
3. Prohibit structures, including fences, walls, signs, and landscaping, from unreasonably blocking views of the harbor, Little Trinidad Head, Trinidad Head, the Pacific Ocean, rocky coastline, or islands from public roads, trails and parks and from key viewing points within nearby residential and commercial structures. The following guidelines/criteria are to be used in determining whether views are unreasonably blocked from structures:
 - a. The extent of obstruction of a view compared to extent when the affected property was purchased and/or when the first General Plan/LUP was adopted in 1978, whichever is longer.

Commented [TP8]: Need to consult with Coastal Commission on dealing with private views in the LCP.

- b. To what extent the view being blocked contributes to the value, use and enjoyment of the affected property.
- c. The quality and percentage of the coastal views being obstructed, including obstruction of landmarks, vistas, or other unique features and the quality of the living area or occupied space from which the view is blocked.
- d. The extent to which the affected property's view has been diminished over time by other development and vegetation growth.

G. Privacy.

1. To the extent feasible, site and design new buildings, additions, decks, balconies and associated infrastructure to respect the privacy of neighboring structures by:
 - a. Locating, orienting and designing windows, entrances, decks and balconies to minimize and mitigate direct views into neighboring houses and outdoor decks/patios.
 - b. Proposing rooftop decks and other observation points or features only when they are: (a) designed to avoid direct views into neighboring houses and outdoor decks/patios; and (b) integrated into the roof building design.
 - c. Using appropriate landscaping and other architectural solutions such as clerestory windows or obscure glass.

H. Roofs.

- ~~1. Design buildings using primarily lower pitched roofs (4 in 12 or less).~~
- ~~2. Brightly colored and reflective roof treatments should be avoided where they can cause glare and/or detract from the natural surroundings.~~
- ~~3. Ensure that structures blend with the natural visual form of the area and do not unnecessarily extend above the natural silhouette or the silhouette of existing structures in the area and that rooflines are compatible with other nearby roofs; larger buildings should have more varied roof massing and / or variation in heights. Necessary public safety facilities shall conform to the extent feasible.~~

I.I. Materials and Colors.

1. Materials and colors used in construction shall be selected for compatibility both with the structural system of the building and with the appearance of the building's natural and manmade surroundings considering both aesthetics and maintenance requirements/longevity of the materials.
2. Make varying architectural styles compatible by using similar materials and colors which blend with the natural setting and the immediate area. Traditionally coastal and nautical materials and colors are encouraged.
3. Variations in color, texture and materials are encouraged, but avoid the use of

building materials and colors which are highly reflective and contrasting except where they add architectural interest.

4. Structures in or adjacent to open space areas should be constructed of materials that reproduce natural colors and textures as closely as possible.
5. Sustainable, recycled, natural, energy efficient, and/or toxic-free materials are encouraged.

~~J. Unenclosed Spaces. As much as possible, avoid the creation of unattractive, useless space beneath buildings by prohibiting buildings that are predominantly built on stilts unless dictated by geologic or other technical considerations.~~

~~K.I. Utilities.~~ New development should include underground utility service connections where feasible. When above ground facilities are the only alternative, they should follow the least visible route, be well designed, simple and unobtrusive in appearance, have a minimum of bulk and make use of compatible colors and materials.

~~L.J. Signs.~~

1. Minimize the size of advertising, business identification, and directional signs to ensure scenic views are not obstructed.
2. The number and size of signs shall be limited to that necessary to convey critical information with easy to read lettering.
3. Sign location, design, lighting, materials, and colors shall harmonize with their surroundings and compliment the building and its surroundings. Flush-mounted wall signs are the preferred type of sign.
4. Ensure that lighted signs are designed to minimize glare and with the minimum amount of illumination necessary to make the sign legible; ~~neon and digital signs with distinctive designs or that provide important public information are acceptable.~~
5. Off-premises signs needed to direct visitors to commercial establishments, as allowed herein, should be well designed and be clustered at appropriate locations that don't block important views. Sign clusters should have a single design theme.

~~M.K. Lighting.~~

1. All lighting visible from offsite shall be minimized subdued, indirect, downcast, and shielded such that it does not cause glare offsite.
2. Exterior lighting shall be architecturally integrated with the building's design, style, material and colors.
3. Light mounting and height shall be designed to minimize light spill, sky glow, and glare impacts.

Commented [TP9]: Others include projecting, hanging, awning window and freestanding (pole and monument) signs.

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4. Lighting should not shine into environmentally sensitive habitat areas or interfere with public vistas.
5. Street and parking lot lighting shall be the minimum necessary to create a sense of security, and shall complement building design, avoid glare, and be energy efficient.

~~N.L.~~ Accessory Structures ~~Retaining Walls and Fences.~~

1. Design parking lots, exterior trash and storage areas, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, and other ancillary structures to be functionally and visually integrated and connected.
2. Require screening of the following uses when visible from a public roadway or trail: mechanical equipment, refuse containers such as dumpsters, outdoor storage of materials, and propane tanks.
3. Fences, walls, accessory structures, and landscaping within residential areas should contribute to the neighborhood identity, enhance community design, and minimize view blockages.
4. Ensure that garages do not dominate the residential streetscape through the use of design, location and setbacks.
5. Retaining walls should be designed, surfaced, painted, landscaped, or otherwise treated to blend with their surroundings.
6. The design of fences, walls and similar site elements shall be compatible with the architecture of the main buildings, ~~and should~~ blend with the natural and man-made surroundings, contribute to the neighborhood identity, enhance community design, and minimize view blockages.

~~O.M.~~ Paved Areas ~~Hardscapes.~~

1. Minimize the hardscape and/or impervious areas on site in order to maximize permeable surfaces that have a more natural appearance and maintain hydrologic function.
2. Driveways, walkways, and parking areas should be as small as possible within allowable standards, and should drain into adjacent onsite landscaped areas, where possible.
3. Off-street parking lots should not dominate the streetscape.
4. When using hard surfaces, maximize the use of materials that have a more natural appearance than asphalt or concrete, decrease runoff, and maximize absorption; alternative surfaces may include wood decks, permeable paving systems, unmortared brick, stone, or tile. Materials such as flagstone and pavers are encouraged. Gravel is also acceptable as long as it is stabilized to prevent generation of fugitive dust.

~~P.N.~~ Landscaping.

Draft Design Review Criteria and Procedures

1. Landscaping shall not be allowed to unreasonably block views. The expected height and scale of the vegetation at maturity shall be considered.
2. Integrate the manmade and natural environments by using plant materials to screen or soften the visual impact of new development, and to provide diversity in developed areas.
3. Finished landscape plans should be compatible with and enhance the design of the building and the trees and vegetation remaining on the site and in the surrounding neighborhood after construction.
4. Utilize vegetated swales and bio-retention cells to aid in treatment of stormwater and dry weather runoff, where appropriate.

~~Q. Accessory Structures:~~

- ~~1. Design parking lots, exterior trash and storage areas, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, and other ancillary structures to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscape.~~
- ~~2. Require screening of the following uses when visible from a public roadway or trail: mechanical equipment, refuse containers such as dumpsters, outdoor storage of materials, and propane tanks.~~
- ~~3. Fences, walls, accessory structures, and landscaping within residential areas should contribute to the neighborhood identity, enhance community design, and minimize view blockages.~~
- ~~4. Ensure that garages do not dominate the residential streetscape through the use of design, location and setbacks.~~

~~17.60.0750~~ Review procedure.

The Planning Commission shall prescribe application forms and information requirements for use by those proposing activities subject to design review. If a use permit, coastal development permit or other approval is required by the planning commission or city council, the review of the design shall be subsequent to other permit considerations and may occur at the same meeting, subject to fulfillment of public notification requirements. Otherwise the procedure for submittal and consideration of the application shall be the same as for a use permit as provided in Chapters 17.68 through 17.76 TMC. Where view considerations are involved, the applicant is encouraged to contact property owners within ~~3~~400 feet and that could be affected and show them the layout and profile of the proposed structure. The planning commission shall not approve any application unless it finds that all of the applicable criteria have been considered and the minimum adjustments required to achieve the objectives applicable to the area where the development is located..