

APPENDIX B

HEIGHT, SITE AND BULK CRITERIA FOR THE SEA RANCH (Adopted by Board of Supervisors' Resolution #71611, April 20, 1982)

Subsection 30610.6 (e) of the Coastal Act charges the Executive Director with the duty of specifying design criteria for the height, site and bulk of any developments visible from areas where scenic view easements have been established. The purpose of such criteria is to ensure that new development will not substantially detract from the scenic view areas identified in compliance with Subsection 30610.6 (d). Below are the criteria designated pursuant to this new portion of the Coastal Act. Enforcement of these standards shall be the responsibility of the County of Sonoma.

(1) Site

- a) Structures should be located upon lots to take maximum advantage of topographical features and existing tree masses. This is particularly true of those lots nearest to Highway One, since a poorly sited structure in close proximity to a public viewing area may have a substantial adverse impact on views to the coast. When sites are designated as 'tree' or 'topo' sites, this means that special attention to the noted condition of the lot shall be incorporated into the design of the project. Similarly, 'frontage' or 'low' site designations indicate that a proposed dwelling must be placed on the identified portion of the lot (generally the point furthest away from Highway One), in order to minimize obstruction of coastal views.
- b) Definitions
 - i) Low Site - Designates lots on which the home shall be sited on the lowest portion of the lot.
 - ii) Frontage Site - Designates lots on which the house shall be sited on the portion of the lot nearest the frontage road.
 - iii) Topo Site - Designates lots on which the home shall be sited in such a manner as to promote shielding of the home from public view by the terrain.
 - iiii) Tree Site - Designates lots on which the home shall be sited to promote shielding of the home from public view by hedgerows and other existing trees.

(2) Height

Height is measured as follows: From the natural grade on the highest side of the improvement to the highest point of the roof or any projection therefrom.

(3) Bulk

Bulk is determined by calculating the gross square footage of the proposed structure or structures (i.e., garages are included). Bulk control is basically intended to reduce visual impacts on the landscape; therefore different categories have been developed to reflect the degree of exposure of the site under consideration. Bulk limits in each category are as follows:

Category 1: 1250 square feet (highly visually sensitive lots)

Category 2: 1760 square feet (less visually sensitive lots adjacent to Highway One)
 Category 3: 2250 square feet
 Absent a specific designation of either Category 1 or 2, Category 3 shall apply to all lots west of Highway One.

(4) Specific Designations

Specific design criteria have been established using the definitions and policies discussed above for each lot which is both visible from a scenic view easement and subject to a design recommendation in the Commission's Overall Conditions and Findings. Subject to the exception detailed below, houses on sites for which specific design criteria have been established must conform to these designations. The County shall have the responsibility for enforcing these criteria, using whatever review process it deems most effective.

A variance to a height, site and/or bulk designation may be allowed where the County makes a written finding that the house design is consistent with Coastal Act view protection objectives. Such variances, however, shall be subject to the following restrictions:

Height and Bulk - variations in these categories shall not exceed 25% of the height or bulk limit designated for the site.

Siting - alternate siting is permissible where the designated portion of the lot is the only area feasible for installation of a septic system. However, even in this situation the siting of the house shall attempt as far as possible to conform with the site designation.

SPECIFIC HEIGHT, SITE AND BULK DESIGNATIONS

Unit 1	Block 1	Lots 1-4, 7-9	tree site
	Block 5	Lots 1-5	16' height, Category 2
	Block 6	Lots 2-5, 7, 8	16' height
	Block 7	Lots 4, 6, 13, 14	tree site
Unit 7	Block 1	Lots 1, 3-5	16' height
	Block 2	Lots 1, 2, 4-9	frontage site, 16' height Category 2
	Block 3	Lots 7, 8	16' height
		Lots 10-14	tree site
	Block 4	Lots 1-4, 6-8	16' height
Block 5	Lots 1-4, 12-16 Lots 5-7	24' height 16' height	
Unit 15		Lots 3-5	16' height
		Lots 6, 7	topo site, 16' height
		Lots 9, 10	16' height
Unit 17		Lots 44-46, 48	frontage site, 16' height, Category 2
		Lots 53-55	16' height
		Lot 56	topo site, 16' height
Unit 18		Lots 14, 15, 18, 19	tree sites
		Lots 20-24	low site, 16' height

	Lots 25-28, 30, 32, 33, 35	16' height
	Lot 36	24' height
	Lots 39-42	frontage site, 16' height, Category 2
	Lot 43	16' height
	Lots 44-45	topo site, 16' height
	Lots 46-48	16' height
	Lots 97, 98 and 99	tree sites, 24' height
	Lots 101 and 102	frontage site, 16' height, Category 2
Unit 21	Lots 1-4	frontage site, 16' height, Category 2
	Lots 6-9, 12, 14, 16	16' height
	Lots 16, 17, 19-23, 25-27	24' height
	Lots 29-32, 34	16' height
	Lots 36-40	frontage site, 16' height, Category 2
	Lot 42	tree site, 16' height, Category 2
	Lots 43-44	frontage site, 16' height, Category 2
	Lots 45-46	16' height, 24' height
	Lots 52-58	tree sites, 24' height
	Lots 59, 61, 65	16' height
	Lot 68	tree site
	Lots 70, 72-75, 77-83, 85, 87-92	16' height
	Lot 94	24' height
	Lots 95-98, 104-107, 109, 111-117, 119, 120, 123, 125, 127, 128	16' height
	Lot 130	tree site, 24' height
	Lots 132-141-143	topo site, 24' height
	Lot 146	24' height
	Lot 147	topo site, 16' height
	Lot 148-152	16' height
	Lot 154	frontage site, 16' height
Unit 24	Lot 1	16' height
	Lots 36, 38-42	24' height
	Lots 52-54-56, 62-67, 73-76	16' height
	Lots 78-79	24' height
	Lots 81-87-89	16' height, Category 2
	Lots 95-99, 101-103, 105-112, 114-118, 120, 121, 124-127, 129-131, 133-135	16' height
	Lots 136-148	24' height
	Lots 158, 159	16' height, Category 2
Unit 28	Lot 2	frontage site, 16' height, Category 2

Lots 4, 6, 7, 9-11	topo site, 16' height, Category 2
Lots 15-17	16' height
Lot 19	tree site, 24' height
Lots 21-23, 25-28, 30-31, 33-44, 48-70, 72-78, 81-97, 99-114, 117-120	16' height
Lot 124	24' height
Lot 125	tree site, 24' height
Lot 126	topo site
Lots 128-130, 132, 135, 136, 138	tree site, 24' height
Lots 139, 140	frontage site, 16' height, Category 2
Lots 141-147	frontage site, 16' height, Category 1
Lots 148-150	frontage site, 16' height