

Hyatt Place: Zoning and Municipal Code Requirements

Municipal Code: Visual Resource Protection Standards and Architectural, Landscape and Site Plan Review chapters of the Municipal code.

Chapter 18.37 Visual Resource Protection Standards: This section of the municipal code is part of the Zoning Ordinance (and therefore part of the LCP). It implements the visual resource policies in the LUP. Project design review considerations cited in this chapter include Highway 1, upland slopes and PUD zoning districts. These are provided below:

18.37.030 Scenic Corridor Standards.

A. Development within areas shown on the visual resources overlay map as providing broad ocean views. Development may not significantly obscure, detract from, or negatively affect the quality of broad ocean views. All new development shall be reviewed by the planning commission for conformance with the following criteria:

1. Structures shall be sited and designed to preserve unobstructed broad views of the ocean and shall be clustered to the maximum extent feasible.
2. A landscaping plan shall be provided which incorporates landscaping species which, when mature, will not interfere with public views of the ocean.
3. Within the mapped area of the visual resources overlay map, building height shall not exceed one story or fifteen feet, unless an increase in height would not obstruct public views to the ocean from the highway or would facilitate clustering of development which would result in greater view protection. The building height may be increased upon approval by the planning commission, if findings are made that greater view protection will result or public views will not be obstructed, but in no case shall building height exceed a height of twenty-eight feet.

B. Development within the Highway One corridor and scenic corridors along all designated shoreline access routes as indicated on the visual resources overlay map where existing permits or development does not exist. In general, structures shall be:

1. Situated and designed to protect any views of the ocean and scenic coastal areas. Where appropriate and feasible, the site plan shall restore and enhance the scenic quality of visually degraded areas.
2. Located where least visible from the public view. Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points.

3. Designed to be compatible with the environment, in order to maintain the natural features such as streams, major drainage, mature trees, and dominant vegetative communities.
4. Set back an appropriate distance from the Highway One right-of-way and from scenic beach access routes in accordance with the intent of this chapter.
5. Designed to maintain a low height above natural grade, unless a greater height would not obstruct public views.

C. Access Roads and Vegetation (not specifically relevant)

D. Signs. No off-premises outdoor advertising shall be permitted. Other permitted signs shall be carefully designed and reviewed so that any negative visual impacts are minimized.

E. Parking Lots. All commercial or public parking lots shall be landscaped and screened with berms, if necessary, to minimize visual intrusion within scenic corridors.

18.37.035 Upland slopes standards.

New development shall meet the following criteria:

A. Grading or creation of a building site which results in significant alteration of the natural terrain shall not be allowed. Structures shall be subordinate in appearance to the natural land form and shall follow existing natural contours.

B. Structures and roads shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction. Pitched, rather than flat roofs, which are surfaced with nonreflective materials except for solar energy devices shall be encouraged.

C. Structures shall be sited so as to not intrude or project above the ridge line skyline as seen from Highways One and 92.

D. Tree stands shall be preserved wherever possible. Where trees must be removed for building purposes, reforestation with indigenous or naturalized species shall be provided as part of new development in order to maintain forested appearance of the hillside.

E. Structures shall be concentrated into clusters to preserve larger areas of open space.

F. The padding or terracing of building sites shall be prohibited, unless it is determined that there are no feasible and reasonable alternatives.

G. Within the Dykstra Ranch, Carter Hill and Nurserymen's Exchange planned unit development areas, no development shall occur above the one hundred sixty-foot contour line, nor on slopes of twenty-five percent or greater.

H. No off-premises outdoor advertising shall be permitted. Other permitted signs shall be carefully designed and reviewed so that any negative visual impacts are minimized.

Chapter 14.37 Architectural, Landscape and Site Plan Review: Although not a part of the Zoning Ordinance (and therefore not part of the LCP), this chapter of the City's municipal code is directly relevant to Architectural Advisory Committee review. Project design review considerations from this chapter (Section 14.37.030) are provided below:

1. The character and quality of design;
2. The design and aesthetic compatibility with neighboring properties and uses including visibility and effect upon view at all site lines;
3. Site development characteristics including but not limited to the building(s) coverage, setbacks, height, location on the site, scale, and use of open space;
4. Other on-site improvements including but not limited to parking and other paved areas, landscaping, lighting, signs and graphics, artwork, sculpture, fountains and other artistic features;
5. The building materials and colors;
6. The pedestrian, equestrian, bicycle, and vehicular circulation;
7. The disturbance of existing topography, trees, shrubs, and other natural features;
8. The accessory structures, including garages, sheds, utility and drainage facilities, and trash and recycling enclosures;
9. Building exterior features including but not limited to the lighting, stairs, ramps, elevators, downspouts, flues, chimneys, exhaust fans, air-conditioning equipment, elevator equipment, fans, cooling towers, antennas, and similar structures placed upon the roof or the exterior of the building which are visible from the street or any building in the immediate vicinity, the sunshades, awnings, louvers, and any visible device for deflecting, filtering, or shielding the structure or interior from the elements, the balconies, penthouses, loading docks, and similar special purpose appendages and accessory structures;
10. Energy efficiency and renewable energy design elements including but not limited to exterior energy design elements, internal lighting service and climatic control systems, and building siting and landscaped elements;

11. Such other features as they affect the design and ultimate appearance of the proposed development as determined by the approving authority.

Design review approval criteria that the Planning Commission will consider include the following from 14.37.035:

- A. Where more than one building or structure will be constructed, the architectural features and landscaping thereof shall be harmonious. Such features include height, elevations, roofs, material, color and appurtenances.
- B. Where more than one sign will be erected or displayed on the site, the signs shall have a common or compatible design and locational positions and shall be harmonious in appearance.
- C. The material, textures, colors and details of construction shall be an appropriate expression of its design concept and function, and shall be compatible with the adjacent and neighboring structures and functions. Colors of wall and roofing materials shall blend with the natural landscape and be nonreflective.
- D. The design shall be appropriate to the function of the project and express the project's identity.
- E. The planning and siting of the various functions and buildings on the site shall create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.
- F. Roofing materials shall be wood shingles, wood shakes, tile or other materials such as composition as approved by the appropriate design review authority. No mechanical equipment shall be located upon a roof unless it is appropriately screened.
- G. The proposed development shall be compatible in terms of height, bulk and design with other structures and environment in the immediate area.
- H. The proposed design shall be consistent with the applicable elements of the general plan.
- I. If the project site is located in an area considered by the appropriate design review authority as having a unified design character or historical character, the design shall be compatible with such character.
- J. The design shall promote harmonious transition in scale and character in areas located between different designated land uses.

- K. The design shall be compatible with known and approved improvements and/or future construction, both on and off the site.
- L. Sufficient ancillary functions provided to support the main functions of the project shall be compatible with the project's design concept. The planning and siting of ancillary functions shall address utilities, drainage facilities, lighting, trash and recycling provisions, and other matters applicable to the project site and use.
- M. Access to the property and circulation systems shall be safe and convenient for equestrians, pedestrians, cyclists and vehicles.
- N. The amount and arrangement of open space and landscaping shall be appropriate to the design and the function of the structures.
- O. Landscaping shall be in keeping with the character or design of the building, and preferably clustered in natural appearing groups, as opposed to being placed in rows or regularly spaced.
- P. Where feasible, natural features shall be appropriately preserved and integrated into the project.
- Q. The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, shall create a desirable and functional environment and the landscape concept shall depict an appropriate unity with the various buildings on the site.
- R. Plant material shall be suitable and adaptable to the site, shall be capable of being properly maintained on the site, and shall be of a variety which would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.
- S. The design shall be energy efficient and incorporate renewable energy design elements including, but not limited to:
 - 1. Exterior energy design elements;
 - 2. Internal lighting service and climatic control systems; and
 - 3. Building siting and landscape elements.