

STANDARDS FOR ARCHITECTURAL AND SITE CONTROL WITHIN THE SKYLINE SCENIC CORRIDOR

(Streets and Highways Code Sections 154, 227-229.1, 260, 261)

INSTRUCTION AND GUIDELINES

The purpose of architectural and site review is to promote the preservation of the visual character of the Skyline Scenic Corridor in accordance with the requirements of Streets and Highways Code Sections 154, 227-229.1, 260, 261, and particularly with Section 261 which requires a county, when a highway becomes a part of the State Scenic Highways System, “. . . to have taken such action as may be necessary to protect the scenic appearance of the scenic corridor, the band of land generally adjacent to the highway right-of-way, including, but not limited to (1) regulation of land use and intensity (density) of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earth moving and landscaping; and (5) the design and appearance of structures and equipment.” Preventing the erection of structures, additions or alterations which do not properly relate to their-sites or to the rural character of the Skyline area is a prime consideration in these guidelines. It is not the purpose of architectural and site review to stifle individual initiative in the design of any particular building; rather, it is the intent to achieve the overall objective of preserving the natural character of Skyline Boulevard, a State Scenic Highway, and the Skyline area.

Good architectural design is based upon the suitability of a building for its purpose; upon the appropriate use of sound materials, and upon the principles of harmony and proportion in the elements of the building. Good architectural design is not, in itself, more expensive than poor architectural design and is not necessarily dependent upon the particular style of architecture selected.

Before architectural design and site will be approved and in order to assist the Planning Commission in reviewing architectural and site plans, the following material must be submitted in a complete and proper manner. Material unsuited for appropriate examination will not be accepted.

A. **ARCHITECTURAL PLANS**, which show the following information:

1. Architectural elevations of the proposed structure. Accessory buildings should conform in design and exterior materials to the finish of the main building to which they relate.
2. Materials to be used in construction (e.g., redwood shake, stone, etc.). Submit sample of material where possible.
3. Color scheme to be used for exterior walls, roof, trim, etc. Submit color samples where possible.

4. a. Perspective of proposed structure on the site, and
- b. As it will appear from the highway at a point 5 feet above highway grade in front of residence.

Architectural plans, if at all possible, should be prepared by an architect, designer or person of equivalent skills, as stock building plans are seldom designed in respect to the special siting problems which exist in the Skyline area.

B. **SITE PLAN**: An accurately prepared plan which contains the following information:

1. Scale of map and north point. The scale should be adequate to clearly illustrate what is proposed.
2. Contour interval of 5 feet for immediate area of development. Areas for which no construction or development is proposed may have a 40-foot contour interval.
3. Exact location of the main structure and all necessary accessory buildings. Care must be taken to locate buildings so as to avoid blocking views from Skyline Boulevard.
4. Building setback. There must be a 100-foot building setback from Skyline Boulevard, unless the building site is in a subdivided area (subdivided prior to the adoption of Skyline Boulevard as a State Scenic Highway), in which case a 50-foot setback from Skyline Boulevard will be required.
5. Location of driveway. Driveways should follow the contours of the land insofar as possible and should be shared where possible to reduce the number of entries onto Skyline Boulevard.
6. Location of storage tanks. Refuse cans, butane and other tanks and service yards must be concealed by fencing, landscaping or other means. Areas used for storage of equipment, supplies or debris should not be visible from Skyline Boulevard.
7. TV, radio and ham radio antennas shall be limited to one per dwelling and shall not exceed 35 feet.
8. Landscaping. Indicate major stands of trees and which, if any, are to be removed. Tree cutting must be kept to a minimum and done only where necessary for construction, access or safety. Where additional plant material is to be installed, indicate location, type and size of trees or shrubs to be planted.

The basic objective should be to preserve the natural landscape. Landscape planting of ground areas disturbed by grading must, however, be

accomplished. Planting is to be done in a natural manner and with materials which are native or complementary to the area.

9. Grading. A grading permit is required if 25 cubic yards or more of earth is to be moved or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level.

Grading should be kept to a minimum and only that required for foundations. Where cutting and filling is necessary because of terrain difficulties, such work should be blended in a natural appearance with the adjacent ground levels in a manner to insure stable soil conditions and to prevent erosion from storm water runoff. Grading shall not be started until after a grading permit has been approved, if one is required.

The site plan, if possible, should be prepared by a civil engineer, landscape architect, architect, planner or person of equivalent skills, and must be approved before the issuance of a building permit.

10. Utilities. All new utility installations shall be installed underground. Existing overhead utility lines should be placed underground wherever possible.

- C. **BUILDING DESIGN**: Quietness, repose and unobtrusiveness are the design goals for buildings within the Skyline Scenic Corridor. Structures should be designed as an integral part of the site on which they are to be constructed and should be complementary to or blend with the natural terrain rather than detracting from it.

As a guide to the development of architectural and site plans, the following list of preferable and non-preferable items is provided to assist the applicant in selecting compatible design elements. In certain cases, "non-preferable" elements may be employed in a harmonious scheme or combination which would be acceptable because of the excellence of design and compatibility with the natural site.

	<u>Preferable</u>	<u>Non-Preferable</u>
Architectural Character:	Natural Rustic Rural Ranch Type Harmonious	Artificial Garish Tract Style Look-Alike

Materials:	Wood	Concrete Block
	Board and Batten	
	Stone	Corrugated Metal
	Fire Treated Shake/Shingles*	Tar and Gravel (especially white)
Color:	Subdued	Bright (e.g., pink, yellow, white)
	Harmonious	
	Natural Blending Earhtones	Reflective Contrasting
Landscaping:	Native	Exotic (e.g., palm, etc.)
	Natural	Formal
	Random	Rigid

No signs, directional or otherwise, shall be erected or placed property without specific approval of the Planning Commission.

D. **EXEMPTIONS**

1. **New Structures**

Proposed structures within the Skyline Scenic Corridor may be exempted by the Planning Director from architectural review by the Planning Commission where the proposed building would not be visible from the roadway of Skyline Boulevard.

A request for an exemption may be made by submitting:

- a. A written statement explaining why an exemption is requested, the circumstances of the site, and why the new building will not be visible from Skyline Boulevard or have an impact. on the visual quality of the scenic corridor.
- b. Architectural elevations of the proposed structure.
- c. Site plan of the subject property showing 5-foot contours, major vegetative cover, and location of structure(s) accurately sited and drawn to scale. Aerial photographic maps with 20-foot contours may be obtained from the Department of Public Works.
- d. Photographs, maps, plans or any additional supportive information that may clarify or support the request.

* Other roofing materials may be regarded as acceptable provided they meet the preferable color and texture objectives of these guidelines as approved by the Planning Director.

A field inspection will be made by Planning staff. The applicant may be required to erect poles with flags or place balloons the height of the proposed structures(s) in order to evaluate the visual impact of the project. Based on the submitted materials and field inspection, the Planning Director will make a decision on whether or not to approve the request for an exemption, and the applicant will be so notified by mail. When an exemption is approved, the project must be in compliance with the adopted standards for architectural and site control.

2. Additions to Existing Structures

Minor additions to existing structures visible from the roadway may be exempted by the Planning Director from architectural review where the expansion does not constitute more than 10% of the existing floor area, exclusive only of decks, balconies, garages or carports, and the design of the addition is consistent with the building design guidelines of the Skyline Scenic Corridor regulations.

JKE:MAR/kcd - JKEQ0795_WKR.DOC
(8/11/06)

COUNTY OF SAN MATEO
Intra-Departmental Correspondence

Date: August 24, 1988

To: Planning Commission
From: Planning Director
Subject: Conditions for Exemptions from Architectural Review

At your meeting of July 27, 1988, you requested that the wording for the two conditions regarding (1) removal of vegetation and (2) visibility of structures which will be attached to exemptions from Architectural Review by the Planning Commission be returned to your Commission for review. They are as follows:

1. There shall be no removal of any significant vegetation that screens the view of the structure from Skyline Boulevard. Removal of any such vegetation shall be permitted only by the Planning Commission as part of an application for Architectural Review.
2. If any portion of a new structure is visible from Skyline Boulevard after substantiation by the applicant that it will not be visible, the applicant shall be required to submit an application for Architectural Review for review and approval by the Planning Commission.

The Planning Commission may take any appropriate action to conform the structure to the Skyline Scenic Corridor guidelines, including requiring removal of the visible portion.

Approved by Planning Commission August 24, 1988

JKE:MAR/kcd - JKEQ0795_WKR.DOC
(7/20/06)

MEMORANDUM

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: August 24, 1988
TO: Planning Commission
FROM: Planning Director
SUBJECT: Conditions for Exemptions from Architectural Review

At your meeting of July 27, 1988, you requested that the wording for the two conditions regarding (1) removal of vegetation and (2) visibility of structures which will be attached to exemptions from Architectural Review by the Planning Commission be returned to your Commission for review. They are as follows:

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The Planning Commission may take any appropriate action to conform the structure to the Skyline Scenic Corridor guidelines, including requiring removal of the visible portion.

Approved by Planning Commission August 24, 1988.

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(6/17/09)