

**DESIGN GUIDELINES FOR HILLSIDE DEVELOPMENT**  
**CITY OF LAGUNA BEACH**



## DESIGN GUIDELINES

THESE GUIDELINES ARE INTENDED TO DESCRIBE THE CITY'S DESIGN PHILOSOPHY FOR HILLSIDE DEVELOPMENT. THE GUIDELINES SET FORTH DESIGN PRINCIPLES AND PARAMETERS AND PROVIDE THE FRAMEWORK FOR THE CITY'S DESIGN REVIEW PROCESS.<sup>1</sup>

THE GUIDELINES ARE INTENDED TO PROVIDE FLEXIBILITY IN THE DESIGN REVIEW PROCESS SINCE THE EVALUATION OF BUILDING DESIGN INCLUDES THE APPLICATION OF JUDGEMENT, DISCRETION AND INDEPENDENT ANALYSIS. FURTHERMORE, THE GUIDELINES ARE INTENDED TO PROVIDE ASSISTANCE AND DIRECTION IN THE DESIGN OF HILLSIDE PROJECTS IN A MANNER THAT IS COMPATIBLE WITH THE MUTUAL INTERESTS OF THE PROPERTY OWNER AND THE CITY.

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1

These guidelines should be studied in connection with the City's manual describing the design review process.

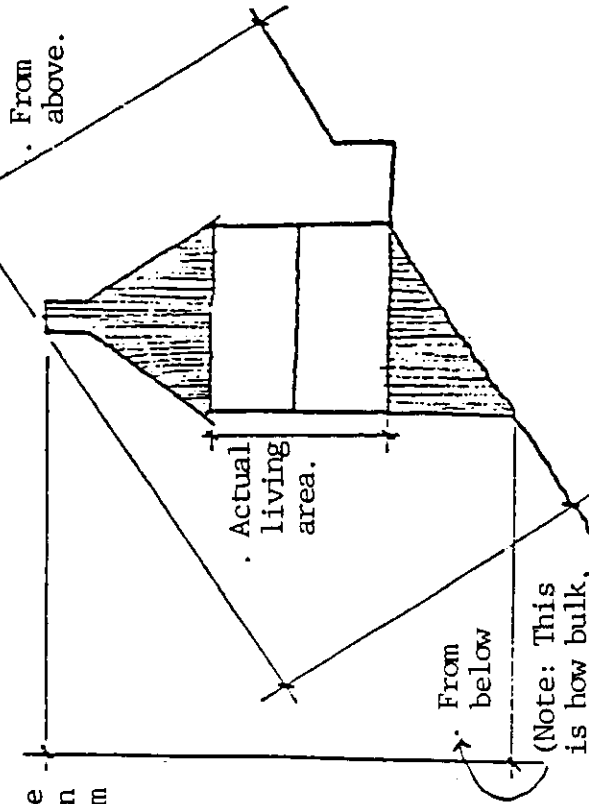
1. GUIDELINE:

REDUCE EFFECTIVE VISUAL BULK OF A STRUCTURE AND AVOID MONUMENTAL AND EXCESSIVELY LARGE DWELLINGS BY PLACING BUILDINGS INTO THE HILLSIDE TO REDUCE EFFECTIVE VISUAL BULK. STRUCTURES STAND OUT PROMINENTLY ON HILLS WHEN SEEN FROM A DISTANCE OR FROM BELOW. MOST HILLSIDE STRUCTURES CANNOT BE SCREENED EFFECTIVELY UNTIL TREES GROW TO MATURITY - A PROCESS THAT TAKES MANY YEARS.

NO

Wasted Space in Roof and Foundation.

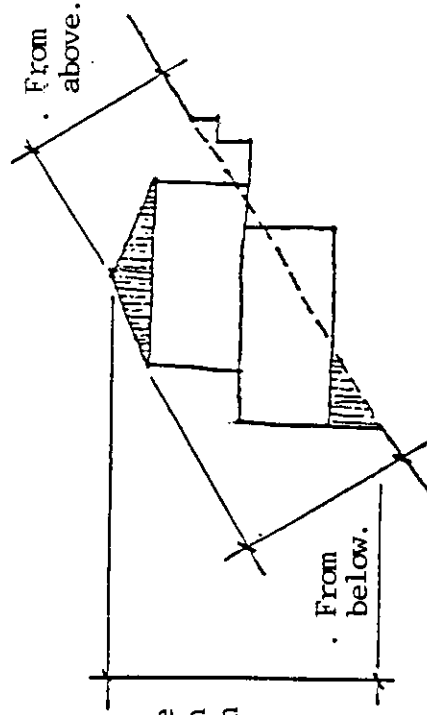
Effective bulk when seen from afar.



YES

Same amount of living area redesigned.

Effective bulk when seen from afar.



Too large foundation bulk is unused, unnecessary, unsightly and expensive.

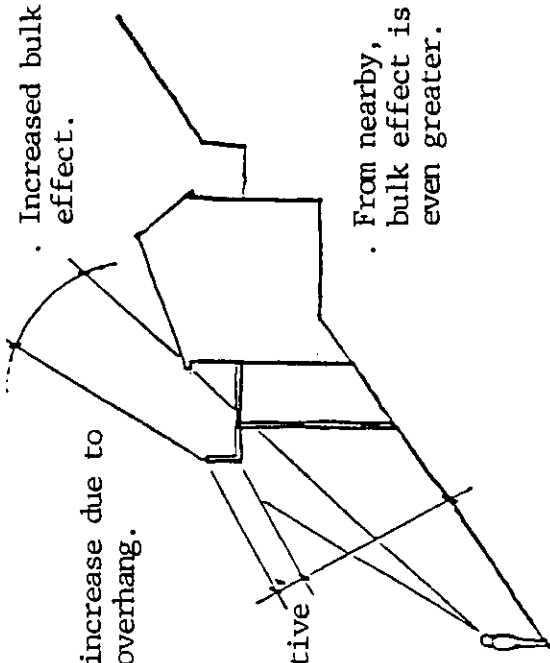
2. GUIDELINE:

BUILDINGS SHOULD BE TERRACED USING THE NATURAL SLOPE. USE ROOFS OF LOWER LEVELS FOR THE DECK OPEN SPACES OF UPPER LEVELS.

NO

Overhang decks make building seem more massive.

Bulk increase due to deck overhang.

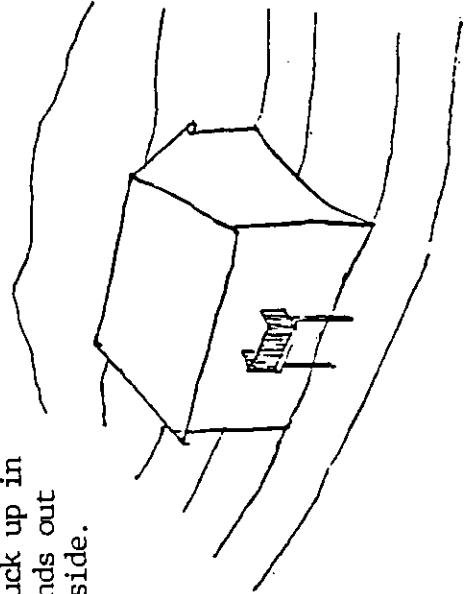


Effective bulk.

From nearby, bulk effect is even greater.

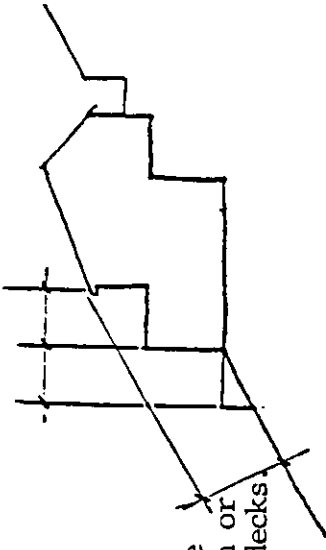
NO

Building stuck up in the air stands out on the hillside.



YES

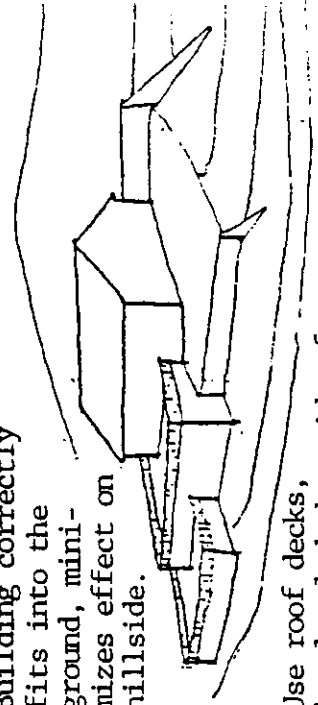
Terraced decks do not increase building bulk when seen from nearby.



Effective bulk with or without decks.

YES

Building correctly fits into the ground, minimizes effect on hillside.



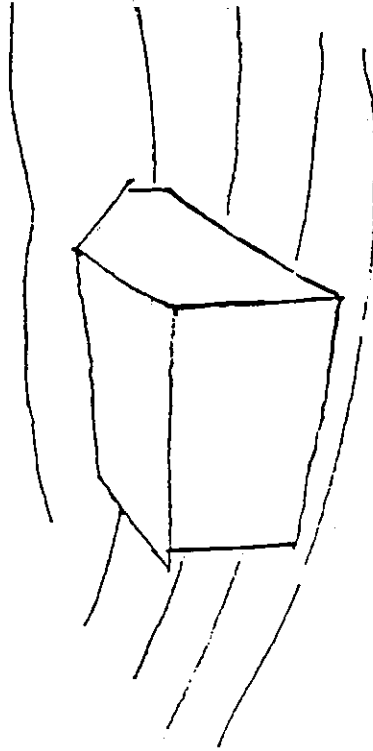
Use roof decks, low level decks, side of building decks.

3. GUIDELINE:

AVOID LARGE EXPANSES OF ANY MATERIAL IN A SINGLE PLANE. ON DOWNHILL ELEVATIONS, BREAK UP MASSES OF BUILDING WITH HORIZONTAL AND VERTICAL ELEMENTS.

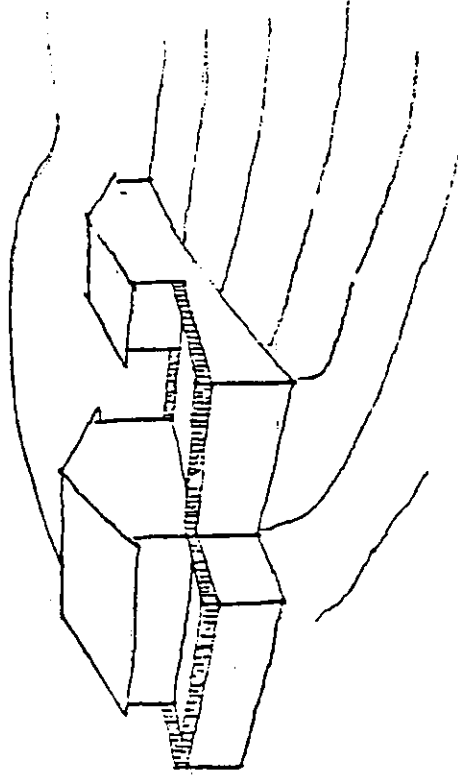
NO

- Large single plane downhill increases visual bulk.



YES

- Breaking mass reduces visual bulk. Deck elements must be large enough to be effective.

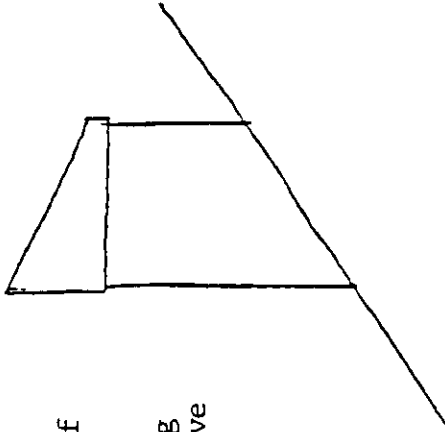


4. GUIDELINE:

FOLLOW HILLSIDE CONTOURS AND SLOPE WITH BUILDING FORMS, PARTICULARLY ROOF FORMS, TO INCREASE THE INTEGRATION OF DWELLING AND SITE.

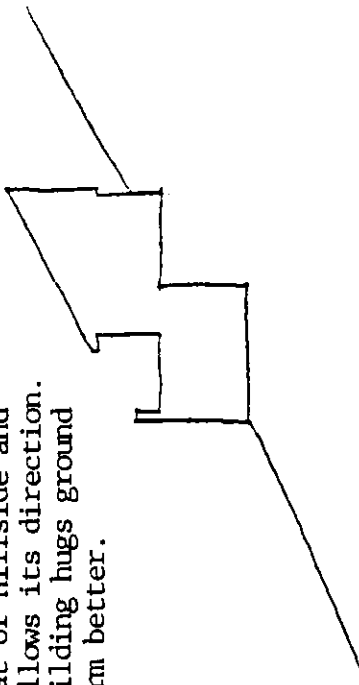
NO

- Angular forms which slope in opposite direction to slope of hill destroy relationship of hillside and building and increase effective bulk.

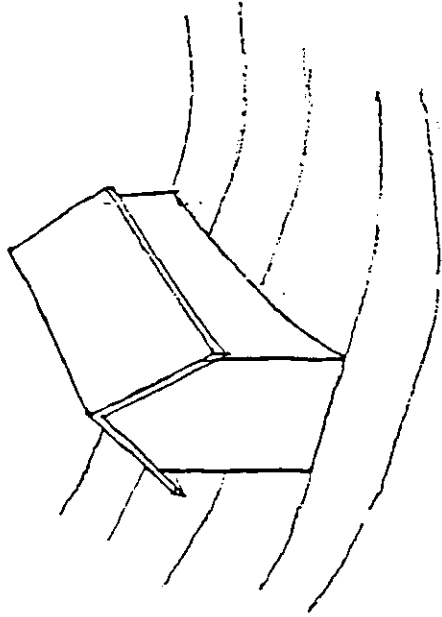


YES

- Roof slope approximates that of hillside and follows its direction. Building hugs ground form better.



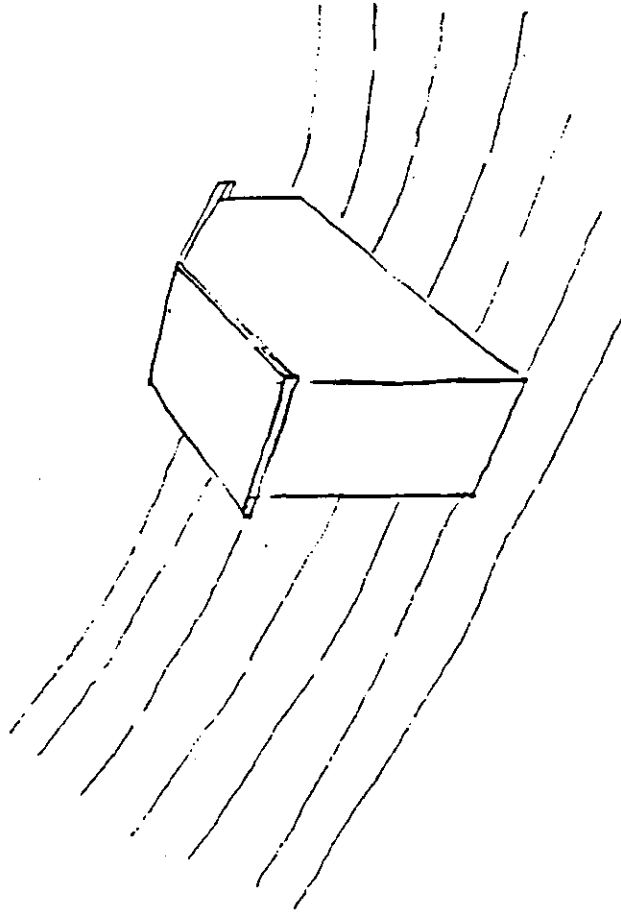
- Avoid large gable ends on downhill elevations.



5. GUIDELINE:

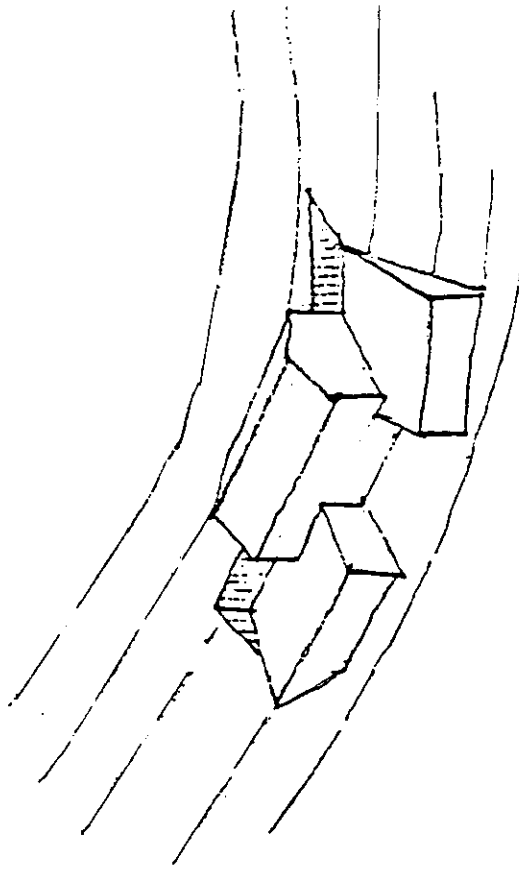
FOLLOW HILLSIDE CONTOURS WITH HORIZONTAL BUILDING ELEMENTS TO INCREASE INTEGRATION OF DWELLING UNIT AND SITE.

NO



. Building stands out as major object.

YES



. Building follows contours, flows with the site.

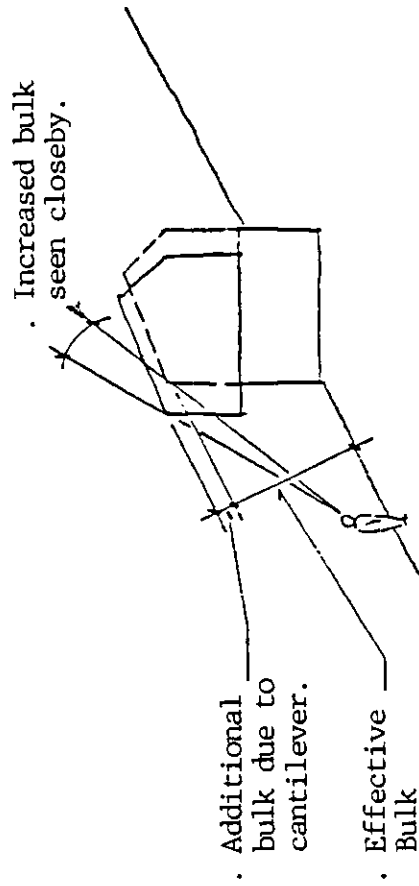


6. GUIDELINE:

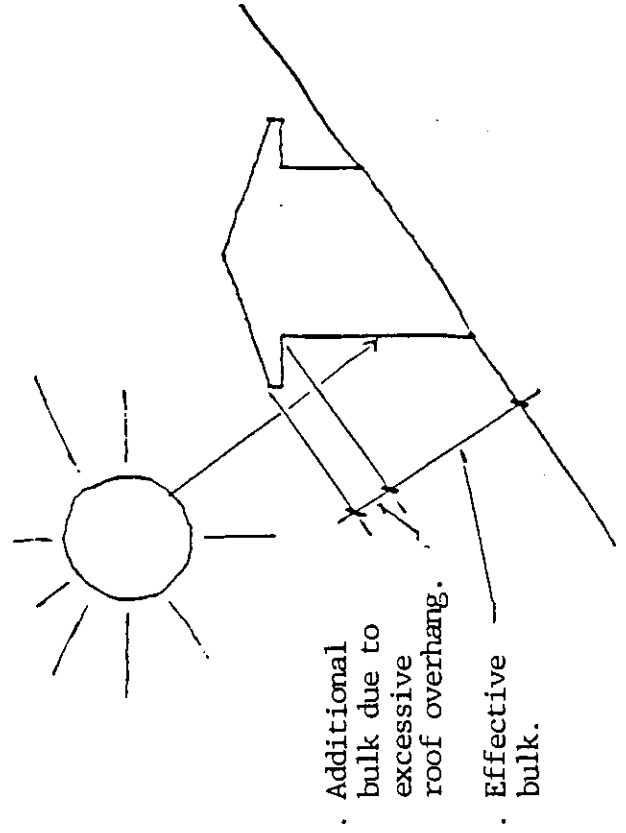
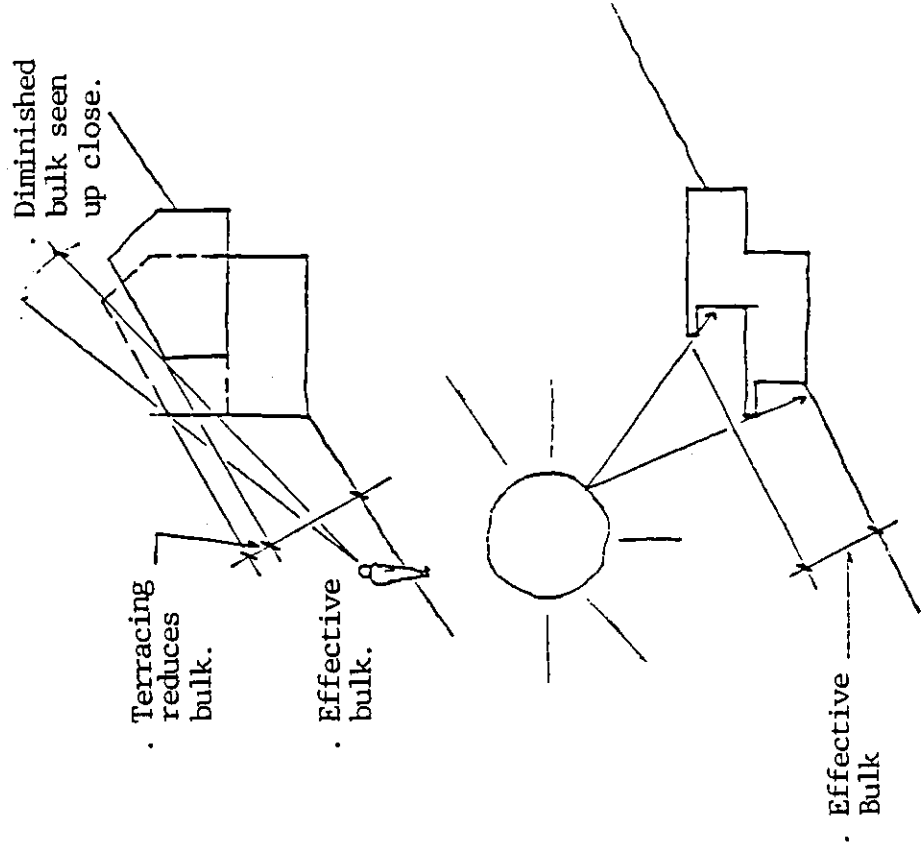
AVOID MASSIVE ROOF OVERHANDS AND CANTILEVERS ON DOWNHILL FACES OF BUILDINGS.

NO

- Cantilever makes building appear taller, more monumental.



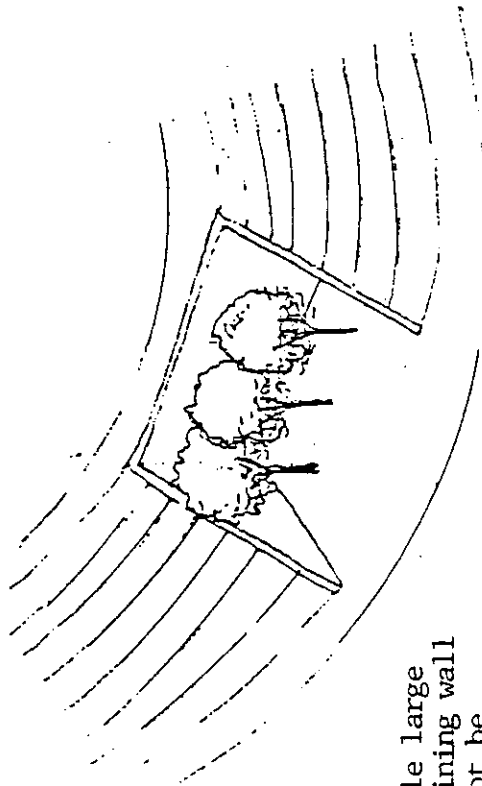
YES



7. GUIDELINE:

AVOID LARGE RETAINING WALLS IN A UNIFORM PLANE. BREAK RETAINING WALLS INTO ELEMENTS, TERRACES.

NO

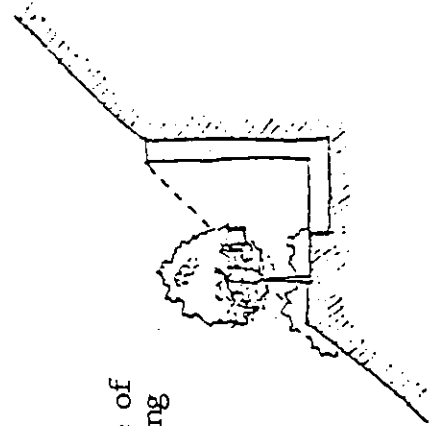


Single large retaining wall cannot be screened easily.

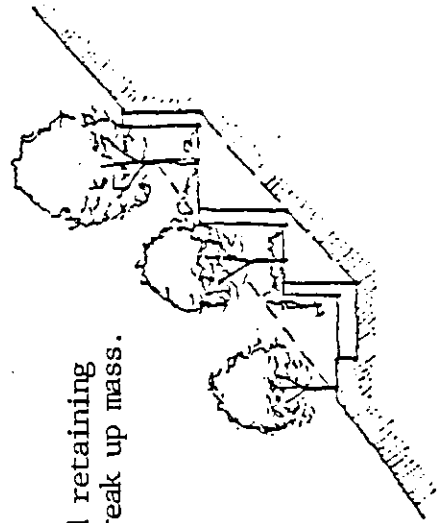
YES



Several smaller retaining walls can be screened.



Single retaining wall makes a massive scar on hillside, toe of wall precludes planting of effective screen.



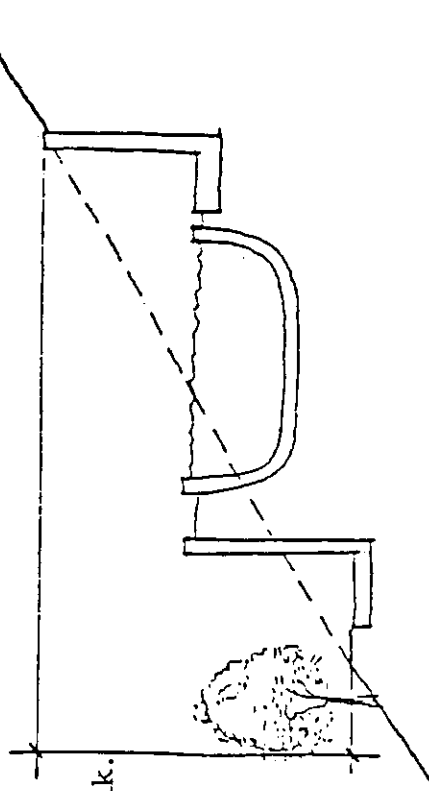
Terraced retaining walls break up mass.

7. Continued

NO

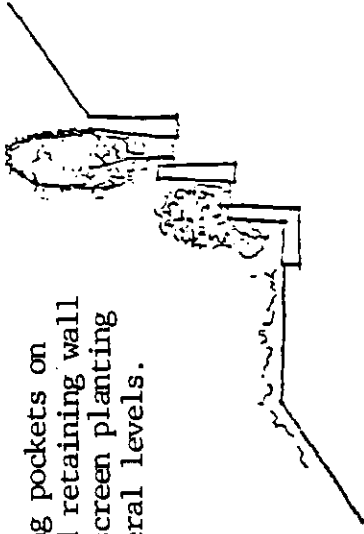
YES

- No planting possible due to toe of retaining wall.

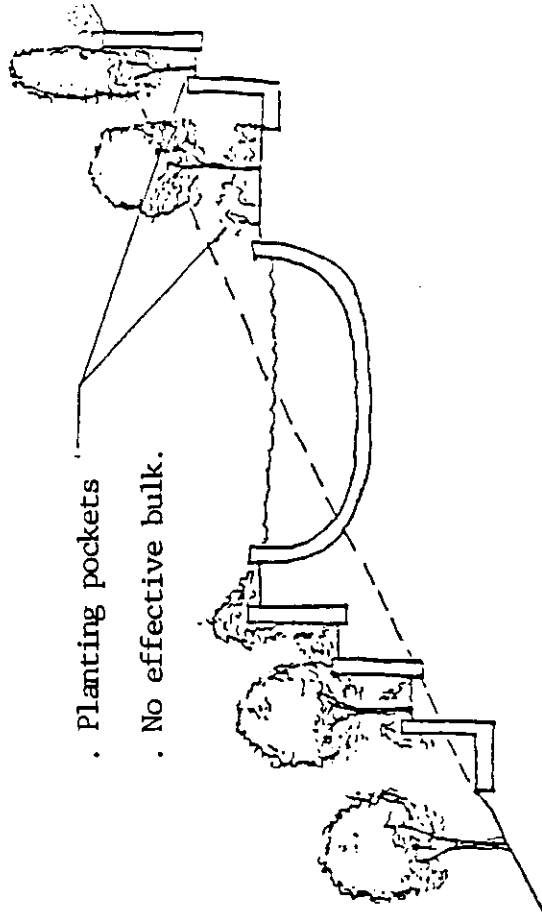


Effective bulk.

- Large concrete retaining wall surfaces can be seen for miles and take years to conceal with planting and trees.

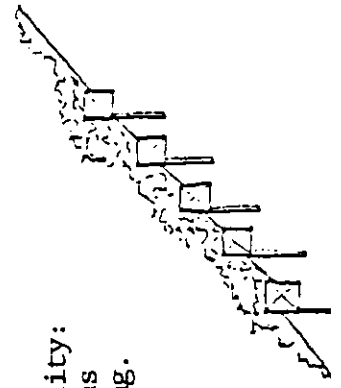


- Planting pockets on stepped retaining wall allow screen planting at several levels.



- Planting pockets
- No effective bulk.

- Alternating possibility: railroad ties used as cribbing and planting.

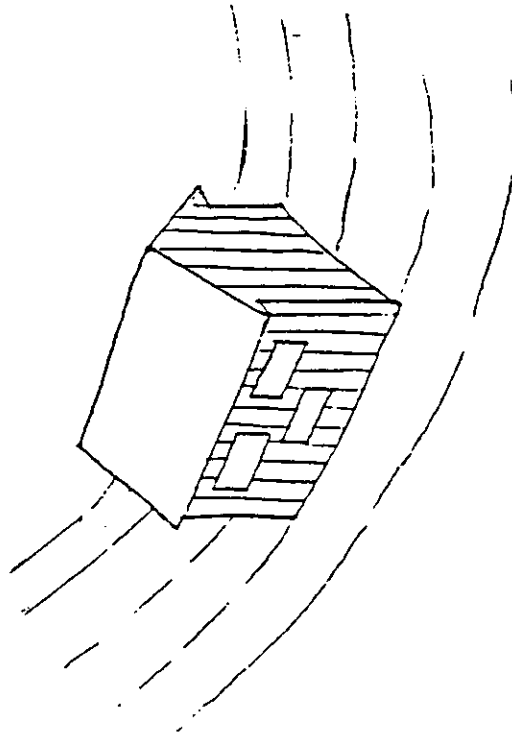


8. GUIDELINE:

USE CHANGES OF MATERIAL TO "SOFTEN" LARGE ELEVATIONS OF BUILDING AND BLEND INTO HILLSIDE.

NO

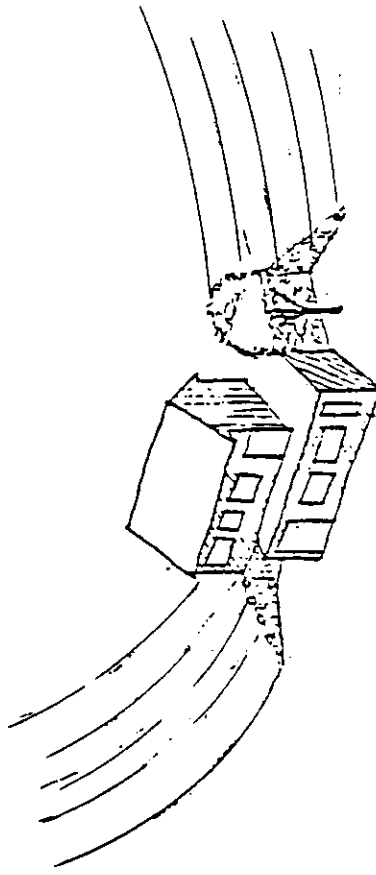
- Large facade of uniform materials is lifeless.



- Large facade of one material, even if modulated by windows, seems plain.

YES

- Natural materials, wood and windows in small increments, interesting small scale patterns and a sense of scale.



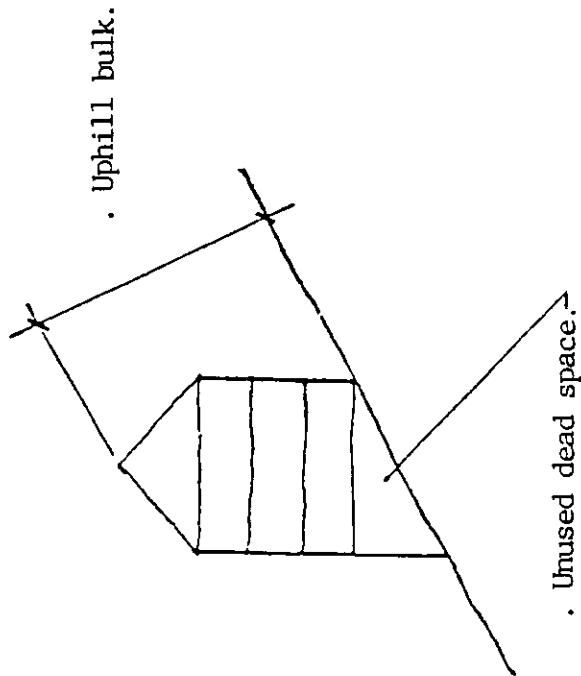
- Stone foundations and retaining walls relate well to ground.

9. GUIDELINE:

EXCAVATE UNDERGROUND OR BELOW GRADE ROOMS TO DRAMATICALLY REDUCE EFFECTIVE BULK, PROVIDE ENERGY EFFICIENT AND ENVIRONMENTALLY DESIRABLE SPACE.

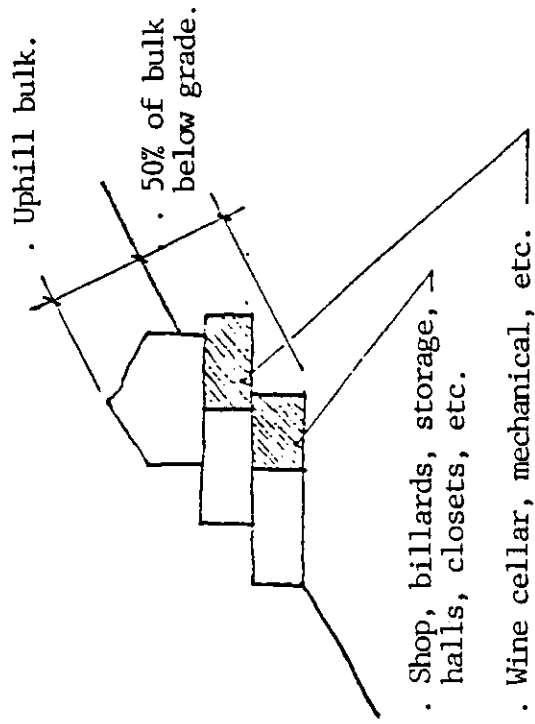
NO

- . Sauna, mechanical space, billiards room, wine cellar, shop, require air conditioning.



YES

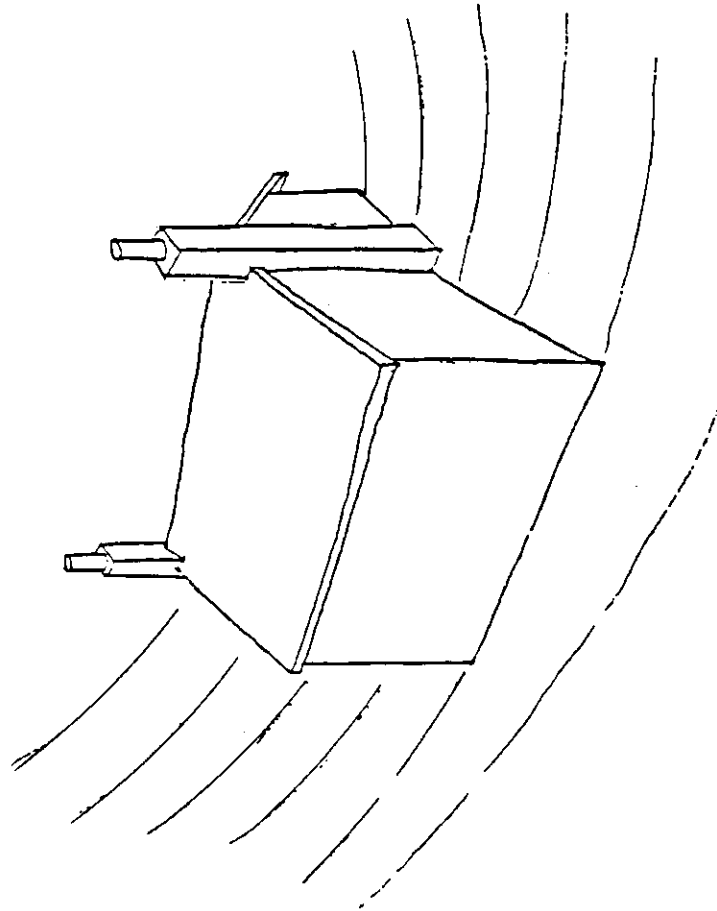
- . Cool, quiet spaces underground.



10. GUIDELINE:

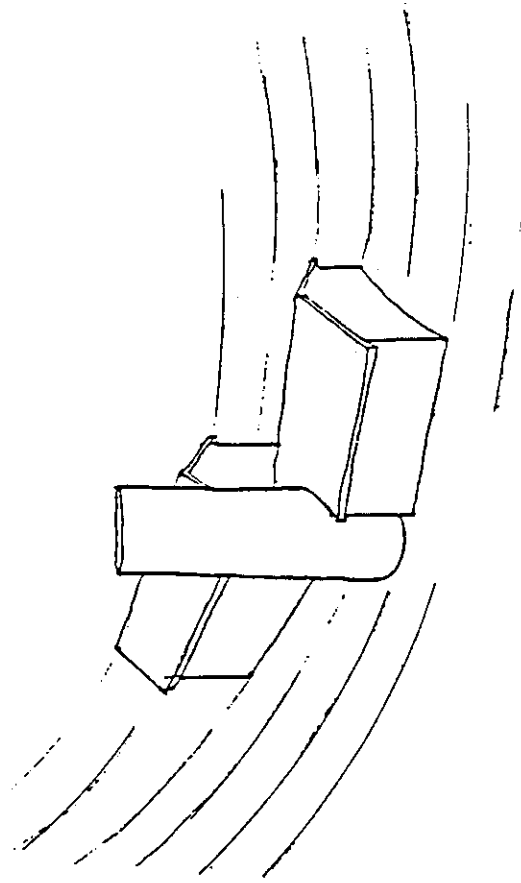
BALANCE HORIZONTAL ELEMENTS OF THE STRUCTURE WITH VERTICAL ACCENT ELEMENTS (STAIRS, CHIMNEYS, ETC.). AVOID SINGLE FORM SOLUTIONS TO BUILDING ENVELOPE.

NO



- Large "colonial" on a steep hill is inappropriate to site.

YES



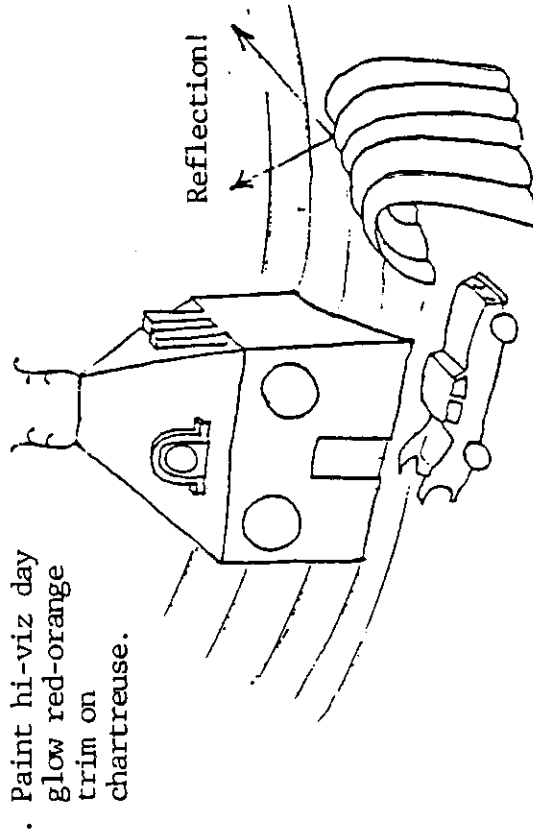
- Broken-up massing and casual flow works with the site.

- See H. H. Richardson, Frank Lloyd Wright, Green & Green, etc.

11. GUIDELINE:

DO NOT USE COLORS, TEXTURES, MATERIALS AND FORMS WHICH WILL ATTRACT ATTENTION BY NOT RELATING TO OTHER ELEMENTS IN THE NEIGHBORHOOD. NO ONE DWELLING SHOULD STAND OUT.

NO



. Paint hi-viz day glow red-orange trim on chartreuse.

. Do not use anachronistic forms, this is the 20th century!

. Shiny plastic bubble garage.

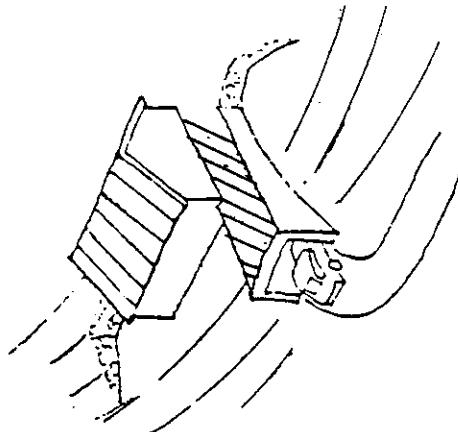
YES

. Native stone or earth-tone brick or textured concrete retaining walls.

. Natural, earth-tone shingles with non-reflective solar panels.

. Wood stained medium value earth-tones.

. Non-reflective deck surface.

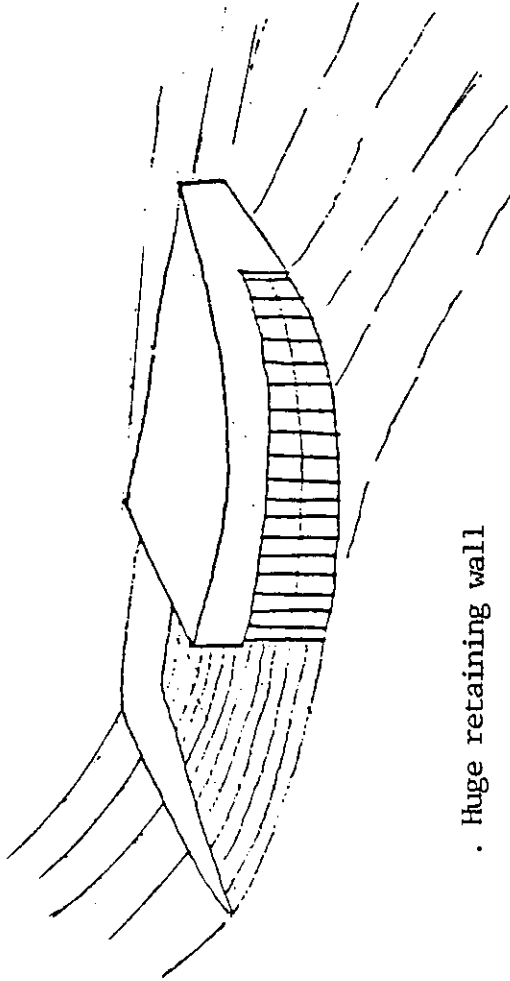


12. GUIDELINE:

DO NOT USE LARGE EXPANSES OF A SINGLE MATERIAL ON WALLS, ROOFS OR PAVING AREAS. REMEMBER, MOST DWELLINGS WILL BE SEEN FROM BELOW AND ABOVE BY OTHERS HIGHER ON THE HILLSIDE.

NO

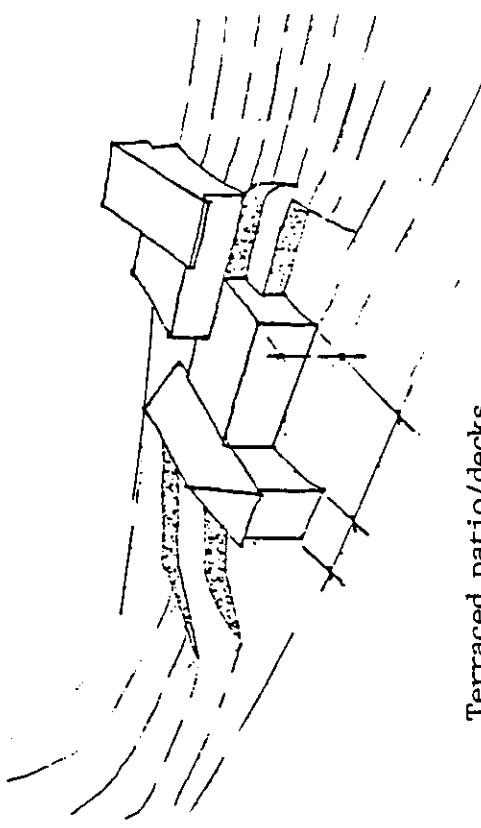
- . Large roof area.
- . Patio area too large.



- . Huge retaining wall
- . Large glass area.
- . Large wall area.

YES

- . Large roof areas broken up.
- . Retaining walls broken up.



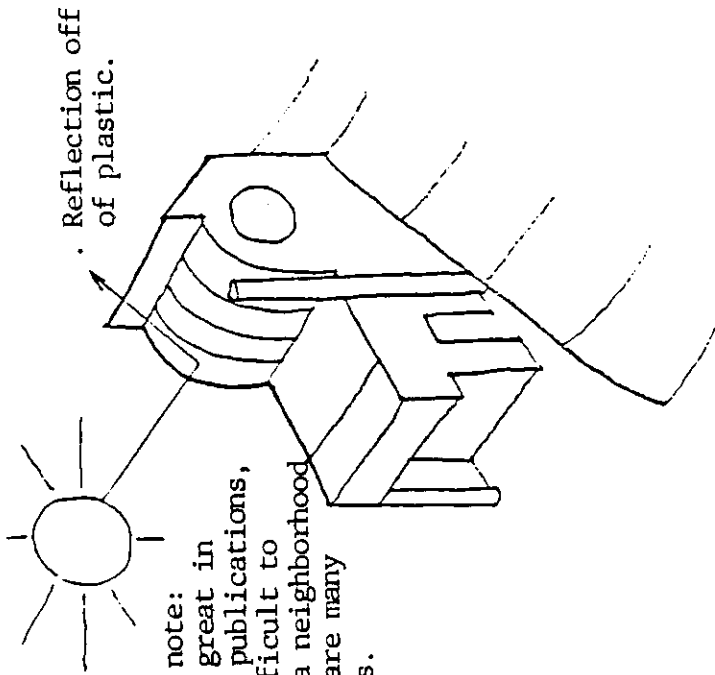
- . Terraced patio/decks.
- . Wall area broken up.



13. GUIDELINE:

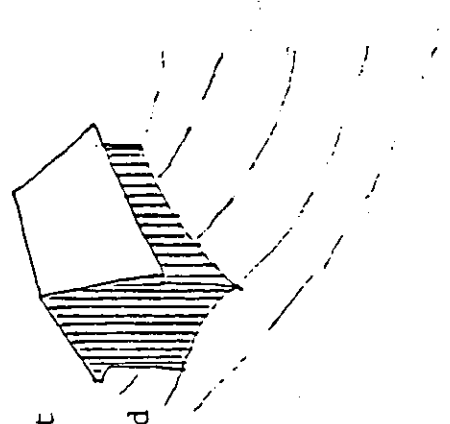
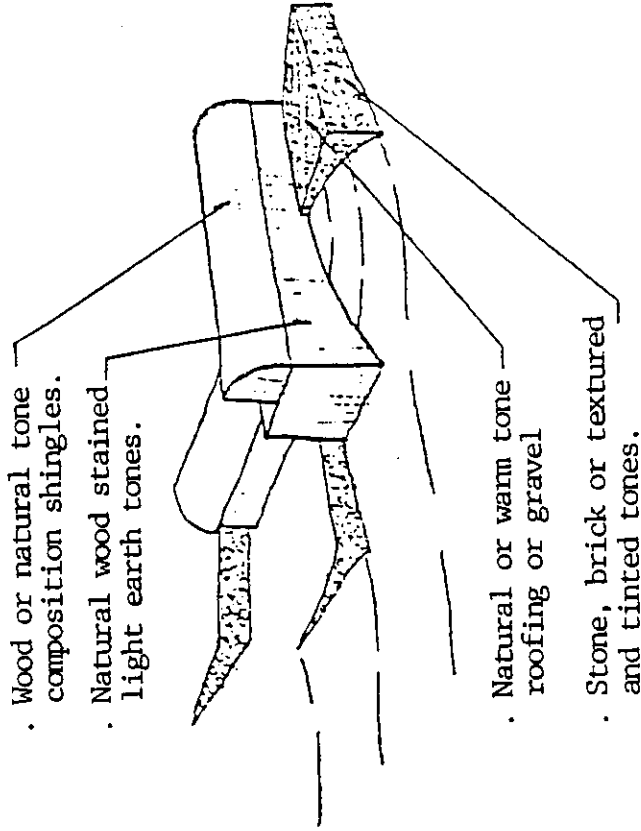
USE NATIVE AND NATURAL MATERIALS WHICH BLEND WITH THE HILLSIDE WHERE POSSIBLE. USE SYNTHETIC OR COMPOUND MATERIALS (CONCRETE, STUCCO, METAL, PLASTICS, GLASS) WITH MODERATION AND CARE.

NO



Architectural note: This may look great in architectural publications, but it is difficult to live with in a neighborhood unless there are many such buildings.

YES

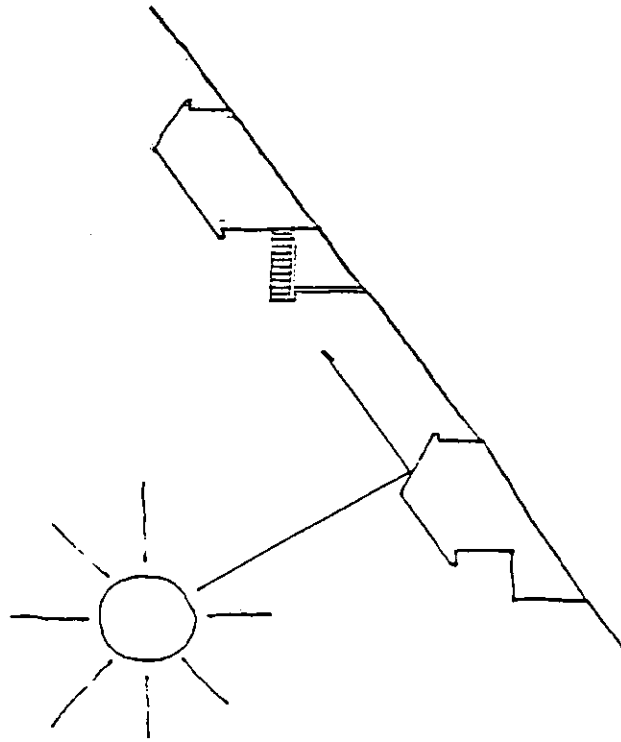


Very dark or very light painted structures stand out on hills which are usually dried native grasses and brush (light to medium values).

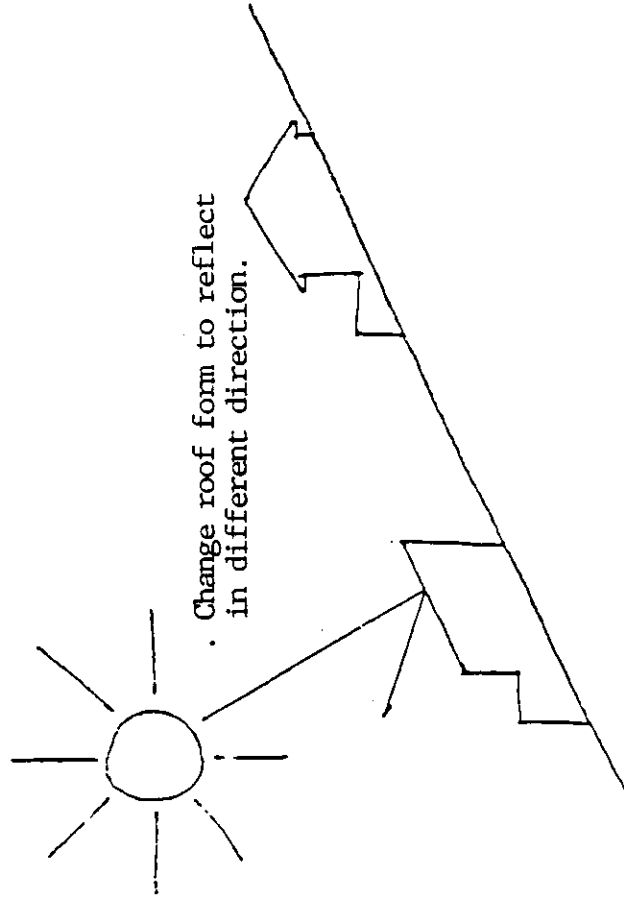
14. GUIDELINE:

USE GREAT CARE WITH REFLECTIVE MATERIALS AND EXPOSED UNDERSIDES OF STRUCTURES. GLASS, DARK ALUMINUM AND PLASTICS ALL REFLECT LIGHT AND CAN CAUSE GREAT ANNOYANCE FOR NEIGHBORS. DARK ANODIZED ALUMINUM IS BEST WHERE POSSIBLE. USE NONREFLECTIVE GLASS OR PLASTIC FOR SKYLIGHTS. CONTROL FORMS SO REFLECTIONS DO NOT STRIKE OTHER DWELLING UNITS.

NO



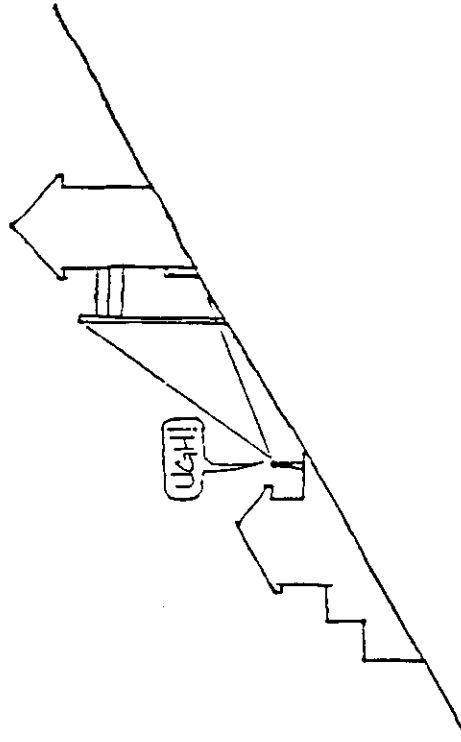
YES



15. GUIDELINE:

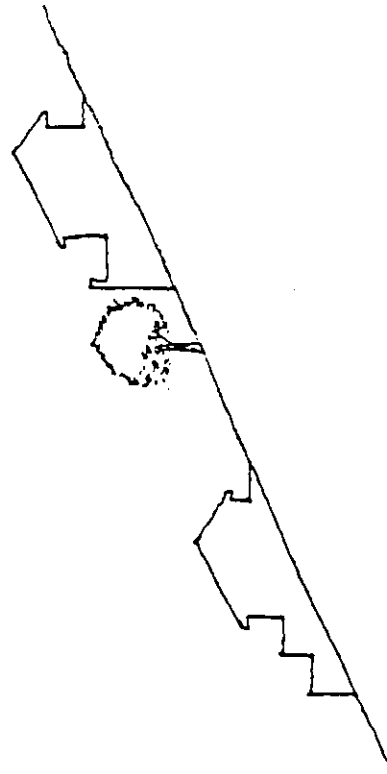
AVOID UNSIGHTLY EXPOSED STRUCTURAL AND MECHANICAL ELEMENTS UNLESS WELL INTEGRATED INTO DESIGN CONCEPT; EXPOSED STRUCTURES ARE USUALLY EYESORES FOR PEOPLE LOWER DOWNHILL.

NO



- . Poorly conceived lateral bracing, deck joists, plumbing drains, etc. can be unsightly.

YES

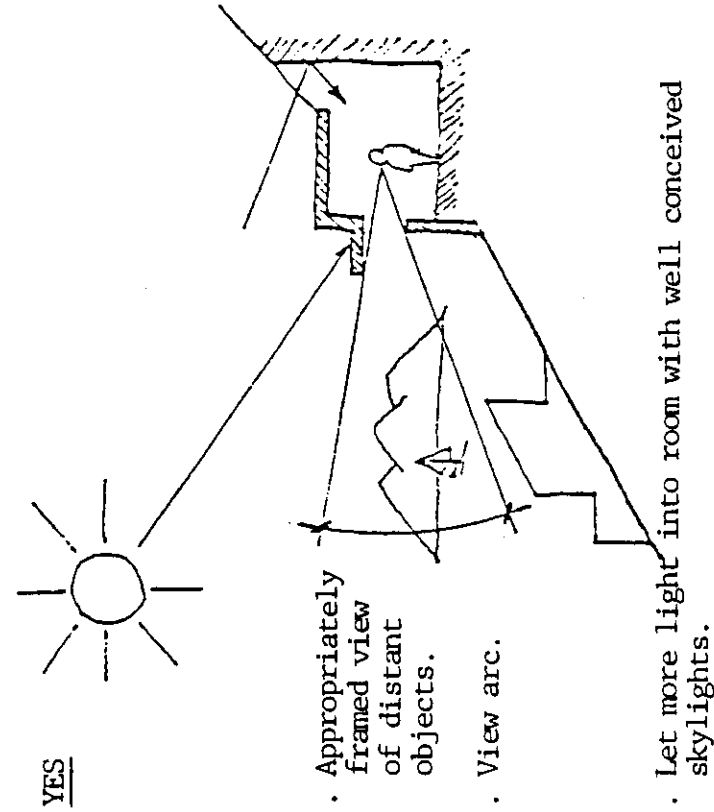
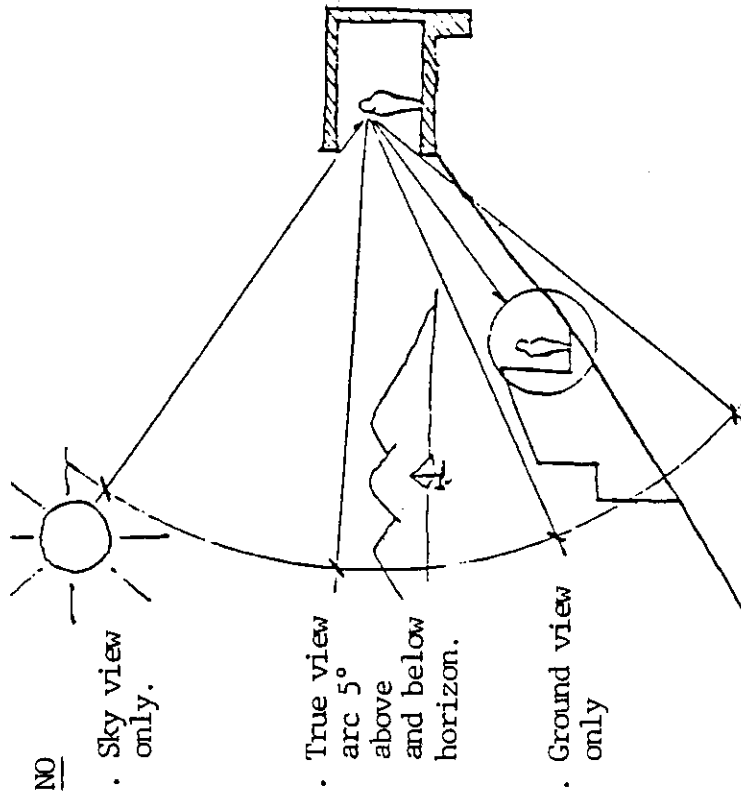


- . Use foundations screening and closure of exposed structure or mechanical work unless well integrated with design.

16. GUIDELINE:

CONTROL WINDOW PLACEMENT FOR SUN, PRIVACY AND VIEW.

- A. AVOID LARGE EXPANSES OF FLOOR TO CEILING GLASS AND PICTURE WINDOWS. THESE ARE WASTEFUL OF ENERGY, ADMIT TOO MUCH SUN, HEAT AND GLARE, DO NOT FRAME VIEWS WELL, OFTEN CAUSE PRIVACY PROBLEMS FOR BOTH NEW BUILDING AND ADJACENT RESIDENCES; THEY MUST ALMOST ALWAYS BE CURTAINED, THEREFORE THE VERY VIEW THEY ARE MEANT TO REVEAL IS CUT OFF.
- B. "FRAME" VIEWS WITH CAREFULLY THOUGHT OUT WINDOWS.
- C. AVOID PLACING WINDOWS WHERE THEY WILL "LOOK RIGHT INTO" SOMEONE ELSE'S HOME. INSTEAD, USE SKYLIGHTS OR SMALLER, WELL PLACED WINDOWS FOR SPECIFIC VIEWS AND LIGHT.



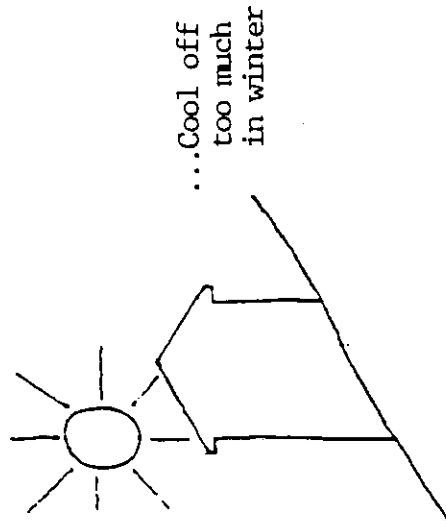
17. GUIDELINE:

PLAN DWELLING TO TAKE ADVANTAGE OF ALL POSSIBLE ENERGY-SAVING DEVICES INCLUDING SOLAR HEATING, CONTROL OF SOLAR OVERHEATING, COOLING BREEZES, EARTH MASS WARMING AND COOLING.

- A. USE EARTH BERMS OR DIG INTO HILLSIDE TO CREATE COOL IN SUMMER, WARM IN WINTER SPACES.

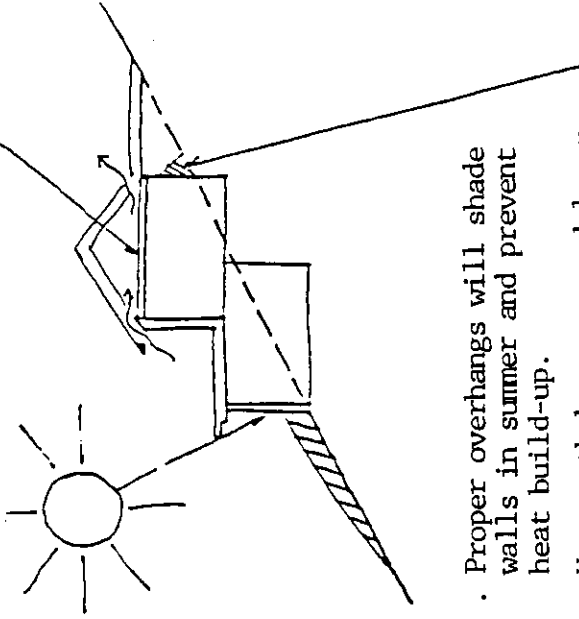
NO

. Large exposed walls absorb too much heat in summer...



. Even huge amounts of insulation cannot solve these problems

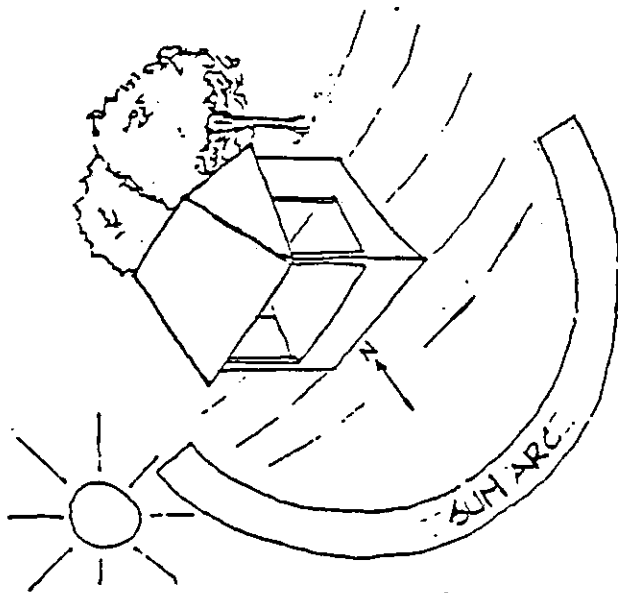
- . Insulate ceiling to save energy
- . Ventilate attic



- . Proper overhangs will shade walls in summer and prevent heat build-up.
- . Use earth berms around lower part of house below windows.

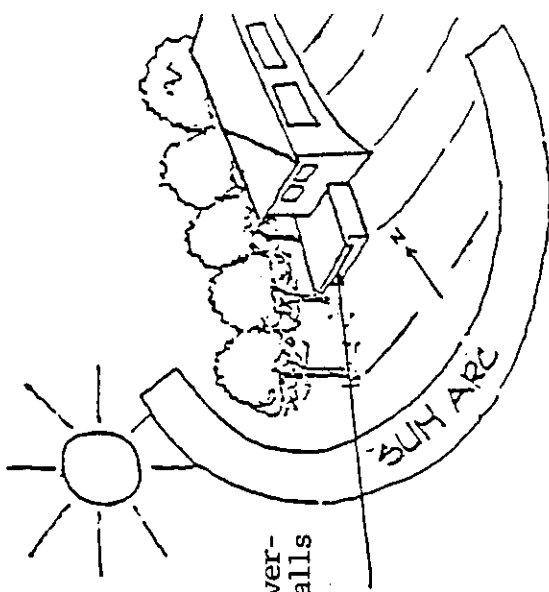
B. PLACE WINDOWS SO THEY CAN PICK UP MORNING SUN TO WARM UP THE HOUSE EARLY BUT IN SUCH A WAY THAT SUNLIGHT IS EXCLUDED BY NOON TO AVOID EXCESSIVE HEAT BUILD-UP.

NO



- Trees planted at north side of house do not shade sun at all.
- Panoramic view is nice, but what if the sun beats in all day? You will have a hot house and your Ficus Benjaminina will die.

YES

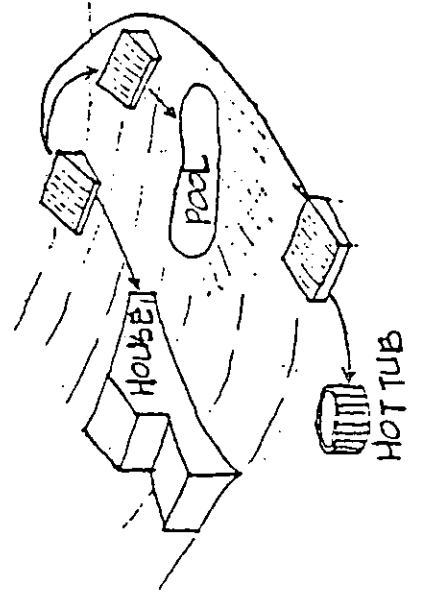


- Well located trees shade house in the afternoon.
- Trellis or overhang shade walls and windows.

- Smaller view framing windows on south and west sides, controls sun during hot time of day.

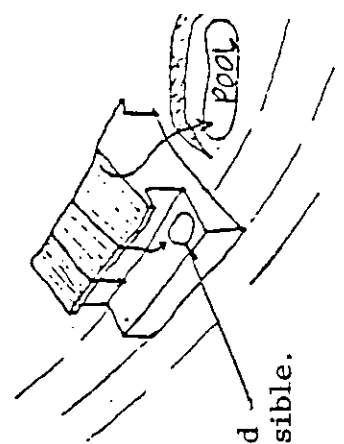
C. ACTIVE SOLAR HEATING IS GREAT, BUT SOLAR PANELS LOCATED AWAY FROM THE HOUSE CAN BE AN EYESORE - INTEGRATE WITH HOUSE WHENEVER POSSIBLE.

- Remote solar panels are unattractive and they cover the landscape.



- Integrate solar panels.

- Hot tub integrated with house if possible.



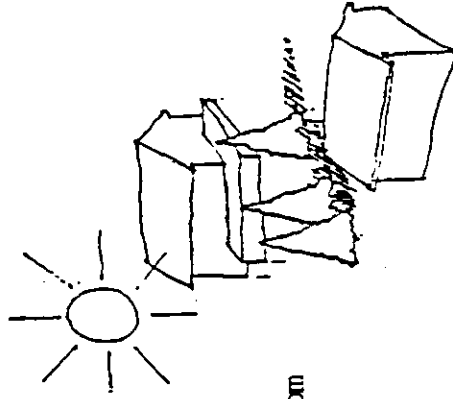
18. GUIDELINE:

LANDSCAPING IS, AFTER THE FORM OF THE DWELLING, THE MOST VISIBLE, THEREFORE IMPORTANT, PART OF THE DWELLING UNIT PROJECT. GOOD VIABLE LANDSCAPES ENHANCE THE DWELLING, SOFTEN THE EFFECT OF IT UPON THE NEIGHBORHOOD, SCREEN IT FROM VIEW, SCREEN OTHER HOMES FROM VIEW BY THE OCCUPANTS, PROTECT IT FROM HOT SUN, WIND AND EVEN FIRE.

A. INSTALL LANDSCAPING WITH FORESIGHT.

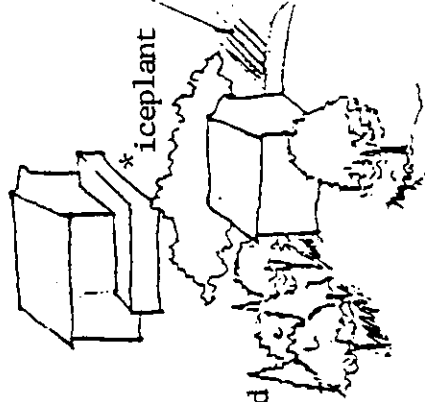
NO

- . Fast growing trees planted as privacy "screen" grow into a view block for neighbors.
- . Fast growing trees die within a short time period.
- . Trees planted too close to dwelling become possible root expansion and fire hazards.
- . House receives no sun shade benefits from trees.



YES

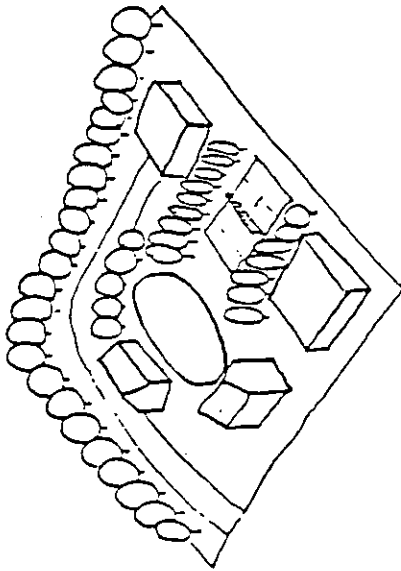
- . Fast growing, low height trees provide privacy but do not block views.
- . Mix fast growing and slow growing trees to screen house from hot sun.
- . Automatic irrigation systems are essential for good maintenance of landscaping and even fire protection. \*
- . Specimen tree provides beautiful object to look at, becomes part of the view, not a block to the view.
- . Well conceived planting and patios help control fire hazard.



B. AVOID LANDSCAPING ENTIRE LARGE PARCELS OF LAND. INSTEAD, PLAN SMALL COURTS AND PATIOS OF WELL LANDSCAPED AREA, LEAVING LARGE AREAS NATIVE AND NATURAL.

NO

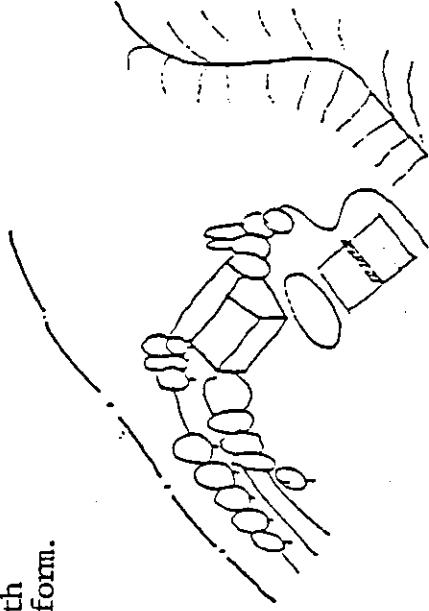
- Huge maintenance and irrigation problem.



- Large parcel landscaped with out-buildings, pool, tennis court, etc. stands out on hillside.

YES

- Smaller irrigation and maintenance problem.
- Blends with hillside form.

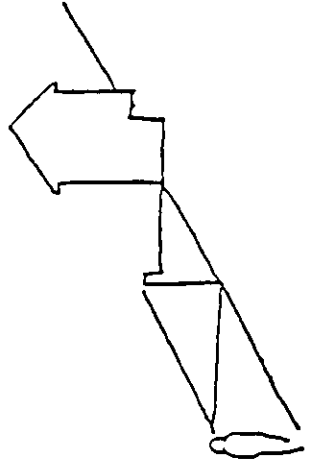


- Large parcel landscaped with major elements clustered, leaves natural feature as part of open space, does not attract undue attention.

C. USE EARTH BERMS AND LAND FORMS TO ENHANCE DWELLING, MINIMIZE IMPACT, CONCEAL UNSIGHTLY ELEMENTS AND PARKING LOTS.

NO

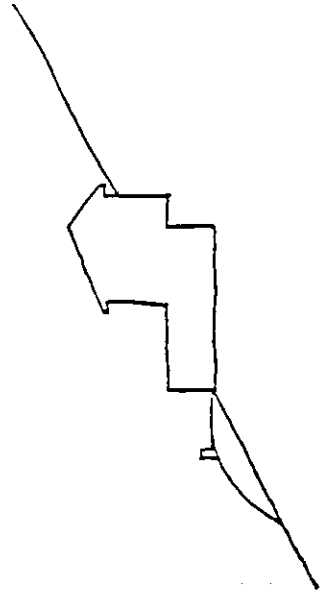
- Retaining wall is large, unsightly.



- Visual screen, yes, but unsightly itself.

YES

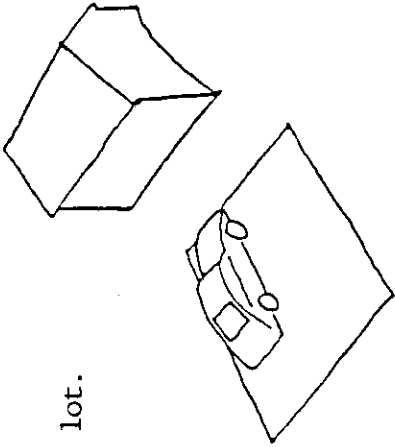
- Earth berm screens view, creates natural, easily landscaped form.



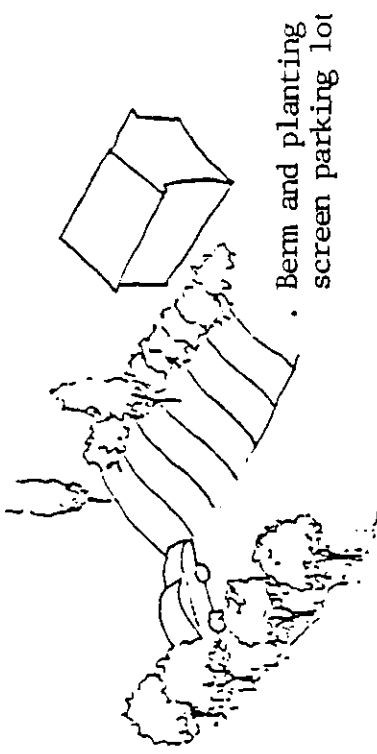


NO

. Unsightly parking lot.



YES



. Berm and planting screen parking lot

. Planting used to create shade in parking lot cuts down heat build-up and glare from cars.

D.

DROUGHT-RESISTANT TREES AND BUSHES PLUS NATURAL VEGETATION SHOULD BE USED WHEREVER POSSIBLE. CERTAIN FAST-GROWING TREES (MONTEREY PINE, BLUE GUM EUCALYPTUS) ARE DISCOURAGED UNLESS THEY ARE PLANTED WITH THE CONCEPT OF FAST GROWTH - LATER REMOVAL BY THE OWNER IN CONJUNCTION WITH SLOWER GROWING VARIETY. SOME TREES ARE PARTICULARLY FIRE-SUSCEPTIBLE (PINE, EUCALYPTUS) AND SHOULD NEVER BE PLANTED NEAR DWELLINGS WHILE SOME VEGETATION IS EXTREMELY FIRE-RESISTANT (ICE PLANT). SOME TREES ARE DESIRABLE, ALBEIT SLOW-GROWING (CALIFORNIA LIVE OAK). THESE SHOULD BE MIXED WITH OTHER PLANTINGS, SINCE THEY PROVIDE BEAUTIFUL, DROUGHT-RESISTANT, LOW MAINTENANCE SHADE WHEN MATURE.

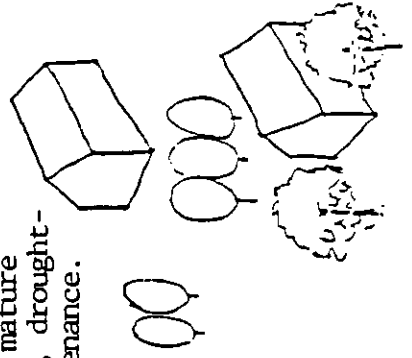
NO

. Poorly planned landscaping of fast growing pines and eucalyptus creates a view block for distant dwellings, next door, even one's own home.



YES

. Well sited oaks, when mature provide beauty, shade, drought-resistance, low maintenance.

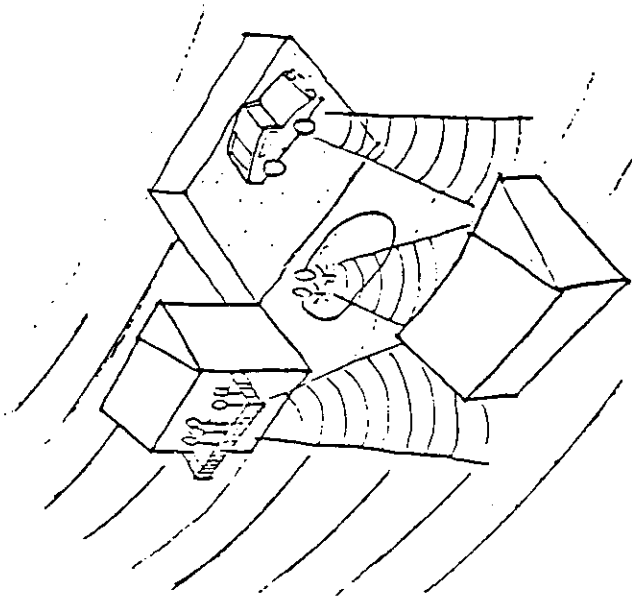


19. GUIDELINE:

ACOUSTIC PRIVACY IS IMPORTANT TO ALL RESIDENTS. ANY DWELLING SHOULD BE PLANNED WITH ACTIVE SPACES AND POSSIBLE NOISE POLLUTION SOURCES SCREENED OR CONTROLLED TO PREVENT A NUISANCE TO NEIGHBORS.

NO

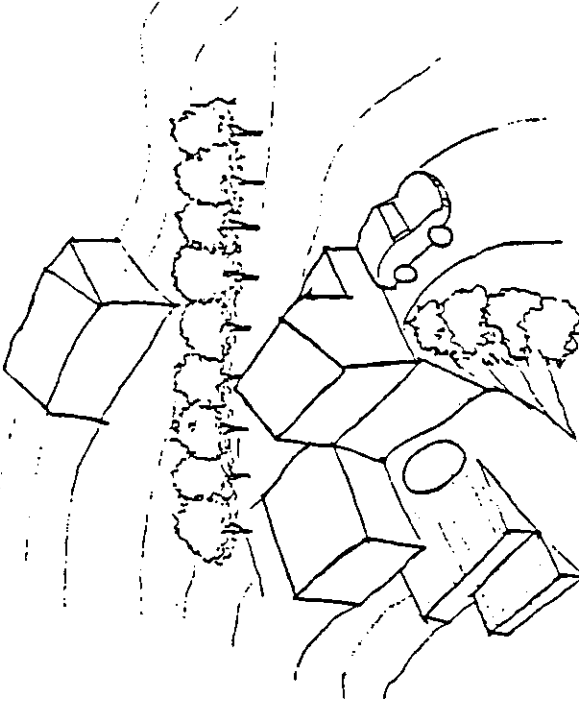
- Retaining wall accentuates noise by "bouncing" around.
- Active areas where people congregate cause objectionable noise levels.



- Wood decks reverberate to dwellings below.
- Automobile parking areas generate noise.

YES

- New dwelling screens active areas from existing dwelling with house itself.



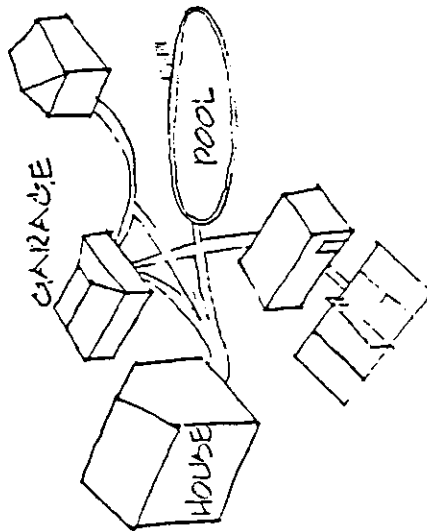
- Concrete on grade decks are quiet.

20. GUIDELINE:

REMOTELY LOCATED OUTBUILDINGS ARE DISCOURAGED.

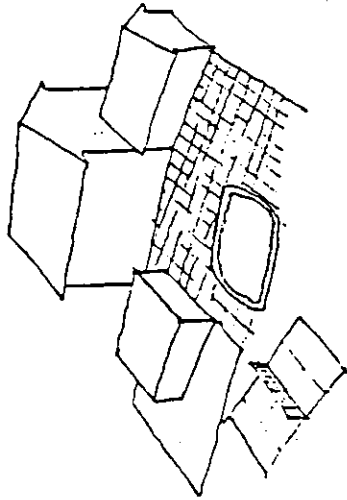
A. SWIMMING POOL HOUSES, PUMP HOUSES, TOOL SHEDS, GARAGES AND OTHER STRUCTURES REMOTE FROM THE PRINCIPAL DWELLING MAKE THE EFFECTIVE BULK AND GENERAL AMOUNT OF BUILDING ON A SITE SEEM LARGER. IF POSSIBLE, THESE FACILITIES SHOULD BE IN THE MAIN DWELLING, OR, IF REMOTE, THEY SHOULD BE DUG INTO THE HILLSIDES OR SUBSTANTIALLY SCREENED WITH BERMS, PLANTING, FENCES, ETC. NOTE: THIS IS NOT MEANT TO DISCOURAGE "CLUSTER" PLANS WITH COURTYARDS BETWEEN GARAGE AND DWELLINGS, ETC.

NO



YES

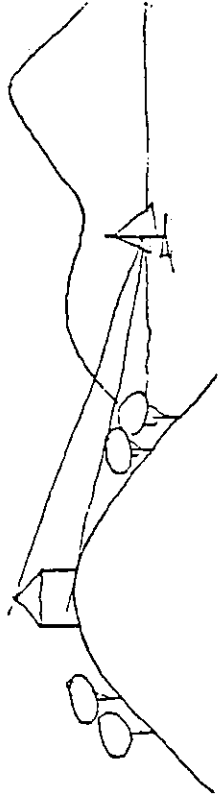
Remote pump house dug in and screened.



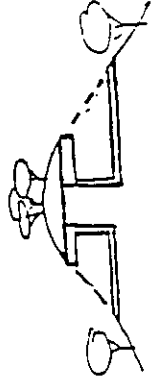
B. SITE BUILDINGS SO THEY DON'T "STAND OUT" BECAUSE OF LOCATION ON PROPERTY. DO NOT BUILD ON CREST OF KNOLLS, RIDGELINES, PROMINENT LOCATIONS. REMEMBER, ALL DWELLINGS ON THE HILL ARE PART OF A RICH TEXTURE OF BUILDINGS, LANDSCAPING AND OPEN SPACE. NO ONE DWELLING SHOULD BE EXCEPTIONALLY PROMINENT.

NO

The ego trip, buildings in prominent locations can be seen, detrimentally, from everywhere.



YES



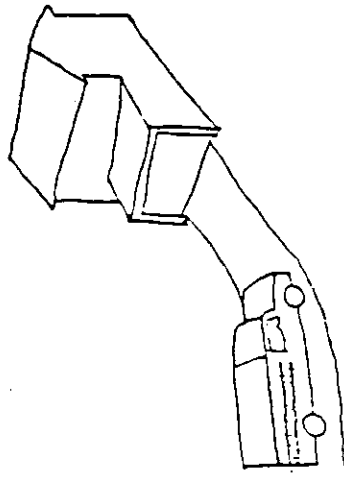
Dwellings sited just below crest does not interfere with natural ridgeline.

21. GUIDELINE:

PARKING, VEHICULAR ACCESS AND FIRE TRUCK ACCESS AND TURNAROUND MUST BE HANDLED SO AS TO MINIMIZE THE IMPACT ON THE NEIGHBORHOOD YET SERVE THEIR NECESSARY PURPOSES. OVERFLOW PARKING FOR GUESTS, CONCEALMENT OR SCREENING OF PARKED VEHICLES, CONTROL OF BRIGHT REFLECTIONS AND SHADING OF PARKED CARS FROM HOT SUN MUST BE CONSIDERED.

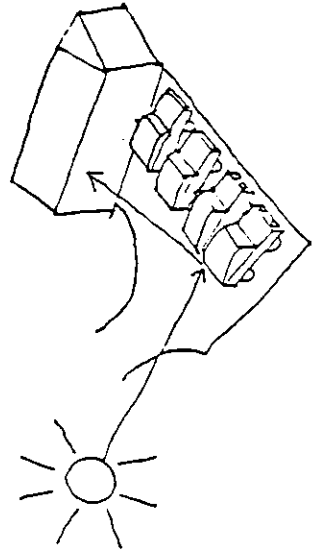
NO

- Fire truck access.



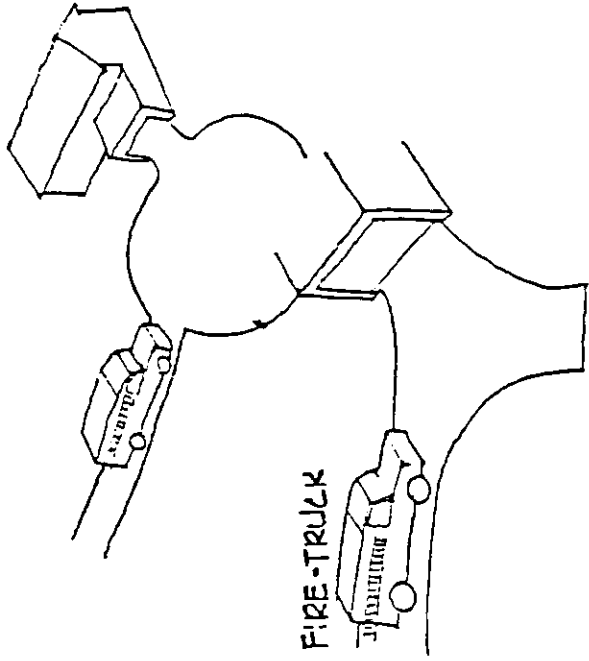
NO

- Large "parking lot" of many cars together.



- Reflection of bright chrome, shiny vehicles.

YES



YES

- Broken up parking areas 2 or 3 cars together.
- Adequate garage space.

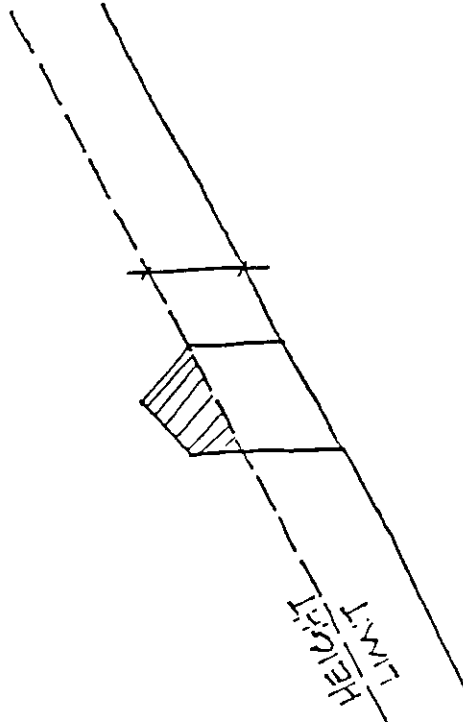


- Trees screen cars from view and provide shade and minimize reflection.

22. GUIDELINE:

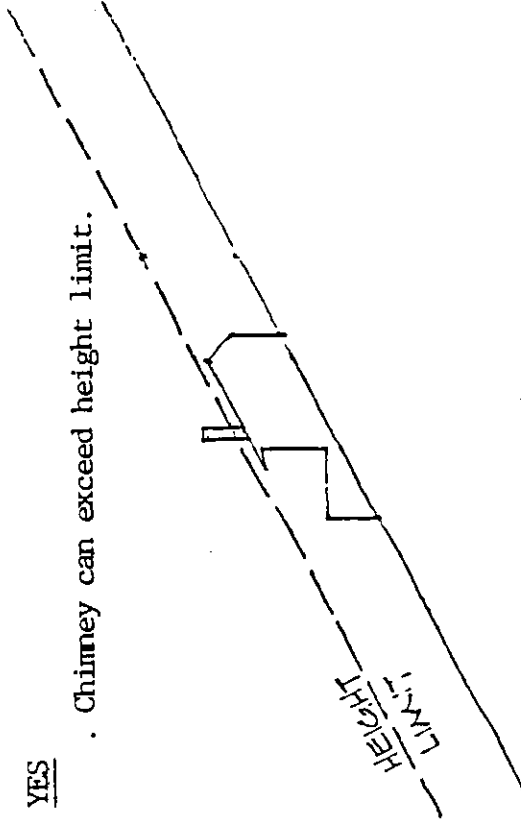
LIMITS FOR HEIGHTS OF DWELLINGS ABOVE GRADE ARE STRICTLY ADHERED TO, AS ARE SETBACKS, PARKING, ETC. THE ZONING CODE FOR THESE AND OTHER RESTRICTIONS IS CAREFULLY OBSERVED, HOWEVER, VARIANCE<sup>2</sup> FOR CERTAIN CASES ARE GRANTED (SEE ZONING CODE). SOME ELEMENTS EXCEEDING HEIGHT LIMITS MAY BE GRANTED BECAUSE THEY PROVIDE VISUAL DELIGHT - TURRETS, FLAGPOLES, ETC. IF NO OTHER PROBLEMS (VIEW BLOCKAGE, ETC.) OCCUR.

NO



YES

. Chimney can exceed height limit.



2

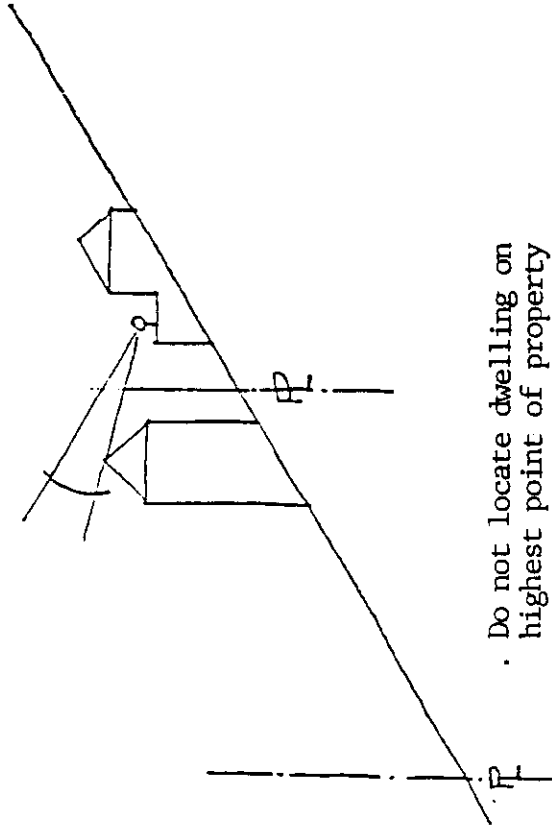
variances are exceptions to the law and are difficult to justify. Neighborhoods often object to variances, but there are cases where the code does not work and a variance is reasonable for the situation. Property owners must remember that their proposed dwelling will have a substantial impact on neighboring properties; this impact must be minimized in every way reasonably possible.

23. GUIDELINE:

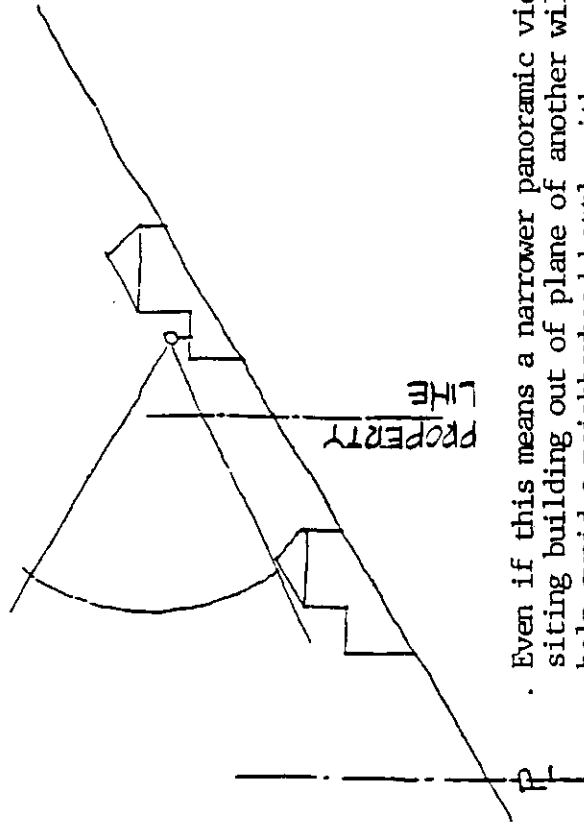
PRESERVE EXISTING VIEWS AS MUCH AS POSSIBLE AND ALLOW NEW DWELLINGS ACCESS TO VIEWS SIMILAR TO THOSE ENJOYED FROM EXISTING DWELLINGS. LOCATE ALL NEW DWELLINGS SO THEY INTERFERE MINIMALLY WITH VIEWS OF ADJACENT DWELLINGS.

NO

YES



- Do not locate dwelling on highest point of property if in so doing it will obscure view of another dwelling.



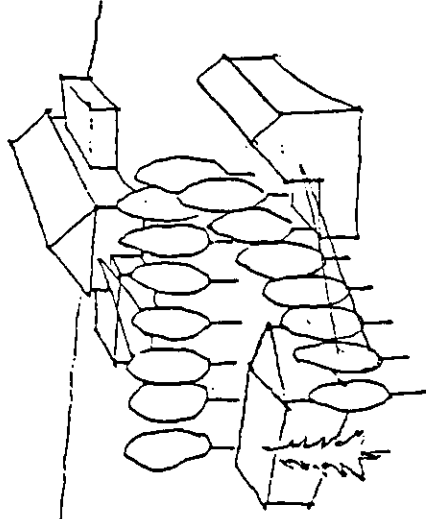
- Even if this means a narrower panoramic view, siting building out of plane of another will help avoid a neighborhood battle with resulting delays.
- Roof lines and wall lines should be considered carefully to avoid view problems.

24. GUIDELINE:

PLAN LANDSCAPING SO IT DOES NOT GROW INTO VIEW CORRIDORS FOR NEIGHBORING DWELLINGS.

NO

. Columnar trees across view grow quickly into problems.



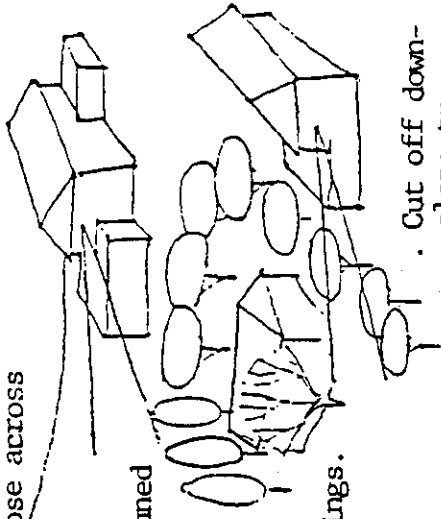
. Too dense tree blocks own view.

. Down-slope trees grow into view blocks.

YES

. Low trees screen privacy.

. High trees in line down hill block less view than those across hill.

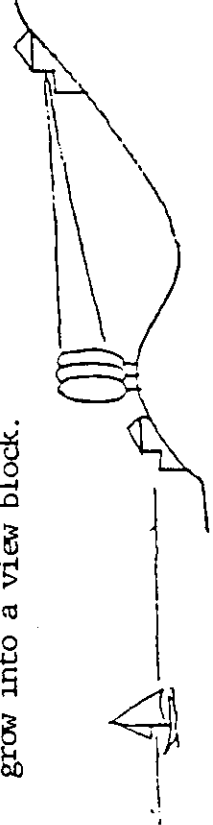


. Open trees (oak, madrone), well pruned can provide dramatic, attractive frame for view and an ideal sun block for west-facing dwellings.

. Cut off down-slope trees.

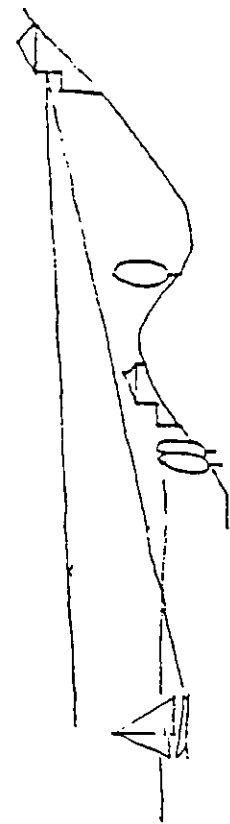
NO

. Trees planted where they grow into a view block.



YES

. Planting so views not obstructed.



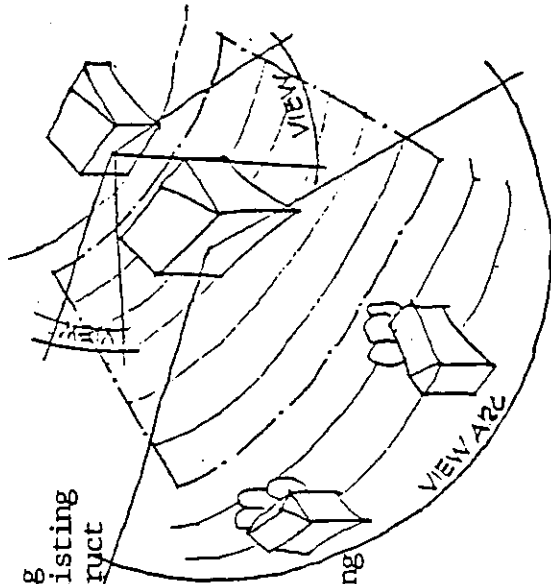
25. GUIDELINE:

VIEWS SHOULD BE PRESERVED AS MUCH AS POSSIBLE WITHIN REASON; HOWEVER, NOT EVERYONE CAN HAVE A PANORAMIC VIEW. THE NEIGHBORHOOD AND THE OWNER AND ARCHITECT OF A NEW DWELLING MUST WORK TOGETHER TO OBTAIN THE BEST SOLUTION BETWEEN SLOT VIEWS, VIEW CORRIDORS AND PANORAMIC VIEWS. REMEMBER, THE SLOT VIEW IS JUST AS IMPORTANT TO THE PERSON WHO OWNS IT AS THE 360° PANORAMIC VIEW IS TO ITS OWNER. BUT THE SLOT VIEW CAN BE OBSCURED BY JUST ONE TREE OR POORLY SITED DWELLING.

NO

Siting the building uphill near the existing dwelling will obstruct most of view for uphill house.

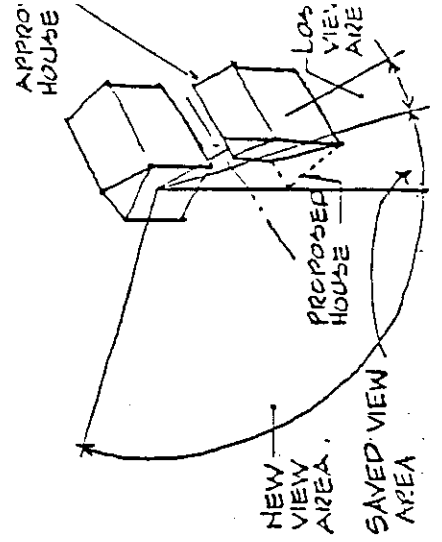
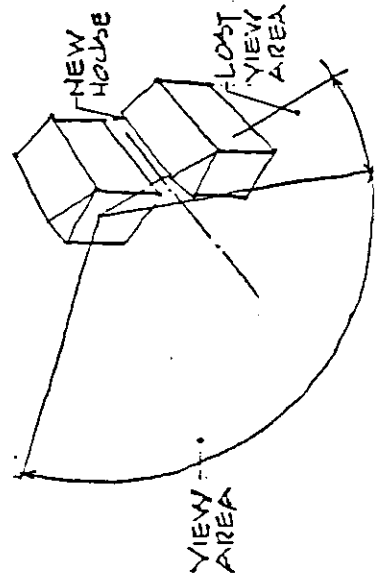
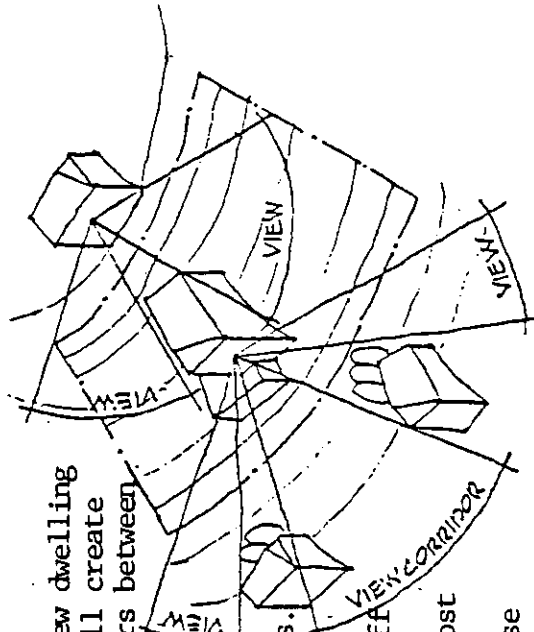
A portion of view is lost when new dwelling is sited in front of existing house.



YES

Siting the new dwelling down hill will create view corridors between existing houses. Uphill house retains similar views.

By slicing off a corner of new house, most of view from adjacent house is retained.

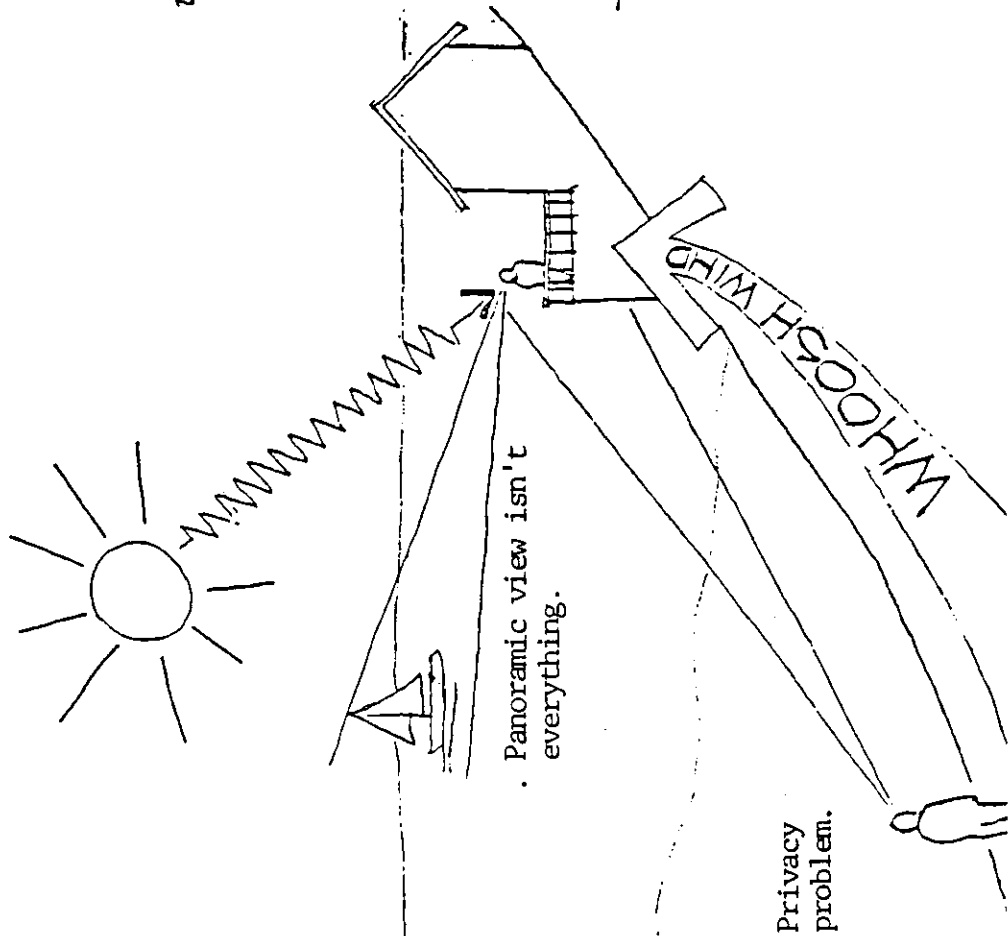




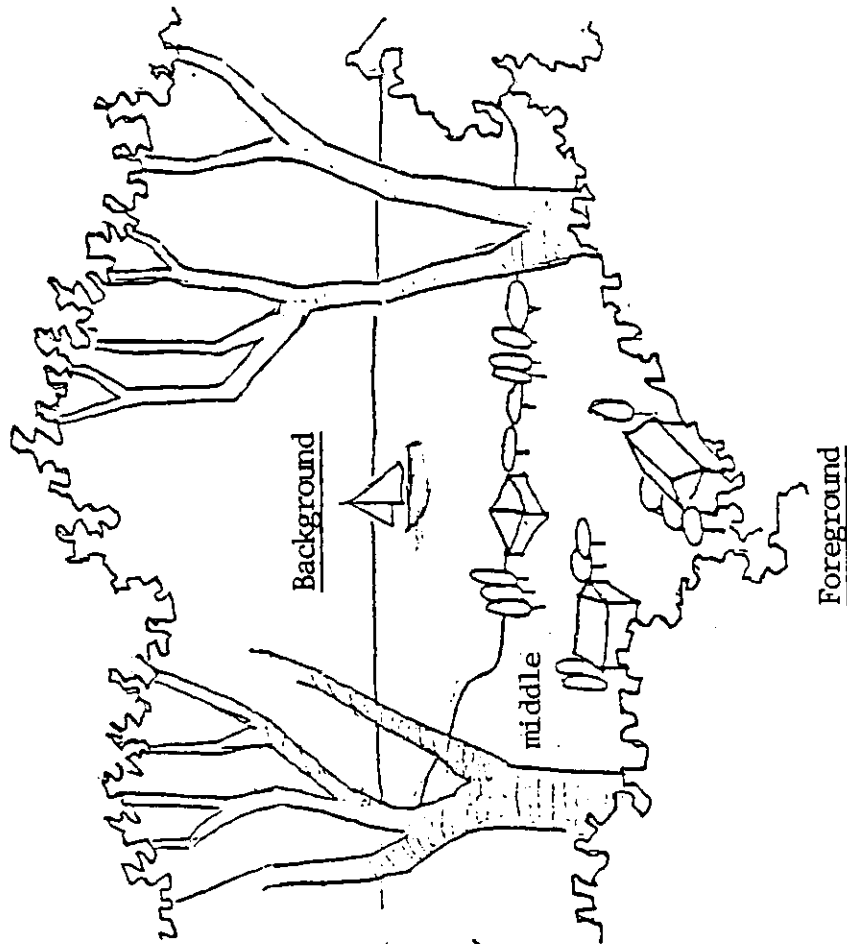
26. GUIDELINE:

VIEW QUALITY IS USUALLY MORE IMPORTANT THAN VIEW QUANTITY. THE VIEW CONSISTS OF FOREGROUND, MIDDLE DISTANCE AND BACKGROUND OR DISTANT ELEMENTS. TREES WHICH "BLOCK" VIEWS ARE OFTEN ATTRACTIVE FOREGROUND ELEMENTS WHICH CAN BE PRUNED INTO BEAUTIFUL OPEN SCREENS THROUGH WHICH TO SEE THE VIEW. ATTRACTIVE LANDSCAPING AND BUILDINGS IN THE FOREGROUND OFTEN "FRAME" THE VIEWS OF DISTANT OBJECTS. NEARBY ELEMENTS ARE PART OF THE VIEW AND SHOULD BE CONSIDERED BY BOTH BUILDERS AND NEIGHBORS IN MAKING THEIR COMMENTS AND DECISIONS.

NO



YES

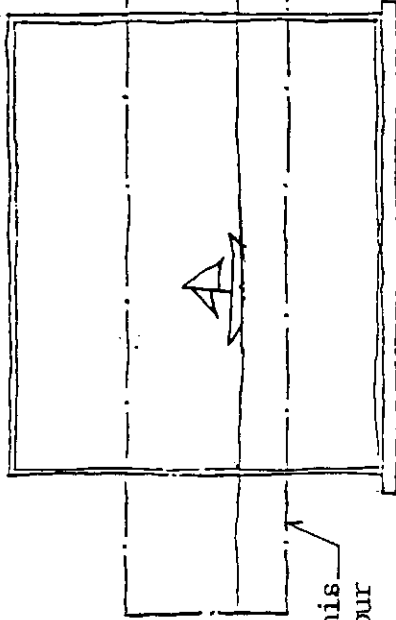


Now this is a view: Well framed, protected from sun and wind, screened for privacy.

27. GUIDELINE:

USE WINDOWS PROPERLY TO FRAME VIEWS WHILE AVOIDING EXCESSIVE SUN GLARE OR PRIVACY PROBLEMS.

NO

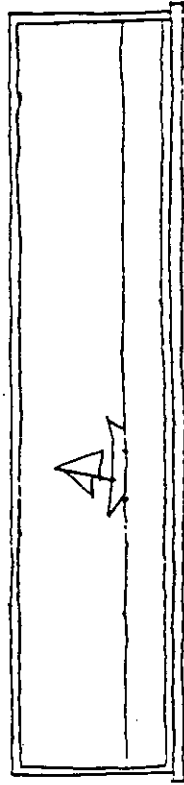


Why make your window this big?

If this is your view.

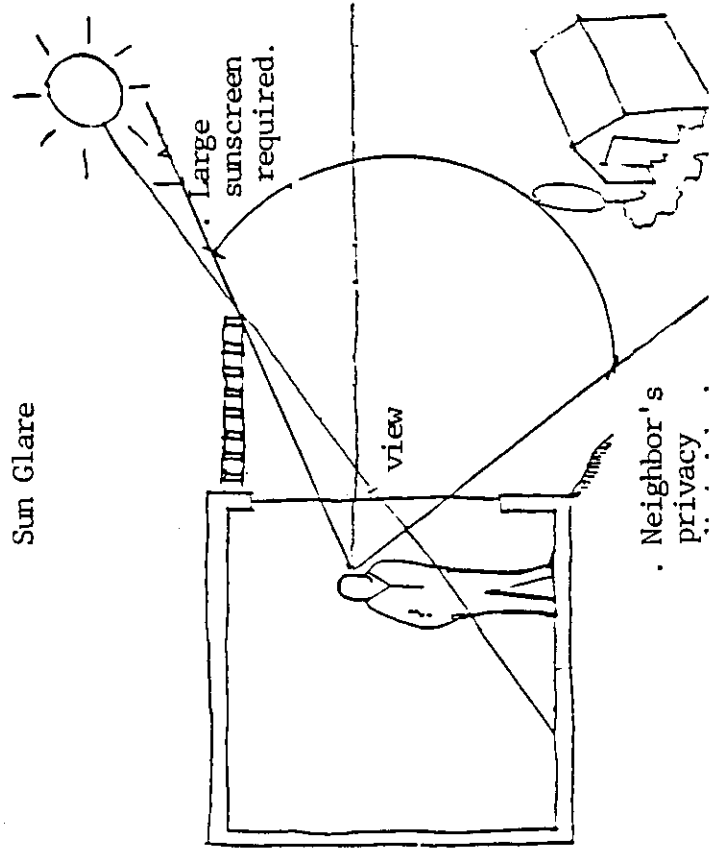
Or this shape?

YES

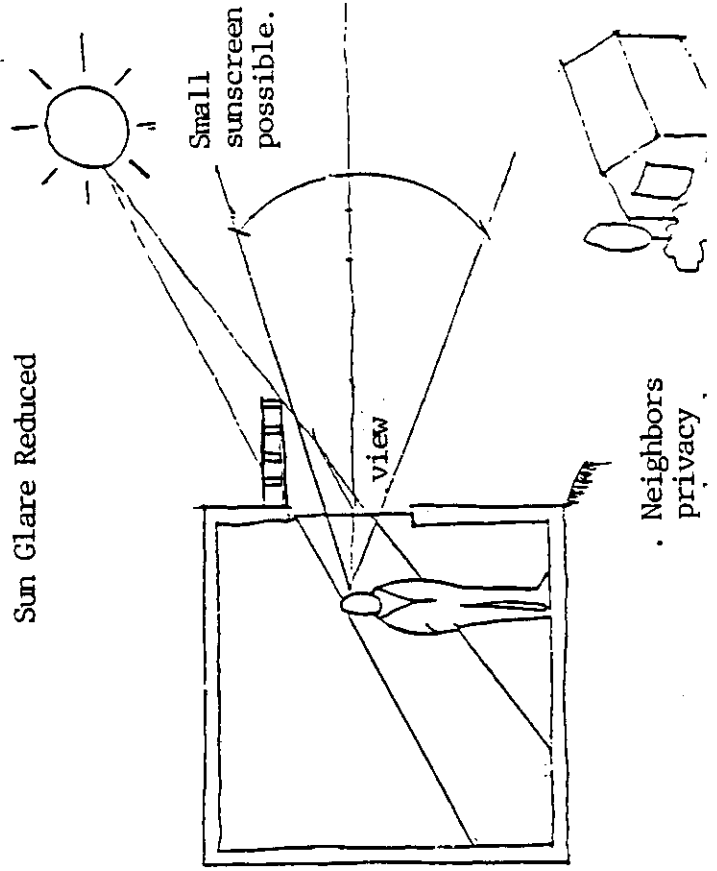


Frame your views.

Sun Glare



Sun Glare Reduced



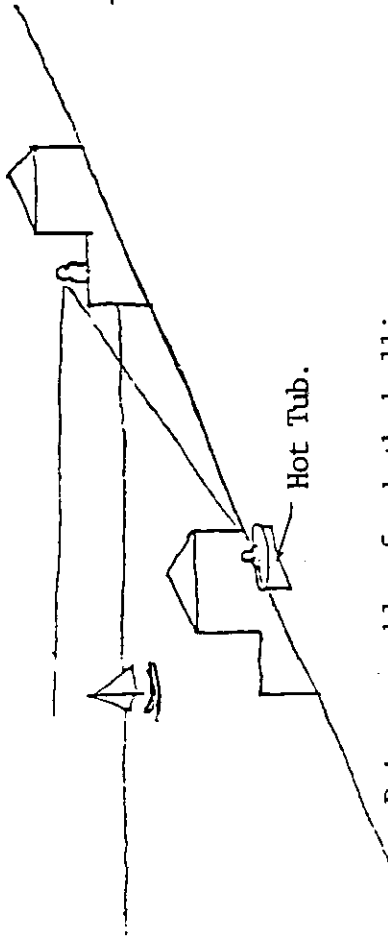
Neighbor's privacy.

Neighbors privacy.

28. GUIDELINE:

PRIVACY AND VIEWS ARE SOMETIMES IN DIRECT CONFLICT. THERE MUST BE COMPROMISE BETWEEN CONFLICTING OBJECTIVES OF EXISTING DWELLINGS AND NEW ONES. VIEWS ARE VERY IMPORTANT BUT SO IS PRIVACY. PRETHINKING SOLUTIONS TO THIS PROBLEM IS IMPORTANT.

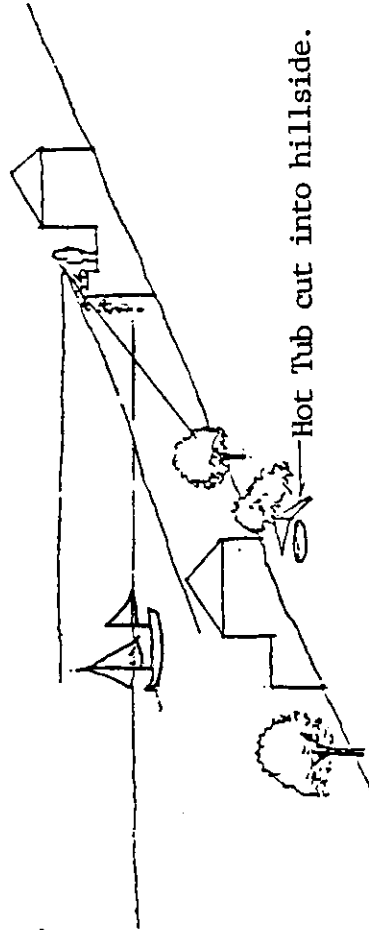
NO



. Privacy problem for both dwellings.

YES

. Wide planter keeps people from deck edge, resolves privacy problem.



. Screen planting protects lower neighbor from feeling "overbearing" weight of house above.

. Low tree screen does not block view.

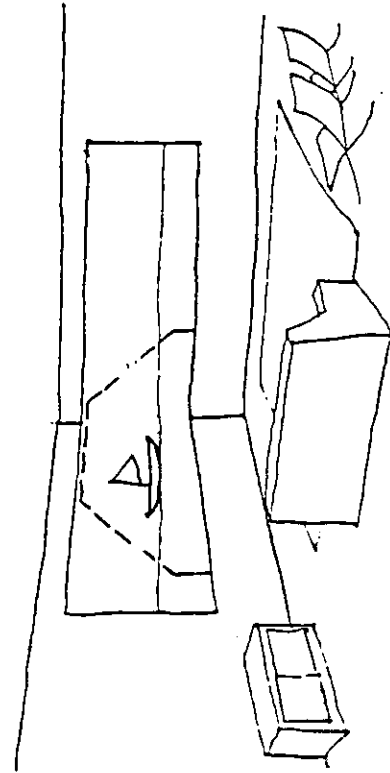
29. GUIDELINE:

PARTIAL VIEW BLOCKAGE SHOULD BE AVOIDED WHENEVER POSSIBLE. HOWEVER, AS MUCH AS WE DISLIKE IT, VIEWS FROM EXISTING DWELLINGS MUST OFTEN BE COMPROMISED BY NEW DWELLINGS OR ADDITIONS IN FRONT OF THE EXISTING STRUCTURE. REMEMBER TOO THAT, ONCE BUILT, THE NEW STRUCTURE BECOMES PART OF THE VIEW NOT A BLOCK TO THE VIEW. IT IS THE CHANGE IN THE VIEW THAT IS SO DIFFICULT TO ACCEPT. SINCE VIEW BLOCKAGE IS SO SUBJECTIVE, IT IS OFTEN NECESSARY TO ACCURATELY PHOTOGRAPH THE ENTIRE VIEW, FROM SIDE TO SIDE, AND DRAW IN THE PROPOSED BLOCKING ELEMENT IN ORDER TO GAUGE THE MAGNITUDE AND IMPACT OF THE VIEW BLOCKAGE. THE FOLLOWING ARE SOME IMPORTANT CONCEPTS WITH REGARD TO VIEW BLOCKAGE:

- A. VIEW PROTECTION IS MORE IMPORTANT FOR MAJOR "CEREMONIAL" ROOMS (LIVING, DINING, KITCHEN, DECK) THAN FOR SECONDARY ROOMS (BEDROOM, BATHROOM, FAMILY ROOM, ETC.)

NO

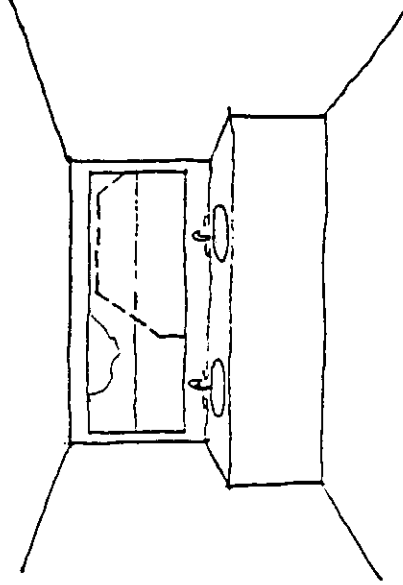
. Proposed structure blocks living room view.



. Great impact on livability.

YES

. Proposed structure blocks bathroom view.

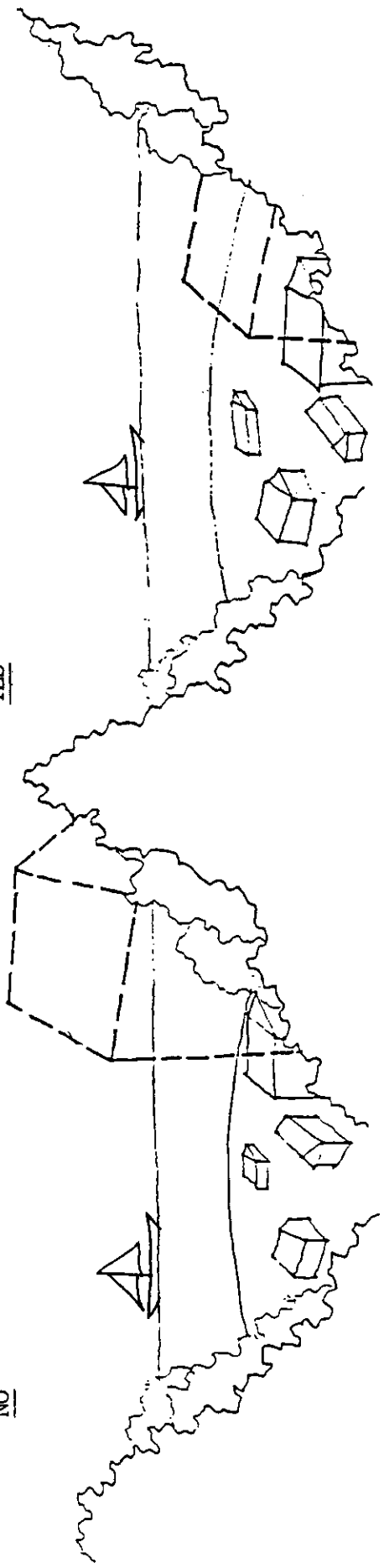


. Little impact on livability.

B. HORIZON LINE IS THE MOST SENSITIVE PART OF A VIEW, THEN FOREGROUND THEN MIDDLEGROUND. IF POSSIBLE, AVOID CUTTING HORIZON LINE OF A NEIGHBOR'S VIEW.

NO

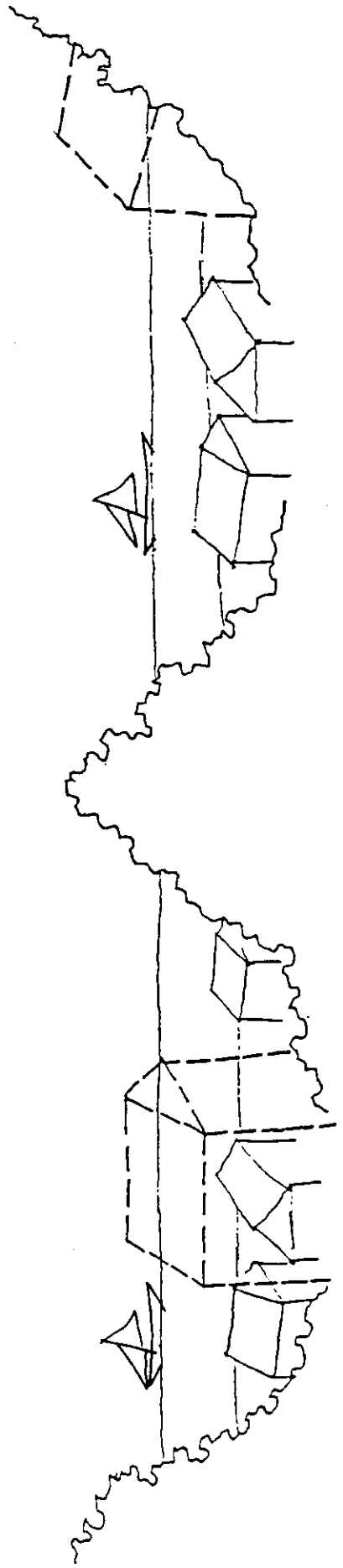
YES



C. BLOCKAGE OF CENTER OF VIEW IS MORE DAMAGING THAN BLOCKAGE OF SIDE OF VIEW.

NO

YES



. Proposed structure blocks center of view.

. Proposed structure blocks side of view.

D. BLOCKAGE OF ANY IMPORTANT OBJECTS IN THE VIEW (CATALINA ISLAND, CITY LIGHTS, ETC.) IS MORE DIFFICULT TO ACCEPT THAN BLOCKAGE OF OTHER, LESS WELL-KNOWN ELEMENTS.

YES

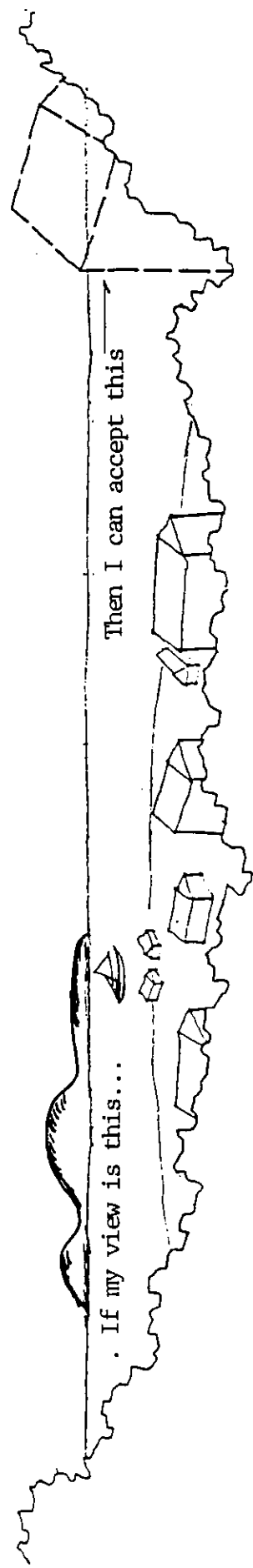
NO



E. A WIDE PANORAMIC VIEW CAN ACCEPT MORE VIEW BLOCKAGE THAN THE SMALLER SLOT VIEW.

YES

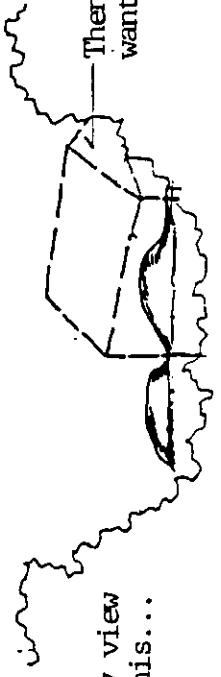
NO



NO

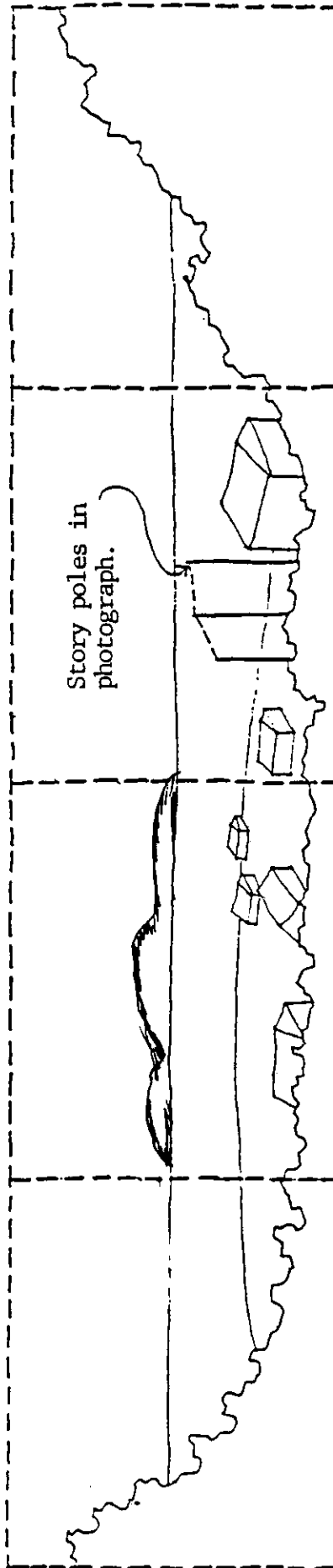
If my view is this...

Then I don't want to accept this.



F. IN MEASURING A VIEW FOR BLOCKAGE PURPOSES, THE ENTIRE PANORAMA SHOULD BE CONSIDERED. TO PRESENT THE PROBLEM EFFECTIVELY, THE VIEW SHOULD BE PHOTOGRAPHED COMPLETELY FROM VIEW STOP ON RIGHT TO VIEW STOP ON LEFT.

. Take overlapping photographs from same view spot, tape together for proper presentation.



. Using this technique, photographs of story poles can be used to create an accurate representation of the proposed project.