

**RESOLUTION NO. 2005-\_\_\_\_\_**  
**RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS**  
**APPROVING THE MARIN COUNTY SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES**

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**SECTION I: FINDINGS**

- I. WHEREAS the Marin County Development Code Chapter 22.42 establishes the requirements for Design Review, which include the Planned District design and development standards contained in Chapter 22.16, to address a wide range of design, siting, and environmental issues related to single-family residential development. In order to supplement and reinforce the Design Review standards and policies and establish clear and comprehensive design recommendations for all single-family residential development, the Community Development Agency prepared the Single-family Residential Design Guidelines (Design Guidelines) with the assistance of consultant Dan Hillmer, from Gast Hillmer Urban Design, and a technical advisory committee composed of County residents representing a variety of relevant interest groups and professions.
- II. WHEREAS the Design Guidelines seek to clarify and reinforce the public policy objectives articulated in the County's Design Review findings and are intended to give clear design direction to applicants and provide County staff, design review boards, and decisionmakers with the tools needed to properly evaluate development proposals within the context of County policies and standards. The Design Guidelines emphasize essential principles of development, particularly site planning, preservation of natural features, compatibility with neighboring development, location of buildings in relationship to pedestrian paths and streets, landscaping, and general building form, massing, and scale.
- III. WHEREAS the key design principles that are articulated in the Design Guidelines would: (1) encourage the use of building setbacks on the upper floor levels to maintain adequate space, light, and a sense of openness from surrounding residences in traditional neighborhoods; (2) promote alternative locations and orientations for garage and parking areas in order to emphasize the pedestrian qualities of the streetscape; (3) discourage fencing and retaining walls that front on public streets; (4) emphasize building designs that reflect the natural landscape and scale of the surrounding neighborhood through use of smaller building components, minimal cantilevered overhangs, and articulated exterior vertical walls; (5) establish massing and roof design criteria that emphasize the use of smaller parts that reflect the scale of the neighborhood; (6) establish comprehensive guidelines for hillside and ridgeline development governing building location, massing, and roof designs; and (7) provide access to more detailed design guidelines addressing grading, drainage, stream and tree preservation, parking, fire safety, landscaping, resource conservation, green building, and universal design principles.

- IV. WHEREAS the Public Review Draft, Revised Public Review Draft, and the Second Revised Public Review Draft of the Single-family Residential Design Guidelines have been distributed to interested parties for their review and comment.
- V. WHEREAS after holding a duly-noticed public workshop on September 13, 2004 and public hearings on March 28, 2005 and May 23, 2005 to consider and take public testimony on the proposed Design Guidelines, the Marin County Planning Commission unanimously recommended approval of the proposed Design Guidelines to the Board of Supervisors.
- VI. WHEREAS the Marin County Board of Supervisors held a duly-noticed public hearing on June 28, 2005 to consider and take public testimony on the proposed Design Guidelines.
- VII. WHEREAS the Marin County Board of Supervisors finds that the proposed Design Guidelines is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15308, Class 8 of the CEQA Guidelines.
- VIII. WHEREAS the Marin County Board of Supervisors acknowledges that the Community Development Agency Director may make certain typographical or technical corrections, including improvements to the photographs and graphics, to the Design Guidelines that do not result in a substantive change in the Guidelines.

## **SECTION II: ACTION**

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby approves the Marin County Single-family Residential Design Guidelines.

## **SECTION III: VOTE**

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Marin held on this \_\_\_\_th day of \_\_\_\_\_, 2005, by the following vote:

AYES: SUPERVISORS

NOES:

ABSENT:

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PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

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CLERK