

## DRAFT 3 Brief Comparison of Key Provisions of Existing and Proposed Viewshed Regulations

| Provision  | Existing Hwy. Corridor Standards (SLO Area) (1) | Planning Commission-recommended ordinance (7/05) (2)   | Original supporters of viewshed regulations(4/06) (3)                       | POPR-inspired ordinance considered by Board (6/06) (4)   | New staff recommendation (5)                                      | Basis of new staff recommendation (column #s)                         |
|--|---|--|---|--|---|---|
| <b>Views from what types of roads regulated</b>          | Arterial, Collector<br>Railroad                 | Arterial<br>Collector<br>Local   | Arterial<br>Collector<br>Local  | Arterial<br>Collector  | Arterial<br>Collector   | Consistent with existing standards (1)                                |
| <b>Distance limit from road</b>                          | None, except for planning area boundary         | Highway 1: 1 mile<br>Other roads: none   | Highway 1: 1 mile (direct, unobstructed line of sight)<br>Other roads: none | 1 mile (direct, unobstructed line of sight, single most visible point of view)   | 1 mile  | Highway 1: consensus of groups<br>Other rds: (4)                      |
| <b>Public notice/ discretionary use permit required?</b> | Only if standards not met                       | Only if standards not met  | Noticing required, hearing if requested or if standards not met             | Only if standards not met, hearing requires owner noticing within a wider area   | Only if standards not met   | Consistent existing standards (1), & with (2), (4)                    |
| <b>Silhouetting prohibited?</b>                          | No, but MUP & standards required                | Yes, unless avoiding it is infeasible or more environmentally damaging, and with MUP & standards | No  | No   | No, but requires MUP & standards                                  | Consistent with existing standards (1)                                |
| <b>Minimum % landscape screening</b>                     | 50%   | Highway 1 viewshed: 80%<br>Cayucos Fringe: none, 80% if structures silhouette                    | 50%, 80% if structures silhouette   | 50% (or 75% backdrop), 75% on specified prominent ridgelines (direct, unobstructed line of sight, single most visible point of view) | 50%<br>80% on specified prominent ridgelines                      | Consistent with intent of existing standards (1), and with (3)        |
| <b>Time to achieve required landscape screening</b>      | Plant maturity                                  | Plant maturity   | 5 years   | Plant maturity   | Plant maturity, but use a % of fast growing species               | Blend of existing standards (1) and (3) to achieve quicker screen     |
| <b>Building design standards</b>                         | Yes, including 25' maximum height               | Yes, if discretionary permit needed or structures silhouette                                     | Yes, including 18' max. height on prominent ridgetops/hilltops              | Yes, including 28' maximum height on prominent ridgelines  | Yes, including 25' max. height defined as plane parallel to slope | Consistent with (1), but revises height measurement to reduce impacts |
| <b>Slope limitation</b>                                  | Grading on 20% or less; < than 30% with MUP     | < 20% for residential roads, building sites in land divisions (Cayucos Fringe)                   | None  | None   | None <sup>1</sup>   | Consensus of interested groups  |
| <b>Setbacks from road</b>                                | 100' (rear ½ of lot if infeasible)              | None   | 100'  | 100'   | 100'  | Consensus of interest groups  |

<sup>1</sup> Existing standards already require environmental review for grading on slopes of 10% or steeper

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| Proposal   | Roads/distance from which views regulated; affected area<br>(1)  | Ag. structures exempt<br>(2)   | Permit level/hearing /notice<br>(3)  | Silhouetting allowed?<br>(4)  | Standards if structures silhouette<br>(5)   | Standards if structures visible, no silhouetting  |  |   |
|--|--|--|--|---|---|---|--|---|
|  |  |  |  |   |   | Setback from road or rail r/w<br>(6)  | Landscape Screening<br>(7)   | Other<br>(8)  |
| <b>Existing Highway Corridor Standards (SLO Planning Area)</b> | <p>Hwys. 101, 1, 227; LOVR; O'Connor Way; Orcutt Rd./up to 6 miles</p> <p>100' from Hwys. 101, 1, 227; LOVR; O'Connor Way; Orcutt Rd., railroad</p> <p>Max. affected area: 41,400 acres, 909 Assessor parcels</p>  | <p>accessory structures 600 ft.<sup>2</sup> or smaller; larger ones depending on appearance</p>                                | <p>Zoning clearance (ministerial) if standards met otherwise, MUP (noticed) with standards in column (5)</p> | <p>Only with MUP &amp; standards in column (5)</p>  | <p>Develop in least visible portion of site; minimize height, mass, visibility, and grading; use natural colors; use landscape screening as much as possible; roads &amp; structures on &lt; 30% slopes</p>   | <p>100'; if not feasible, on rear ½ of lot with 80% landscape screening at maturity</p> | <p>Minimum 50% at plant maturity</p>   | <p>Minimize impacts to habitat, roads &amp; structures on 20% or less slopes, setback from geologic features, 25' height, roof design standards, muted natural colors, cluster residential land divisions, open space required in SRA for divisions, use permits (excluding ag. accessory structures)</p> |
| <b>Planning Commission-recommended ordinance (7/05)</b>        | <p>Hwy. 1 between Villa Creek and Toro Creek Road/1 mile</p> <p>public beaches/1 mile from Hwy 1</p> <p>10 county-maintained local and collector roads in Cayucos Fringe/no distance limit</p> <p>Maximum affected area: 47,000 acres, 612 Assessor parcels (buildout: up to 1224 potential dwellings)</p> | <p>Most exempt, except structures &gt; 1,000 ft.<sup>2</sup> used for ag. processing or most specialized animal facilities</p> | <p>Plot Plan (ministerial) if standards met; otherwise MUP (noticed) with standards in column (5)</p>        | <p>Only with MUP &amp; standards in column (5), and if complying is infeasible/more env. damaging</p> | <p>Cayucos Fringe: minimize height, mass, use muted natural colors &amp; non-reflective materials; 80% landscape screening at plant maturity</p> <p>Hwy. 1: minimize grading &amp; vegetation removal; develop in least visible portion of site--visual effects to be insignificant; if silhouetting necessary, minimize height, mass, use muted natural colors &amp; non-reflective materials; landscape screening; in land divisions, cluster development, locate residential access roads, building sites on slopes &lt; 20%</p> | <p>none</p>   | <p>Highway 1 viewshed: minimum 80% at plant maturity</p> <p>Cayucos Fringe: none</p> | <p>Cayucos Fringe: in land divisions, cluster development, locate residential access roads, building sites on slopes &lt; 20%</p> <p>Highway 1: none</p>  |

| Proposal   | Roads/distance from which views regulated; affected area (1)   | Ag. structures exempt (2)   | Permit level/hearing /notice (3)   | Silhouetting allowed? (4)                                 | Standards if structures silhouette (5)   | Standards if structures visible, no silhouetting |   |   |
|--|--|---|--|---|--|--|---|---|
|  |  |   |  |   |  | Setback from road or rail r/w (6)                | Landscape Screening (7)   | Other (8)   |
| <b>Ordinance suggested by original supporters of viewshed regulations (4/06)</b> | Hwy. 1/1 mile in a direct, unobstructed line of sight<br>10 county-maintained local and collector roads in Cayucos Fringe/no distance limit (direct, unobstructed line of sight)<br><br>Maximum affected area: 47,000 acres, 612 Assessor parcels (buildout: up to 1224 potential dwellings) | Most exempt, except structures > 1,000 ft. <sup>2</sup> used for ag. processing or most specialized animal facilities | Advisory council and property owner notice (300'); MUP if hearing requested; if not, Zoning clearance (ministerial) if standards met; if standards not met, MUP (noticed) to minimize visual impacts | Yes   | 80% landscape screening within 5 years, 18' height limit on specified prominent ridgetops or hilltops within 1 mile of and in a direct, unobstructed line of sight from Hwy. 1, Old Creek Road or Santa Rita Road                            | 100' from road right-of-way                      | Minimum 50% within 5 years  | Use non-reflective, natural-appearing materials on building exteriors, use muted natural colors   |
| <b>POPR-inspired ordinance considered by Board (6/06)</b>                        | Hwy. 1, Old Creek Road, Santa Rita Road/1mile in a direct, unobstructed line of sight<br><br>Maximum affected area: 8,700 acres, 208 Assessor parcels or portions thereof (buildout: up to 416 potential dwellings)  | Most exempt, except structures > 3,000 ft. <sup>2</sup> used for ag. processing or most specialized animal facilities | Zoning clearance (ministerial) if standards met; otherwise, MUP (noticed) to minimize visual impacts— notice to owners within 1000'  | Yes   | Direct unobstructed line of sight, single most visible point of view of entire structure; 28' height limit and 75% landscape screening at plant maturity when highest point of structure is within top 25' of specified prominent ridgelines | 100' from road right-of-way                      | Minimum 50% at plant maturity, or minimum 75% backdrop at plant maturity (direct unobstructed line of sight, single most visible point of view of entire structure) | Use non-reflective, natural-appearing materials on building exteriors, use muted natural colors   |
| <b>New staff recommendation<sup>1</sup></b>                                      | Hwy. 1, Old Creek Road, Santa Rita Road/1mile;<br><br>Maximum affected area: 8,700 acres, 208 Assessor parcels or portions thereof (buildout: up to 416 potential dwellings)   | Most exempt, except structures > 1,000 ft. <sup>2</sup> used for ag. processing or most specialized animal facilities | Zoning clearance (ministerial) if standards met otherwise, MUP (noticed) with standards in column (5)  | On specified prominent ridgelines: only with MUP & stnds. | Minimize visual impacts: develop in least visible portion of site; minimize height, mass & grading; roof design features; 80% landscape screening & require % of fast growing species (may be combined with landscape backdrop)              | 100' from road right-of-way                      | Minimum 50% at plant maturity, but require a % of fast growing species to get quicker screening   | Use non-reflective, natural-appearing materials on building exteriors, use muted natural colors, 25' height (at all points as measured continuously through building footprint from existing grade) |

<sup>1</sup> Ordinance could be reviewed by Board of Supervisors two years after adoption

# DRAFT 3: Ranking of Effectiveness of Existing and Proposed Viewshed Regulations<sup>1</sup>

| Criteria  | Existing Highway Corridor Design Standards (SLO Planning Area) | Planning Commission-recommended ordinance (7/05) | Ordinance suggested by original supporters of viewshed regulations (4/06) | POPR-inspired ordinance considered by Board (6/06) | New staff recommendation |
|---|--|--|---|--|--------------------------|
| Provides the most public notice <sup>2</sup>                                    | ●●   | ●●   | ●●●●●   | ●●●●   | ●●●●                     |
| Exempts the most agricultural structures  | ●  | ●●●●   | ●●●●  | ●●●●●  | ●●●●                     |
| Avoids silhouetting on ridgetops/hilltops                                       | ●●●●   | ●●●●●  | ●●  | ●●   | ●●●                      |
| Minimizes visibility/visual impacts on ridgetops                                | ●●●  | ●●●●●  | ●●●   | ●  | ●●●●                     |
| Minimizes visibility/visual impacts in areas other than ridgetops               | ●●●●●  | ●  | ●●●●  | ●●   | ●●●                      |
| If silhouetting occurs, achieves the greatest extent of landscape screening     | ●●●●●  | ●●●●●  | ●●●●●   | ●  | ●●●●●                    |
| If silhouetting occurs, achieves landscape screening in shortest time period    | ●●●●   | ●●●●   | ●●●●●   | ●●●●   | ●●●●                     |
| If no silhouetting occurs, achieves the greatest extent of landscape screening  | ●●●●●  | ●  | ●●●●●   | ●●   | ●●●●●                    |
| If no silhouetting occurs, achieves landscape screening in shortest time period | ●●●●   | ●●●●   | ●●●●●   | ●●●●   | ●●●●                     |

1 ●●●● = highest ranked/most effective, ● = lowest ranked/least effective

2 The number of people that would receive notice of proposed development whether a hearing is required or not