

Appendix A - Objective Design Standards and Design Guidelines

The purpose of these objective design standards and guidelines is to ensure future development is consistent with the vision and character of the Dana Reserve Specific Plan (DRSP) project. It is also intended to provide direction for subdividers, architects, and designers when preparing plans, and to provide direction for governmental review bodies for project evaluation as future applications come forward.

Terminology

Objective design standards are mandatory items or features that are required to be incorporated into plan preparation. Design guidelines are provided to give direction that is important to consider in the plan preparation process but are not mandatory.

Applicability

The following identifies the applicability of the relevant objective design standards and design guidelines by land uses and Neighborhoods within the DRSP. Refer to Chapter 7 - Implementation and Administration for additional information on the objective design standards and design guidelines processing requirements for future development within the DRSP.

Section 1.1 Single-Family Residential (DR-SF1 and DR-SF2)

As identified in Chapter 2, Exhibit 2-2a, single-family homes in Neighborhoods 3, 4, 5, and 6 are required to only meet the objective design standards.

Section 1.2 Single-Family Residential (DR-SF1 and DR-SF2)

As identified in Chapter 2, Exhibit 2-2a, single-family homes in Neighborhoods 7, 8, and 9 are required to only meet the design guidelines.

Section 1.3 Multi-Family Residential (DR-MF)

As identified in Chapter 2, Exhibit 2-2a, multi-family homes in Neighborhoods 1, 2, and 10 are required to only meet the objective design standards.

Section 2.1 Village and Flex Commercial (DR-VC and DR-FC)

As identified in Chapter 2, Exhibit 2-2a, commercial development in the Village Commercial and Flex Commercial land uses are required to only meet the design guidelines. Multi-family homes shall meet the objective design standards of the Multi-Family Residential (DR-MF).

Section 3.1 Recreation and Open Space (DR-REC and DR-OS)

As identified in Chapter 2, Exhibit 2-2a, commercial development in the Recreation and Open Space land uses are required to only meet the design guidelines.

Section 4.1 Child Day Care Center

The Child Day Care Center planned to be located at the Neighborhood Park is required to only meet the objective design standards.

Section 5.1 Gateways and Wayfinding Signage

Gateways and wayfinding signage are required to only meet the relevant design guidelines.

Section 6.1 Park and Ride and Transit Stops

Park and Ride and transit stops in the DRSP are required to only meet the relevant design guidelines.

1.1 Single-Family Residential Objective Design Standards

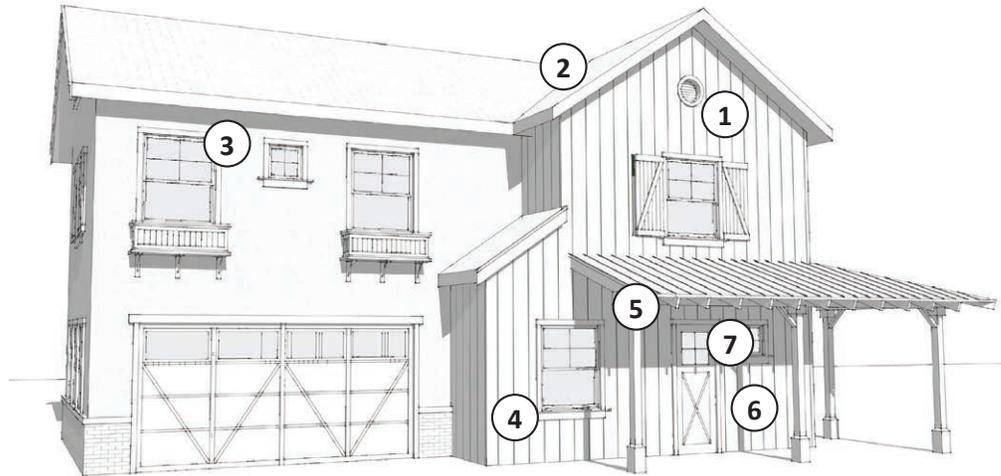
The following objective design standards apply to single-family residential homes and ADUs in Neighborhoods 3, 4, 5, 6 within the DRSP. As part of a permit application submittal, an analysis shall be provided to the County demonstrating how a home complies with the relevant objective design standards.

1.1.A Architectural Styles

The architectural character for the DRSP is intended to be representative of the architectural styles typically found within the Nipomo area. Architectural styles for single-family residential units in Neighborhoods 3, 4, 5, and 6 has been provided. (Refer to Exhibits 1-1 through 1-3).

- A.1 Architectural styles for single-family neighborhoods within Dana Reserve shall be Agrarian, California Ranch, or Spanish. Exhibits 1-1, 1-2, and 1-3 define these architectural styles and project designs must provide a minimum of four (4) of the identified elements to qualify as the required architectural style.
- A.2 Individual single-family neighborhoods shall be designed with one primary architectural style and a minimum 30% mix of the other two architectural styles.
- A.3 Residential elevations within the single-family neighborhoods shall not be repeated more frequently than every fourth house. This variation may be achieved by not repeating both a color scheme and an elevation style or through the use of reverse plans.
- A.4 Single-family residential shall not exceed two stories in height, except where Chapter 2, Exhibit 2-2A limits height to one-story.

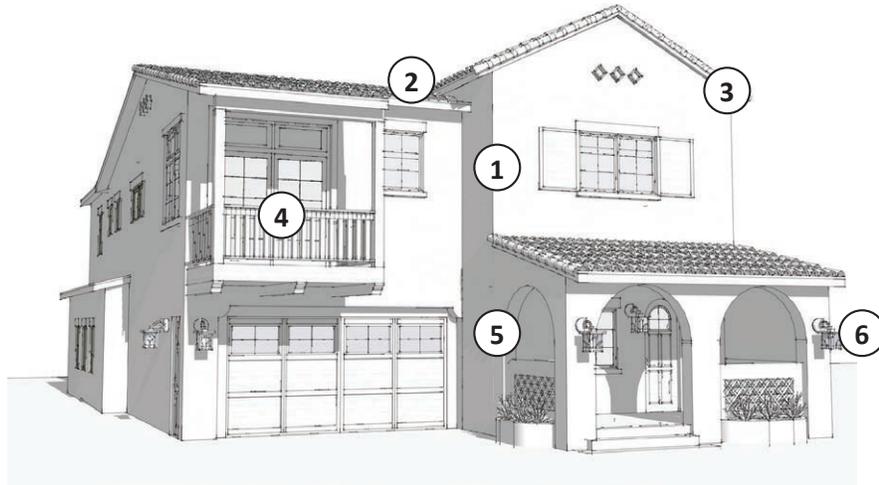
Exhibit 1-1: Agrarian Architectural Character



Single-Family (DR-SF1 and DR-SF2)

- | | |
|---|---|
| <p>① Vertical accent massing at primary entry - elements with a minimum 2-foot projection/recess carried up to roofline</p> <p>② Steep pitch gable and shed roofs - minimum 4:12</p> <p>③ Wood-like material surrounds at windows and doors</p> <p>④ Accentuated lintels and sills - minimum 2.5-inches height and minimum 1-inch depth</p> | <p>⑤ Accent features - minimum 5 types of accent features (wainscot, wood brackets, metal roofs, custom vents, shutters) provided on a primary and street-facing elevation</p> <p>⑥ Vertical accent material - board and batten siding with minimum of 30% of primary elevation</p> <p>⑦ Metal lantern, sconce, or goose neck lighting that is dark sky compliant</p> |
|---|---|

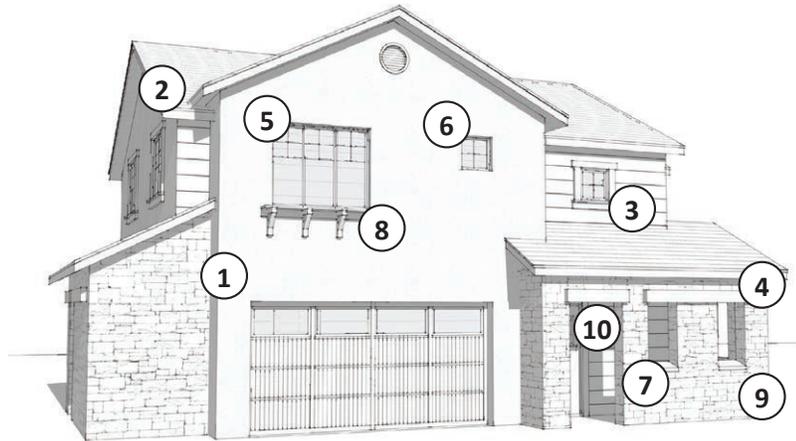
Exhibit 1-2: Spanish Architectural Character



Single-Family (DR-SF1 and DR-SF2)

- | | |
|---|---|
| <p>① Asymmetrical massing with side-gable, cross-gable, hipped-and-gabled, hipped, or flat roof type</p> <p>② Low sloping tile roofs - maximum 4:12</p> <p>③ Detailing eaves - maximum eave depth of 18-inches, minimum of 6-inches</p> | <p>④ Accent features - minimum 5 types of accent features (wrought iron, decorative tile, shutters, rafter tails, decorative venting, decorative cornices, and arched openings) provided on a primary and street-facing elevation</p> <p>⑤ Smooth or sand plaster finish</p> <p>⑥ Bronze or iron lantern, sconce, or chandelier lighting that is dark sky compliant</p> |
|---|---|

Exhibit 1-3: California Ranch Architectural Character



Single-Family (DR-SF1 and DR-SF2)

- | | |
|---|---|
| <p>① Asymmetrical massing with primary fronting gables.</p> <p>② Low pitched hipped or gabled roof with wide eaves - maximum 4:12 pitch and minimum 18-inch eaves.</p> <p>③ Wood-like material surrounds for windows and doors at lap siding - minimum 4-inches in height and 1-inch in depth</p> <p>④ Stone lintel minimum of 6-inches in height and 2-inches in depth protruding from building face</p> <p>⑤ Picture windows facing the street e.g. minimum 4-foot height and width</p> <p>⑥ Recessed windows and doors at stucco without surrounds - minimum 1.5-inches recess</p> | <p>⑦ Precast surrounds at windows or openings at stone or brick have - minimum 2-inches height and minimum 1-inch depth</p> <p>⑧ Accent features - minimum 5 types of accent features (simple moldings, lintels, wood brackets, shutters, wrought iron, decorative venting, picture window, and precast elements) provided on a primary and street-facing elevation</p> <p>⑨ Lap siding and stucco as typical materials. One accent material that is either brick or ashlar stone - minimum of 20% primary building elevation</p> <p>⑩ Metal lantern, sconce, or goose neck lighting that is dark sky compliant</p> |
|---|---|

1.1.B Lot Design

- B.1. To create variation in neighborhoods, each lot shall include a minimum of one (1) of the following elements: varied front yard setbacks, varied unit elevations, and/or varied height variation shall be used to create a diversity of architectural character.
- B.2. Yards of single-family residential uses abutting open space shall not have gates onto the open space.

1.1.C Building Form

- C.1. Massing design for buildings shall include a minimum of two (2) of the following elements: variation in wall plane with a minimum 2-foot projection/recess, a minimum 2-foot variation in wall height, and/or a minimum of two roof planes and pitches at different levels.
- C.2. A minimum of one-third of the upper story above the first story shall be stepped back a minimum of 2-feet in order to reduce the scale of the façade that faces the street and to break up the overall massing. In-lieu of an upper story setback, desired variation may be achieved through inclusion of a porch covering a minimum of 30% of the front facade.

1.1.D Roofs

- D.1. A minimum of two (2) roof planes and pitches, overhangs, and/or accent details shall be incorporated into home designs to increase the visual quality and character of a building. Refer to Exhibits 1-1, 1-2, and 1-3 for stylistic appropriate roof planes and pitches, overhangs, and accent details.
- D.2. Roof penetrations for vents shall be consolidated and located on the rear yard side of roof ridges where practical. Vents shall be painted or be a material that matches the roof color.

1.1.E Windows and Doors

- E.1. Windows shall be articulated with a minimum of two (2) of the following elements: accent trim, sills, shutters, window flower boxes, awnings, trellises, and/or other elements authentic to the architectural style of the building. Refer to Exhibits 1-1, 1-2, and 1-3 for stylistic appropriate window articulation elements.
- E.2. Garages shall be a secondary element on a home's main façade through the incorporation of a recess to minimize the visual impact of the garage door and parking apron from the street. Side loaded garages may be provided for up to 30% of a neighborhood's residences.
- E.3. Mirrored glass and/or reflective coating on doors and window glass and garage doors is prohibited.

Building Form, Roofs - Refer to page A-6 for callout text.



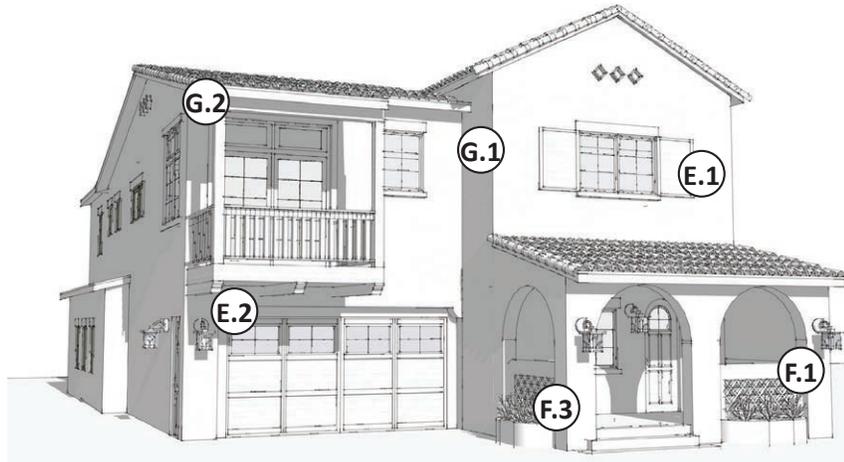
1.1.F Entries and Porches

- F.1. Primary residential entries for single-family residences shall include a porch for a minimum of 60% of all residences in an individual neighborhood and a minimum of one (1) of the following elements: feature window, decorative material, change in roofline or wall plane, or accent lighting.
- F.2. Single-family residences located on corner lots shall have a patio or porch that wraps around and addresses a minimum of 20% of both the primary and secondary building frontages. Corner lots shall locate the driveway on the long side frontage.
- F.3. Porches and patios shall have a minimum depth of six (6) feet and balconies shall have a minimum depth of four (4) feet (Note: porch posts or columns may protrude into the minimum depth area).

1.1.G Colors and Materials

- G.1. Building designs shall include a minimum of one (1) principal color and one (1) accent color.
- G.2. The primary exterior material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, aluminum/steel (color coated only), or steel. Refer to Exhibits 1-1, 1-2, and 1-3 for stylistic appropriate colors and materials.
- G.3. Use of a minimum of two (2) accent materials, such as tile, brick, stone, concrete, or plaster, shall be incorporated to highlight building features. Refer to Exhibits 1-1, 1-2, and 1-3 for stylistic appropriate colors and materials.
- G.4. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as at columns or banding.

Windows and Doors, Entries and Porches, Colors and Materials - Refer to page A-8 for callout text.



1.1.H Residential Fencing/Walls

- H.1. Front yard fencing type shall be wood, composite wood-textured, open style metal, stucco wall, stone and/or a combination of the listed materials.
- H.2. Where a side or rear yard is abutting a residential or commercial land use, closed wood fencing and/or similar composite wood-textured material shall be used. Refer to Exhibit 1-4.
- H.3. Where a side or rear yard is abutting, pocket park, or open space use, wood fencing and/or similar composite wood-textured material shall be used to 4-feet in height with an additional 2-feet comprised on top of a minimum 50% open rail permeable fencing. Refer to Exhibit 1-6 and Residential Single-Family Fencing Exhibit on page A-10.
- H.4. Rear yard fencing of abutting residential neighborhoods (e.g. Neighborhood 4 and 5) shall maintain consistency in fencing type and material and Residential Single-Family Fencing Exhibit on page A-10.
- H.5. Rear yard fencing adjacent to or across from Recreation or Open Space land uses shall utilize either an open style metal fence type or wood fencing and/or similar composite wood-textured material shall be used to 4-feet in height with an additional 2-feet comprised on top of a minimum 50% open rail permeable fencing. Fencing selection shall be consistent across an individual neighborhood. Refer to the Residential Single-Family Fencing Exhibit on page A-10.
- H.6. Finished side of fencing should face street side yards, open spaces, or other public spaces. The finished side of fencing is defined as the primary face of a fence.
- H.7. Use of chain link, razor/barbed wire, non-matte finish vinyl fencing, and temporary fencing, except for construction related temporary fencing, are prohibited.
- H.8. Three-rail, split rail fence of wood or similar composite wood-textured material shall be provided at pocket parks and streets, as shown in the Recreation and Open Space Fencing exhibit.

Fencing Concepts



Exhibit 1-4: Closed Wood Fence Example



Exhibit 1-5: Open Style Metal Fence Example



Exhibit 1-6: Semi-Open Wood Fence Example

1.1.I Private Open Spaces

I.1. All single-family residences shall have at least one usable private open space in the side or rear yard in accordance with the standards in Chapter 2.

1.1.J Landscape

J.1. Native trees, plants, and other low water using plant varieties shall be integrated into residential neighborhoods and at the front yards of individual residential lots, consistent with the County Planting List, and cover a minimum of 20% of a lot.

J.2. Native coast live oak trees shall be used in neighborhood parkways.

J.3. If irrigated turf is utilized as part of landscape design, it shall not exceed 5% of the lot area.

J.4. Front yard landscaping shall be installed by the developer prior to occupancy by a resident.

J.5. Landscape design shall be consistent with applicable Model Water Efficient Landscape Ordinance (MWEL) requirements for water efficiency.

J.6. All neighborhood and front yard landscape plans shall be prepared by a licensed landscape architect.

1.1.K Lighting

- K.1. Type and design of site and building lighting fixtures shall be “dark-sky” compliant, consistent with the International Dark-Sky Association or County of San Luis Obispo requirements.
- K.2. Building lighting shall complement the architectural style of the building it serves. Refer to Exhibits 1-1, 1-2, and 1-3 for stylistic appropriate lighting.
- K.3. Special care shall be taken to control glare and direct visibility of security lighting illumination sources, and to confine illumination to the property on which the fixtures are located.

1.1.L Utilitarian

- L.1. Rain gutters, downspouts, vents, and roof protrusions shall match the adjacent building color.
- L.2. Any outdoor mechanical or utility equipment/meters, antennae, “dish type receivers”, etc., whether on a roof, side of a structure, or ground mounted shall be screened from view to not be visible from the street frontage. Method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size, or if ground mounted, may include landscaping.
- L.3. Garages for residences shall provide storage space for trash/recycling/green waste receptacles inside the garage or if located outside the garage shall be screened from view along a side yard.

1.1.M Accessory Structures

- M.1. Accessory structures, including detached garages and carports, accessory dwelling units, grouped mailboxes, storage and maintenance facilities, recreational facilities, picnic shelters, and outdoor shade structures, should incorporate compatible materials, scale, colors, architectural details, and roof slopes as the primary residential buildings they serve.

1.1.N Signage

Signage for the individual neighborhoods within the DRSP shall be subject to the objective design standards outlined below:

- N.1. Future neighborhoods are required to submit a sign program for review and approval, consistent with the County’s Sign Ordinance.

1.2 Single-Family Residential Design Guidelines

The following design guidelines apply to single-family residential development in Neighborhoods 7, 8, and 9 within the DRSP. As part of a permit application submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant design guidelines.

1.2.A Architectural Styles

The architectural character for the DRSP is intended to be representative of the architectural styles typically found within the Nipomo area. A list of architectural styles appropriate for single-family residential development in Neighborhoods 7, 8, and 9 has been provided. Refer to Exhibits 1-4 through 1-6 for graphics that identify architectural style elements.

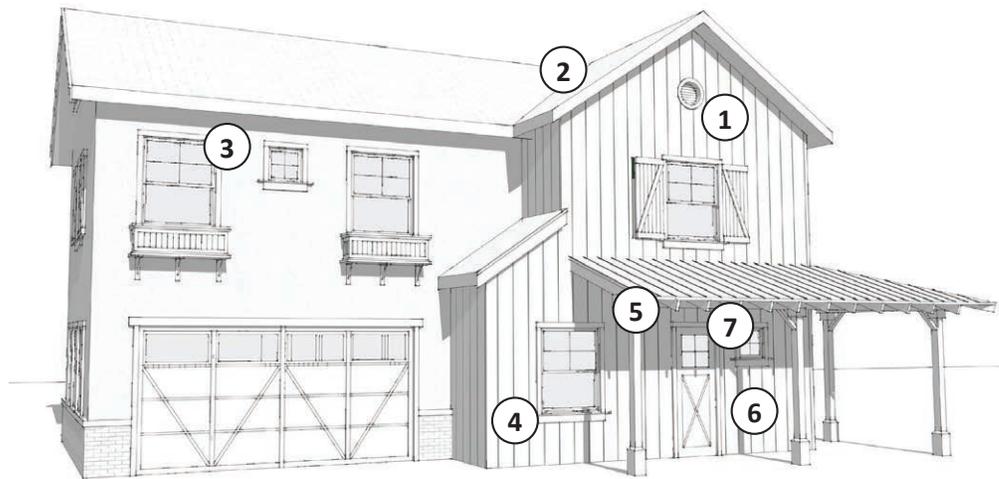
A.1 Architectural styles for single-family residential land uses within Dana Reserve shall be Agrarian, California Ranch, or Spanish. Exhibits 1-7, 1-8, and 1-9 define these architectural styles.

A.2 Individual single-family neighborhoods shall be designed with a one primary style and a balanced mix of the other two architectural styles.

A.3 Residential elevations within the single-family neighborhoods shall not be repeated more frequently than every fourth house. This variation may be achieved by not repeating both a color scheme and an elevation style or through the use of reverse plans.

A.4 Single-family residential shall not exceed two stories in height, except where Chapter 2, Exhibit 2-2A limits height to one-story.

Exhibit 1-7: Agrarian Architectural Character

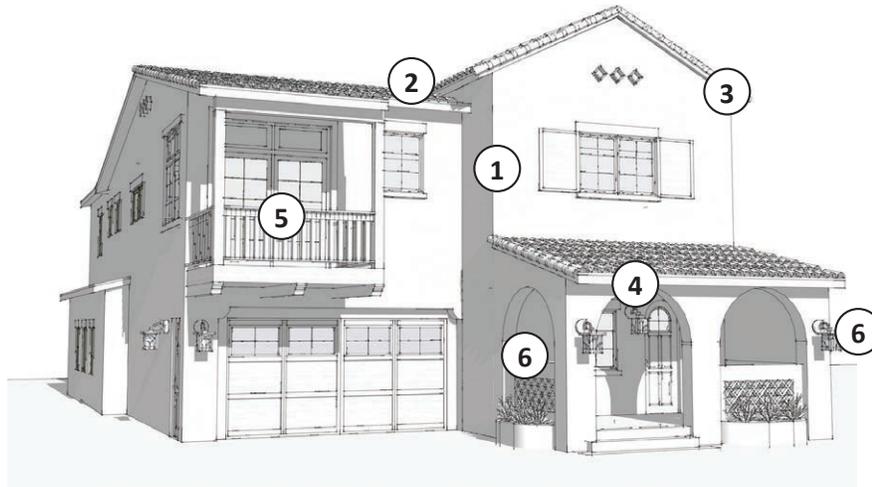


Single-Family (DR-SF1 and DR-SF2)

- | | |
|---|---|
| ① Vertical accent massing at primary entry | ⑤ Accent features like - wainscot, wood brackets, metal roofs, custom vents, shutters provided on a primary and street-facing elevation |
| ② Steep pitch gable and shed roofs e.g. 4:12 | ⑥ Vertical accent material - board and batten siding |
| ③ Wood-like material surrounds at windows and doors | ⑦ Metal lantern, sconce, or goose neck lighting that is dark sky compliant |
| ④ Accentuated lintels and sills | |

The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

Exhibit 1-8: Spanish Architectural Character

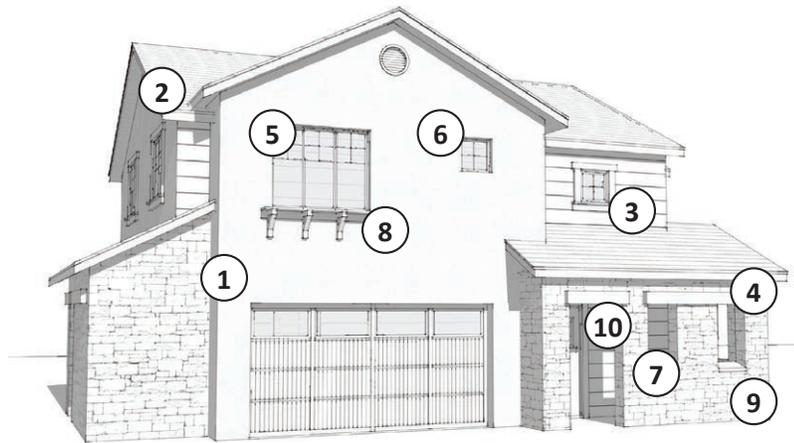


Single-Family (DR-SF1 and DR-SF2)

- | | |
|---|---|
| <p>① Asymmetrical massing with side-gable, cross-gable, hipped-and-gabled, hipped, or flat roof type</p> <p>② Low sloping tile roofs - 4:12 or less</p> <p>③ Detailing at eaves</p> <p>④ Arched openings e.g. windows, doors, porches</p> | <p>⑤ Accent features - wrought iron, decorative tile, shutters, rafter tails, decorative venting, decorative cornices, and arched openings.</p> <p>⑥ Smooth or sand plaster finish</p> <p>⑦ Bronze or iron lantern, sconce, or chandelier lighting that is dark sky compliant</p> |
|---|---|

The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

Exhibit 1-9: California Ranch Architectural Character



Single-Family (DR-SF1 and DR-SF2)

- | | |
|---|--|
| <p>① Asymmetrical massing with primary fronting gables</p> <p>② Low pitched hipped or gabled roof with wide eaves e.g. 4:12 pitch max and 18” min eaves</p> <p>③ Wood-like material surrounds for windows and doors at lap siding</p> <p>④ Stone lintel protruding from building face</p> <p>⑤ Picture windows facing the street</p> <p>⑥ Recessed windows and doors at stucco without surrounds.</p> | <p>⑦ Precast surrounds at windows or openings at stone or brick</p> <p>⑧ Accent features - simple moldings, lintels, wood brackets, shutters, wrought iron, decorative venting, picture window, and precast elements provided on primary and street-facing elevation</p> <p>⑨ Lap siding, and stucco as typical materials. One accent material that is either brick or ashlar stone.</p> <p>⑩ Metal lantern, sconce, or goose neck lighting that is dark sky compliant</p> |
|---|--|

The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

1.2.B Lot Design

- B.1. Variation in front yard setbacks, lot widths, and height variation should be used where able to create a diversity of architectural character for the single-family neighborhoods.
- B.2. Yards of single-family residential uses abutting open space shall not have gates onto the open space.

1.2.C Building Form

- C.1. Massing design should include variation in the wall plane (projection and recess), variation in wall height, and rooflines at different levels.
- C.2. Portions of the upper story above the first story should be stepped back in order to reduce the scale of the façade that faces the street and the rear yards and to break up the overall massing. In-lieu of an upper story setback, desired variation could be achieved with a porch covering a minimum of 30% of the front facade.
- C.3. Architectural elements that add visual interest, scale, and character to the neighborhood, such as recessed or projecting balconies, verandas, or porches should face the street and be included within building designs.

1.2.D Roofs

- D.1. A variety of roof planes and pitches, porches, overhangs, and accent details should be incorporated into home designs to increase the visual quality and character of a building, while reducing the bulk and size of the structure. Refer to Exhibits 1-7, 1-8, and 1-9 for stylistic appropriate roof planes and pitches, overhangs, and accent details.
- D.2. Roof penetrations for vents should be consolidated and located on the rear yard side of roof ridges whenever practical. Vents should be painted or be a material that matches the roof color.

1.2.E Windows and Doors

- E.1. Windows should be articulated with accent trim, sills, shutters, window flower boxes, awnings, trellises, and/or other elements authentic to the architectural style of the building. Refer to Exhibits 1-7, 1-8, and 1-9 for stylistic appropriate window articulation elements.
- E.2. Windows, doors, and garage doors should incorporate architectural detailing that is consistent with the overall architectural style of the building.
- E.3. Garages should be a secondary element on a home's main façade to minimize the visual impact of the garage door and parking apron from the street. Side loaded or hollywood style garages are also encourage to provide variety along street frontages.
- E.4. Mirrored glass and/or reflective coating on doors and window glass and garage doors is prohibited.

Building Form, Roofs - Refer to page A-18 for callout text.



The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

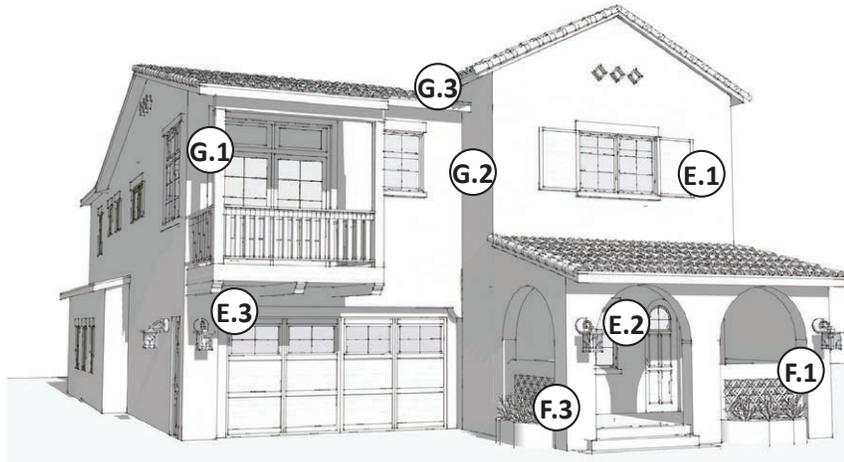
1.2.F Entries and Porches

- F.1. Primary residential entries for single-family residences should be enhanced to reflect the architectural style and details of the home.
- F.2. Single-family residences located on corner lots should have patios or porches that wraps around and address both the primary and secondary building frontages. Corner lots should locate the driveway along the side frontage.
- F.3. Porches and patios shall be a primary element on the main facade have a minimum depth of six (6) feet and balconies shall have a minimum depth of four (4) feet (Note: porch posts or columns may protrude into the minimum six (6) feet of depth).

1.2.G Colors and Materials

- G.1. Materials and colors should be used in an authentic manner, reinforcing the chosen architectural style.
- G.2. The primary exterior material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, aluminum/steel (color coated only), or steel. Refer to Exhibits 1-7, 1-8, and 1-9 for stylistic appropriate colors and materials.
- G.3. A variety of roof materials and color palettes consistent with the architectural style of the homes should be incorporated to enhance the character of the community.
- G.4. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as at columns or banding.

Windows and Doors, Entries and Porches, Colors and Materials



The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

1.2.H Residential Fencing/Walls

- H.1. Front yard fencing type shall be wood, composite wood-textured, open style metal, stucco wall, stone and/or a combination of these listed materials.
- H.2. Where a side or rear yard is abutting a residential land use, closed wood fencing and/or similar composite wood-textured material shall be used. Refer to Exhibit 1-4 and Residential Single-Family Fencing Exhibit on page A-10.
- H.3. Where a side or rear yard is abutting, pocket park, or open space use, wood fencing and/or similar composite wood-textured material should be used to 4-feet in height with an additional 2-feet comprised on top of a minimum 50% open rail permeable fencing. Refer to Exhibit 1-6 and Residential Single-Family Fencing Exhibit on page A-10.
- H.4. Rear yard fencing adjacent to or across from Recreation or Open Space land uses shall utilize either an open style metal fence type or wood fencing and/or similar composite wood-textured material shall be used to 4-feet in height with an additional 2-feet comprised on top of a minimum 50% open rail permeable fencing. Fencing selection shall be consistent across an individual neighborhood. Refer to the Residential Single Family Fencing Exhibit and Residential Single-Family Fencing Exhibit on page A-10.
- H.5. Finished side of fencing should face street side yards, open spaces, or other public spaces.
- H.6. Use of chain link, razor/barbed wire, non-matte finish vinyl fencing, and temporary fencing, except for construction related temporary fencing, are prohibited.
- H.7. Three-rail, split rail fence of wood or similar composite wood-textured material shall be provided at pocket parks and streets, as shown in the Recreation and Open Space Fencing exhibit.

1.2.I Private Open Spaces

- I.1. All single-family residences should have at least one usable private open space in the side or rear yard area in accordance with the design standards in Chapter 2 of the DRSP. Multiple usable outdoor areas (i.e. front, side, and/or rear) are preferable and encouraged where practical.

1.2.J Landscape

- J.1. Native trees, plants, and other low water using plant varieties are encouraged within the DRSP and should be integrated into the residential neighborhoods and at the front yards of individual residential lots, consistent with the County Planting List.
- J.2. Native coast live oak trees shall be used in neighborhood parkways.
- J.3. If irrigated turf is utilized as part of landscape design, it should not exceed 5% of the lot area.
- J.4. Front yard landscaping shall be installed by the developer prior to occupancy by a resident.
- J.5. Landscape design shall be consistent with applicable Model Water Efficient Landscape Ordinance (MWELo) requirements for water efficiency.
- J.6. All neighborhood and front yard landscape plans shall be prepared by a licensed landscape architect.

1.2.K Lighting

- K.1. Type and design of site and building lighting fixtures shall be “dark-sky” compliant, consistent with the International Dark-Sky Association or County of San Luis Obispo requirements.
- K.2. Building lighting shall complement the architectural style of the building it serves. Refer to Exhibits 1-7, 1-8, and 1-9 for stylistic appropriate lighting.
- K.3. Any lighting utilized as part of a residential neighborhood signs shall be complementary to the individual design aesthetic of the surrounding neighborhood.
- K.4. Special care shall be taken to control glare and direct visibility of security lighting illumination sources, and to confine illumination to the property on which the fixtures are located.

1.2.L Utilitarian

- L.1. Rain gutters, downspouts, vents, and other roof protrusions should complement the adjacent materials and/or colors.
- L.2. Any outdoor mechanical or utility equipment/meters, antennae, “dish type receivers”, etc, whether on a roof, side of a structure, or ground mounted should be appropriately screened from view to not be visible from the street frontage. Method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size, or if ground mounted, may include landscaping.
- L.3. Garages for residences should provide storage space for trash/recycling/green waste receptacles inside the garage or if located outside the garage should be screened from view along a side yard.

1.2.M Accessory Structures

- M.1. Accessory structures, including detached garages and carports, accessory dwelling units, grouped mailboxes, storage and maintenance facilities, recreational facilities, picnic shelters, and outdoor shade structures, should incorporate compatible materials, scale, colors, architectural details, and roof slopes as the primary residential buildings they serve.

1.2.N Signage

Signage for the individual neighborhoods within the DRSP shall be subject to the design guidelines outlined below. Where the DRSP is silent, the County of San Luis Obispo Sign Ordinance will apply. In instances where there may be inconsistencies between the DRSP and the County of San Luis Obispo Sign Ordinance, the DRSP shall prevail.

- N.1. Future neighborhoods are required to submit a sign program for review and approval, consistent with the County’s Sign Ordinance.

1.3 Multi-Family Residential Objective Design Standards

The following objective design standards apply to residential multi-family development within the DRSP. Multi-family neighborhoods in the DRSP includes Neighborhoods 1, 2, and 10. The objective design standards also apply to multi-family residential projects within the Flex Commercial and Village Commercial land uses. As part of a permit submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant objective design standards.

1.3.A Architectural Styles

The architectural character for the DRSP is intended to be representative of the architectural styles typically found within the Nipomo area. A list of permitted architectural styles appropriate for multi-family residential land use has been provided. Refer to Exhibits 1-7 through 1-9 for conceptual graphics that identify individual architectural style elements provided as inspiration for architects and designers when preparing development plans.

A.1 Architectural styles for multi-family neighborhoods within Dana Reserve shall be Agrarian, California Ranch, or Spanish. Exhibits 1-10, 1-11, and 1-12 define these architectural styles and project designs must provide a minimum of four (4) of the identified elements to qualify as the required architectural style.

A.2 All multi-family buildings within a neighborhood shall be designed uniformly with one of the allowed architectural style.

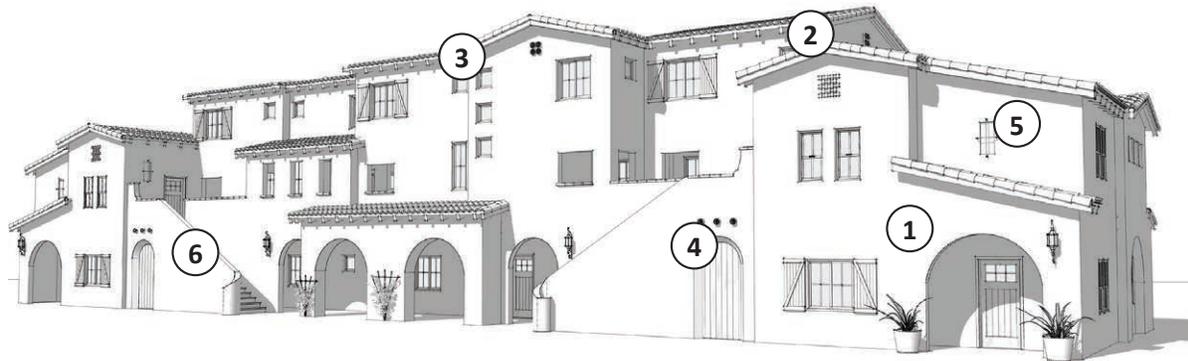
Exhibit 1-10: Agrarian Architectural Character



Multi-Family (DR-MF)

- | | |
|---|---|
| <p>① Vertical accent massing at primary entry - elements with a minimum 2-foot projection/recess carried up to roofline</p> <p>② Steep pitch gable and shed roofs - minimum 4:12</p> <p>③ Wood-like material surrounds at windows and doors</p> <p>④ Accentuated lintels and sills - minimum 2.5-inches height and minimum 1-inch depth</p> | <p>⑤ Accent features - minimum 5 types of accent features (wainscot, wood brackets, metal roofs, custom vents, shutters) provided on a primary and street-facing elevation</p> <p>⑥ Vertical accent material - board and batten siding with minimum of 30% of primary elevation</p> <p>⑦ Metal lantern, sconce, or goose neck lighting that is dark sky compliant</p> |
|---|---|

Exhibit 1-11: Spanish Architectural Character



Multi-Family (DR-MF)

- ① Asymmetrical massing with side-gable, cross-gable, hipped-and-gabled, hipped, or flat roof type
- ② Low sloping tile roofs - maximum 4:12
- ③ Detailing eaves - maximum eave depth of 18-inches, minimum of 6-inches
- ④ Accent features - minimum 5 types of accent features (wrought iron, decorative tile, shutters, rafter tails, decorative venting, decorative cornices, and arched openings) provided on a primary and street-facing elevation
- ⑤ Smooth or sand plaster finish
- ⑥ Bronze or iron lantern, sconce, or chandelier lighting that is dark sky compliant

Exhibit 1-12: California Ranch Architectural Character



Multi-Family (DR-MF)

- | | |
|---|---|
| <p>① Asymmetrical massing with primary fronting gables.</p> <p>② Low pitched hipped or gabled roof with wide eaves - maximum 4:12 pitch and minimum 18-inch eaves.</p> <p>③ Wood-like material surrounds for windows and doors at lap siding - minimum 4-inches in height and 1-inch in depth</p> <p>④ Stone lintel minimum of 6-inches in height and 2-inches in depth protruding from building face</p> <p>⑤ Picture windows facing the street e.g. minimum 4-foot height and width</p> <p>⑥ Recessed windows and doors at stucco without surrounds - minimum 1.5-inches recess</p> | <p>⑦ Precast surrounds at windows or openings at stone or brick have - minimum 2-inches height and minimum 1-inch depth</p> <p>⑧ Accent features - minimum 5 types of accent features (simple moldings, lintels, wood brackets, shutters, wrought iron, decorative venting, picture window, and precast elements) provided on a primary and street-facing elevation</p> <p>⑨ Lap siding and stucco as typical materials. One accent material that is either brick or ashlar stone - minimum of 20% primary building elevation</p> <p>⑩ Metal lantern, sconce, or goose neck lighting that is dark sky compliant</p> |
|---|---|

1.3.B Site Design

- B.1. To create variation in site design, each building shall include a minimum of one (1) of the following elements: varied unit elevations and/or varied height variation shall be used to create a diversity of architectural character.
- B.2. Multi-family neighborhoods abutting commercial land uses shall provide accessible sidewalks, parkway landscaping with a minimum of two street trees varieties and two accent shrub varieties, and limit driveway access points to the minimum number required by County Public Works standards.
- B.3. Neighborhood entry features shall be provided at vehicular points of entry and include a minimum of two (2) of the following elements: landscaping with two street tree varieties and two accent shrub varieties, decorative paving across neighborhood entry streets with minimum width of 20-feet, decorative walls with stone unique type to neighborhood, and/or neighborhood monument signage.
- B.4. The number of pedestrian linkages connecting to residential, commercial, and recreation and open space land uses shall be provided, as identified in Chapter 2, Exhibit 2-2a.

1.3.C Building Form

- C.1. Massing design for buildings shall include a minimum of two (2) of the following elements: variation in wall plane with a minimum 2-foot projection/recess, a minimum 2-foot variation in wall height, and/or a minimum of two roof planes and pitches at different levels..
- C.2. A minimum of one-third of the upper stories above the first story shall be stepped back in order to reduce the scale of the façade that faces the street and to break up the overall massing. In-lieu of an upper stories setback, desired variation may be achieved through inclusion of a porch covering a minimum of 30% of the front facade.

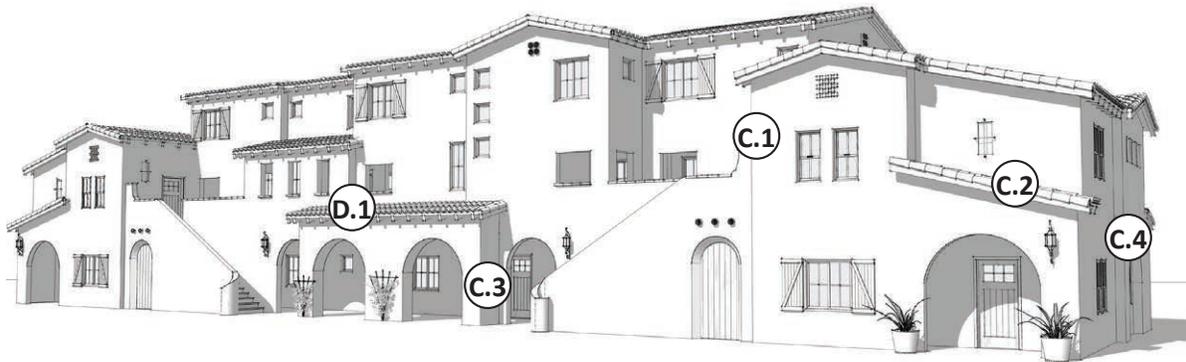
1.3.D Roofs

- D.1. A minimum of two (2) roof planes and pitches, overhangs, and/or accent details shall be incorporated into designs to increase the visual quality and character of a building. Refer to Exhibits 1-10, 1-11, and 1-12 for stylistic appropriate roof planes and pitches, overhangs, and accent details.
- D.2. Roof penetrations for vents shall be consolidated and located on the rear side of roof ridges where practical or roof articulation feature shall screen view or vents and equipment. Vents shall be painted or be a material that matches the roof color.

1.3.E Windows and Doors

- E.1. Windows shall be articulated with a minimum of two (2) of the following elements: accent trim, sills, shutters, window flower boxes, awnings, trellises, and/or other elements authentic to the architectural style of the building. Refer to Exhibits 1-10, 1-11, and 1-12 for stylistic appropriate window articulation elements.
- E.2. Garages shall be a secondary element on a building's main façade through the incorporation of a recess to minimize the visual impact of the garage door and parking apron from the street. Side loaded garages may be provided for up to 30% of a neighborhood's residences.
- E.3. Mirrored glass and/or reflective coating on doors and window glass and garage doors is prohibited.

Building Form, Roofs - Refer to page A-28 for callout text.



1.3.F Entries and Porches

- F.1. Multi-family buildings shall have porches, patios, balconies, or walkways that front onto the street, pocket park, common open space, or open space.
- F.2. Each multi-family unit is required to provide private open space, such as a porch, patio, deck, or balcony. Refer to Chapter 2 for minimum private open space requirements for individual units.
- F.3. Porches and patios shall have a minimum depth of six (6) feet and balconies shall have a minimum depth of four (4) feet (Note: porch posts or columns may protrude into the minimum depth area).

1.3.G Colors and Materials

- G.1. Building designs shall include a minimum of one (1) principal color and a maximum of three (3) accent colors.
- G.2. The primary exterior material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, aluminum/steel (color coated only), or steel. Refer to Exhibits 1-10, 1-11, and 1-12 for stylistic appropriate colors and materials.
- G.3. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

Windows and Doors, Entries and Porches, Colors and Materials - Refer to page A-28 for callout text.



1.3.H Residential Fencing/Walls

- H.1. Perimeter fencing type shall be wood, composite wood-textured, open style metal, stucco wall, stone and/or a combination of the listed materials.
- H.2. Where a side or rear yard is abutting a residential or commercial land use, closed wood fencing or stucco wall and/or similar composite wood-textured material shall be used. Refer to Exhibit 1-4.
- H.3. Where a side or rear yard is abutting, or open space use, wood fencing and/or similar composite wood-textured material or stucco wall shall be used to 4-feet in height with an additional 2-feet comprised on top of a minimum 50% open rail permeable fencing. Refer to Exhibit 1-6.
- H.4. Rear yard fencing adjacent to or across from Recreation or Open Space land uses shall utilize either an open style metal fence type or wood fencing and/or similar composite wood-textured material shall be used to 4-feet in height with an additional 2-feet comprised on top of a minimum 50% open rail permeable fencing. Fencing selection shall be consistent across an individual neighborhood. Refer to the Residential Single-Family Fencing Exhibit.
- H.5. If fencing required at multi-family neighborhoods (Neighborhoods 1, 2, and 10), it shall be located at required setbacks and be open style metal style. Refer to Exhibit 1-5.
- H.6. Finished side of fencing should face street side yards, open spaces, or other public spaces. The finished side of fencing is defined as the primary face of a fence.
- H.7. Use of chain link, razor/barbed wire, non-matte finish vinyl fencing, and temporary fencing, except for construction related temporary fencing, are prohibited.
- H.8. Three-rail, split rail fence of wood or similar composite wood-textured material shall be provided at streets, as shown in the Recreation and Open Space Fencing exhibit.

1.3.I Private and Common Open Spaces

- I.1. All multi-family residences shall have at least one private open space in accordance with the standards in Chapter 2 of the DRSP.
- I.2. Private open space for multi-family residences may include balconies, patios, porches, roof decks, and/or side and rear yards.
- I.3. All multi-family neighborhoods shall provide a minimum of one (1) common open space area that includes a minimum of one (1) active element (e.g. pool, play area, bocce, permanent corn hole, recreation room with exercise equipment) in accordance with the standards in Chapter 2 of the DRSP.

1.3.J Landscape

- J.1. Native trees, plants, and other low water using plant varieties shall be integrated into the neighborhoods consistent with the County Planting List and cover a minimum of 20% of the common area.
- J.2. Native coast live oak trees shall be used in neighborhood parkways.
- J.3. If irrigated turf is utilized as part of landscape design, it shall not exceed 5% of the lot area.
- J.4. Front yard landscaping shall be installed by the developer prior to occupancy by a resident.
- J.5. Landscape design shall be consistent with applicable Model Water Efficient Landscape Ordinance (MWELo) requirements for water efficiency.
- J.6. All neighborhood landscape plans shall be prepared by a licensed landscape architect.

1.3.K Lighting

- K.1. Type and design of site and building lighting fixtures shall be “dark-sky” compliant, consistent with the International Dark-Sky Association or County of San Luis Obispo requirements.
- K.2. Building lighting shall complement the architectural style of the building it serves. Refer to Exhibits 1-10, 1-11, and 1-12 for stylistic appropriate lighting.
- K.3. Special care shall be taken to control glare and direct visibility of security lighting illumination sources, and to confine illumination to the property on which the fixtures are located.

1.3.L Utilitarian

- L.1. Rain gutters, downspouts, vents, and roof protrusions shall match the adjacent building color.
- L.2. Any outdoor mechanical or utility equipment/meters, antennae, “dish type receivers”, etc., whether on a roof, side of a structure, or ground mounted shall be screened from view to not be visible from the street frontage. Method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size, or if ground mounted, may include landscaping.
- L.3. Garages for residences shall provide storage space for trash/recycling/green waste receptacles inside the garage or if located outside the garage shall be screened from view along a side yard. For multi-family residences where consolidated locations are proposed, trash, recycling, and green waste areas shall be located within enclosures and screened from view with solid walls/fencing and/or landscape screening.

L.4. Utility service areas for multi-family buildings are required to be placed within enclosures that are architecturally integrated into the building design, unless otherwise specified by the applicable utility provider.

1.3.M Accessory Structures

M.1. Accessory structures, including detached garages and carports, accessory dwelling units, mailboxes, storage and maintenance facilities, and common area recreational facilities shall include a minimum of two (2) materials, colors, or architectural details as the primary residential buildings they serve.

1.3.N Signage

Signage for the individual neighborhoods within the DRSP shall be subject to the objective design standards below.

N.1. Future neighborhoods are required to submit a sign program for review and approval, consistent with the County's Sign Ordinance.

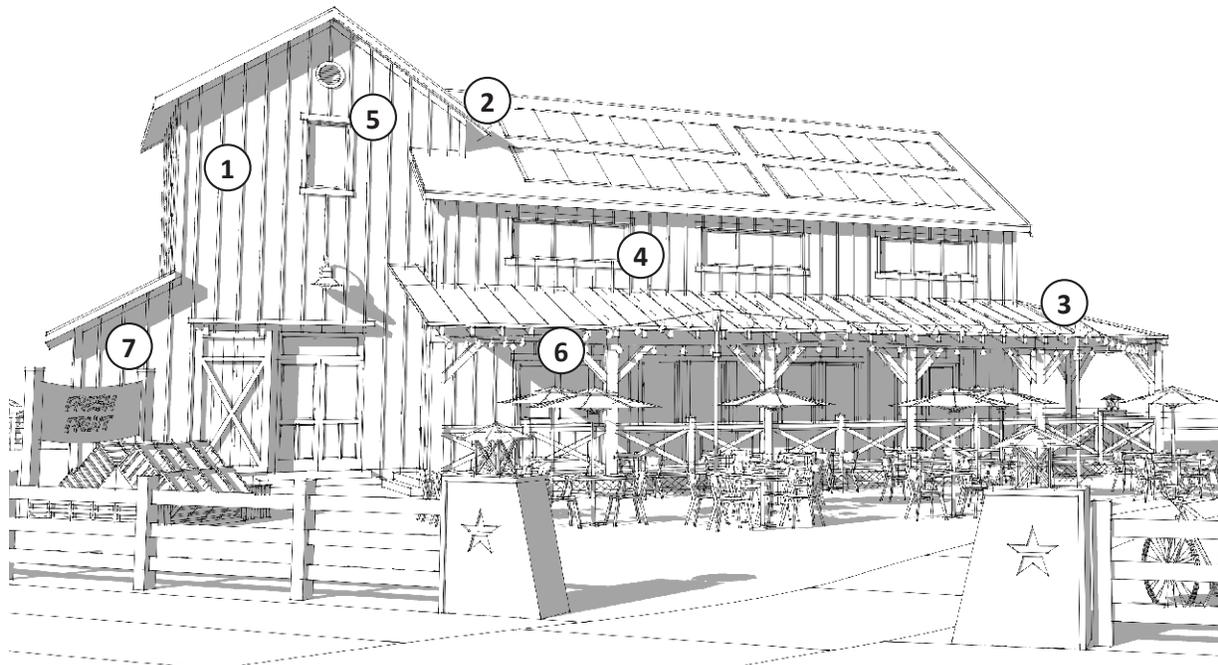
2.1 COMMERCIAL DESIGN GUIDELINES

The following design guidelines apply to commercial, office, hotel, and educational development within the Village Commercial and Flex Commercial land uses of the DRSP. Residential uses within the Village Commercial and Flex Commercial land uses shall meet the objective design standards of 1.3 Multi-Family Residential Objective Design Standards. As part of a permit application submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant design guidelines.

2.1.A Architectural Styles

A.1. All buildings shall be designed with an Agrarian style of architecture. However, building(s) within the Flex Commercial land use areas are allowed to use contemporary interpretations of Agrarian style to accommodate the equipment and functional requirements associated with larger structures. Refer to Exhibit 2-1.

Exhibit 2-1: Commercial Architectural Character with Contemporary Interpretations (Village Commercial shown)



- | | |
|--|--|
| ① Vertical accent massing at entries | ⑤ Accentuated lintels and sills |
| ② Long, horizontal shed and gable roofs steep in pitch e.g. 6:12 | ⑥ Accent features like wood brackets and metal vents and roofs |
| ③ Hipped roofs at attached or accent elements | ⑦ Vertical accent material e.g. board and batten siding |
| ④ Wood-like surrounds for windows and doors | |

The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

2.1.B Site Design

- B.1. Buildings should be sited close to and oriented toward external streets. Building design should incorporate pedestrian walkways, outdoor seating, and landscape areas where practical.
- B.2. Parking in Village Commercial areas should be internalized behind building groups or oriented away from street frontages to minimize visual impact on the street where practical. In the Flex Commercial land use, landscaping, low walls, berms, and/or other means to minimize views of parking areas while maintaining views of buildings necessary for their success on site should be pursued.
- B.3. Plazas, courtyards, pocket parks, and outdoor cafes should be designed in an inviting manner that encourages pedestrian use through the incorporation of trellises, pergolas, art, seating, and shade trees.
- B.4. Site amenities, including benches, drinking fountains, provisions for bicyclists, and public art, should be utilized and should complement the project's architectural character.
- B.5. Streetscape at the roundabout should utilize special features such as unique street furniture, street lights, increased and planting intensity, unique signage and other special details and enhancements to assure the Village Center is a focal point of the project.

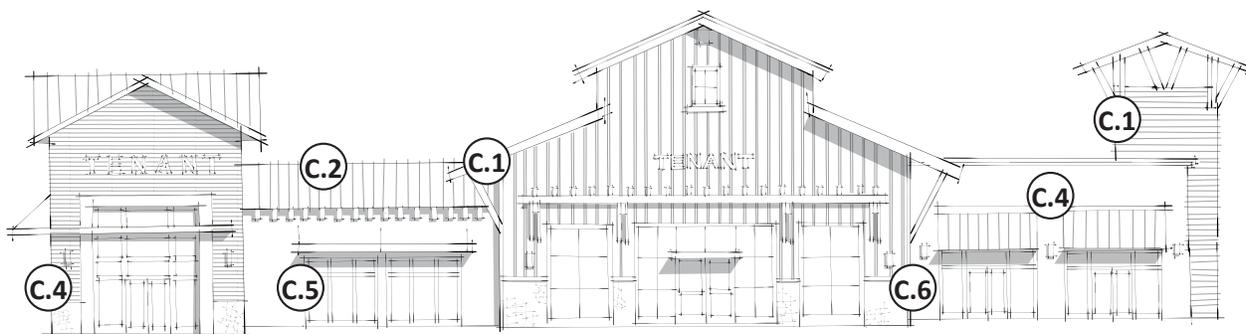
Site Design Concept



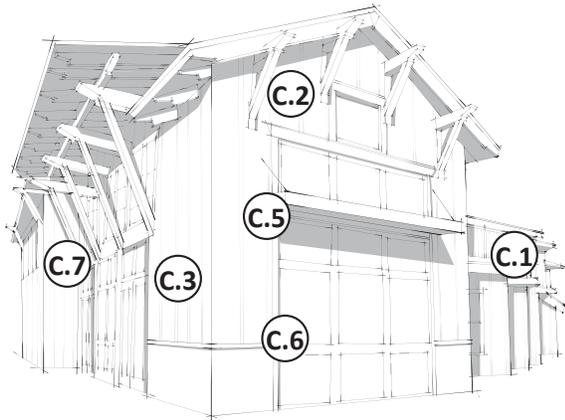
2.1.C Building Form

- C.1. The appearance of several smaller buildings, rather than one large building, should be pursued to foster an intimate, pedestrian-friendly scale.
- C.2. Vertical elements such as towers should be used to accent horizontal massing and provide visual interest, especially on corner buildings.
- C.3. For the Village Commercial, buildings shall be designed in a manner such that all sides of the building have been detailed to complement the primary street elevation in architecture, details, and materials. Buildings should be aesthetically pleasing from all angles, especially for buildings that have high visibility. Particularly in the Flex Commercial land use, buildings that require significant utility and service areas shall incorporate screening into the design of the building, site planning, and landscape design.
- C.4. For the Flex Commercial, architectural emphasis should be placed at the primary street elevations, allowing for necessary “back of house” operations at rear.
- C.5. Pedestrian scale should be created through the use of awnings, arches, walls, trellises, arbors, pergolas, and/or other architectural elements. These elements should be integrated into the building design to avoid the look of “tacked on” architectural features.
- C.6. Storefront windows, display cases, and other elements that provide visual interest to facades should be provided. Mirrored glass or reflective coatings are prohibited.
- C.7. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
- C.8. Building facades facing paseos or plazas should be articulated with detail and display windows.
- C.9. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the appearance and create visual interest.

Building Form (Flex Commercial Character shown)



The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.



Building Form Character (Village Commercial shown) - Refer to page A-35 for callout text.

The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

2.1.D Roofs

- D.1. A variety of roof planes and pitches, porches, overhangs, and accent details should be incorporated into the commercial designs to increase the visual quality and character of a building, while reducing the bulk and size of the structure.
- D.2. Roofs with hips and gables, are preferred in the Village Commercial land use.
- D.3. Buildings in the Flex Commercial land use are allowed to have flat or low pitched roofs but should incorporate parapets or other architectural elements to break up long horizontal rooflines. Accent mansard roofs consistent with the Agrarian style are allowed, except at building corner locations. Refer to 2.1.L Utilitarian for roof screening design guidelines.

2.1.E Windows and Doors

- E.1. Windows, doors, and service doors visible from the street should incorporate architectural detailing and color that is consistent with the overall architectural style of the building.
- E.2. Windows should be articulated with accent trim, sills, shutters, window flower boxes, awnings, trellises, and/or other elements authentic to the architectural style of the building.

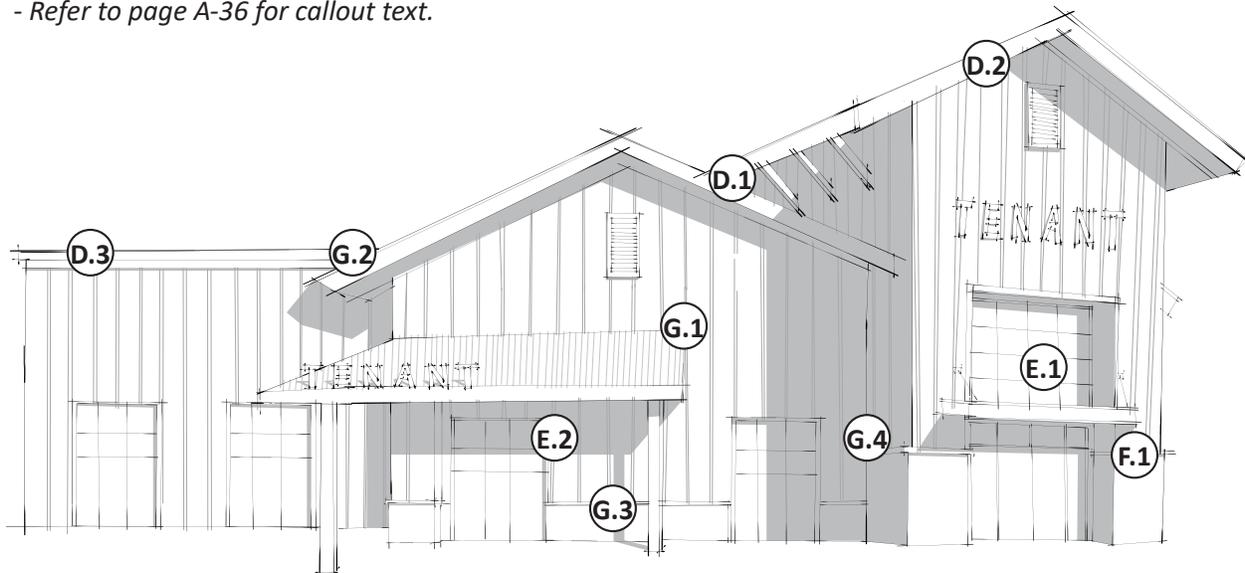
2.1.F Primary Entries

- F.1. Primary entries for commercial uses should be emphasized through the use of building form, architectural detailing, lighting, landscaping, and/or unique paving, among other elements.

2.1.G Colors and Materials

- G.1. Materials and colors should be used in an authentic manner, reinforcing the chosen architectural style.
- G.2. Roof materials and colors consistent with the architectural style of the commercial use should be incorporated to enhance the character of the community.

*Roofs, Windows and Doors, Primary Entries, Colors and Materials
- Refer to page A-36 for callout text.*



The graphics shown above are conceptual in nature and are not intended to be reflective of a specific project, rather they are provided as inspiration for architects and designers.

G.3. Where appropriate to the architectural style, consider varying materials and textures between the base and body of a building to break up large wall planes and add a visual base to the building.

G.4. Material changes should occur at intersecting planes to appear substantial and integral to the facade. Material or color changes at the outside corners of structures should be avoided.

2.1.H Commercial Fencing

H.1. Where a commercial land use is abutting residential, open space, or recreation land uses, no side, street side, or rear yard fencing is required. Parallel walls between residential and commercial land uses are discouraged. Refer to Chapter 2 of the DRSP for relevant commercial fencing development standards.

H.2. Use of chain link, razor/barbed wire, non-matte finish vinyl fencing, and temporary fencing, except for construction related temporary fencing, are prohibited. Chain link fence may be utilized along the Highway 101 frontage, consistent with Caltrans requirements.

2.1.I Landscape

I.1. Native trees, plants, and other low water using plant varieties are encouraged within the DRSP and should be integrated into the project to the extent practical.

I.2. Native coast live oak trees shall be used within the design of commercial land uses areas, such as for street trees, parkways, and plazas.

I.3. Landscape design shall be consistent with applicable Model Water Efficient Landscape Ordinance (MWELO) requirements for water efficiency.

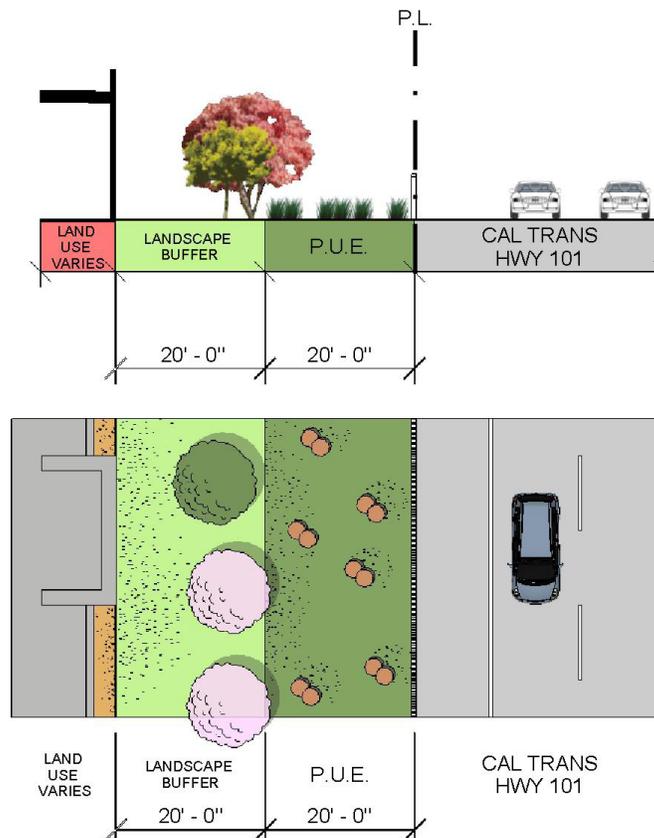
I.4. All landscape plans shall be prepared by a licensed landscape architect.

2.1.J Highway 101 Landscape Buffer

In order to sensitively address the DRSP adjacency to U.S. Highway 101, the following screening standards apply to commercial land uses located adjacent to U.S. Highway 101.

- J.1. A minimum 40-foot landscape buffer (20-foot PUE and 20-foot landscape buffer on-site - refer to Table 2.7 in Chapter 2) shall be provided along U.S. Highway 101 where commercial land use “back of house” areas are located directly adjacent to U.S. Highway 101. Landscape buffer plantings utilized shall be selected to be compatible with the overall character and aesthetic of the DRSP, such as oak trees and/or other native plantings.
- J.2. To the extent permissible and practical, the existing 20-foot PUE adjacent to U.S. Highway 101 shall be landscaped, consistent with So Cal Gas requirements.
- J.3. Where parking or a drive aisle is to be located directly adjacent to U.S. Highway 101, a berm, headlight hedge, and/or masonry wall no higher than 48-inches shall be used to minimize cross highway lighting. Where masonry walls are to be used, walls shall be of a consistent design and character along the entire U.S. Highway 101 property line.

Highway 101 Landscape Buffer



- J.4. Trash and recycling enclosures and loading areas should be located to minimize views from U.S. Highway 101 and screened through use of vertical growing landscaping or walls.
- J.5. Any mechanical or other outdoor equipment, whether on a roof or side of a structure visible from U.S. Highway 101, should be appropriately screened from view. The method of screening should be architecturally compatible with the adjacent structure in terms of materials, colors, shape, and size and be used in combination of vertically growing landscaping, where practical.

2.1.K Lighting

- K.1. Pedestrian lighting should incorporate a cohesive design that is consistent with the vision and character of the DRSP.
- K.2. Fixtures for pedestrian lighting should be made of durable and high-quality materials for maximum resistance to vandalism and tampering.
- K.3. Pedestrian lighting should be utilized in paseos, plazas, parking lots, and other public areas, except for open space land uses , to delineate pedestrian spaces and pathways.
- K.4. Parking lot light pole bases should incorporate a cohesive design for consistency throughout the DRSP where required.
- K.5. Architectural and landscape lighting should complement the architectural style of the building it serves and be dark sky compliant.
- K.6. Architectural and landscape up-lighting, if proposed, should only be used to highlight special features or elements.
- K.7. Ambient lighting with exposed bulbs, such as string lights, may be allowed to accent outdoor dining and seating areas, plazas, patios, and event spaces (but must be dark sky compliant).
- K.8. Special care shall be taken to control glare and direct visibility of security lighting illumination sources, and to confine illumination to the property on which the fixtures are located.

2.1.L Utilitarian

- L.1. Rain gutters, downspouts, vents, and other roof protrusions should complement the adjacent building materials and/or colors.
- L.2. Any outdoor mechanical equipment, whether on a roof, side of a structure, or ground mounted should be appropriately screened from view. Method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size with solid walls/fencing and/or landscape screening.
- L.3. Utility service areas for commercial land uses should be placed within enclosures that are architecturally integrated into the building design.
- L.4. Loading and “back of house” areas should be located to the rear of a site and be adequately screened from view. Walls may be used up to six (6) to eight (8) feet in height to allow for screening and noise buffering.
- L.5. Trash enclosure and recycling storage areas should be located in convenient areas with reduced visual prominence.

2.1.M Signage

Signage for the commercial areas within the DRSP shall be subject to the design guidelines outlined below.

- M.1. Signage for the individual commercial land uses shall be consistent with the County of San Luis Obispo Sign Ordinance.

3.1 Recreation and Open Space Design Guidelines

The following design guidelines apply to Recreation and Open Space land uses within the DRSP. As part of a relevant permit application submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant design guidelines.

3.1.A Neighborhood Park

- A.1. The Neighborhood Park should be designed to provide passive neighborhood recreation needs.
- A.2. Neighborhood Park features may include bicycle racks, drinking fountains, entry signage and landscaping, picnic areas, irrigation/landscaping, parking, restrooms, trail connections, trash and recycle bins, and/or wayfinding signage.
- A.3. Any on-site parking associated with the Neighborhood Park should be located within a parking lot or other parking space configurations on the north side of the park.
- A.4. Programming of the Neighborhood Park may include shared facilities or related uses with the proposed privately owned and operated child day care facility.
- A.5. Design of the restroom building shall be consistent with an Agrarian architecture theme.

Neighborhood Park Concept



3.1.B Equestrian Staging Area

- B.1. The equestrian staging area should provide a minimum of eight (8) parking spaces that can accommodate a vehicle with trailer configuration to allow for adequately loading/off-loading and saddling of horses.

B.2. A trailhead should be provided with hitching posts, perimeter fencing, wayfinding signage, and information kiosk.

B.3. Temporary restroom facilities should be located to minimize visibility from the Frontage Road and adjacent neighborhoods. Landscaping, fencing, and/or other design interventions should be used to minimize visibility of these facilities.

3.1.C Basins and Low-Impact Development

A number of basins as well as roadside low-impact development areas intended to treat and mitigate runoff are proposed as part of the DRSP. The following provides design direction for basins and roadside low-impact development areas within the DRSP.

Equestrian Staging Area Concept



C.1. Basins shall incorporate fencing, per County standards. Access gates shall be constructed of the same material and include a minimum opening of 14-feet.

C.2. Trees, shrubs, and ground cover used for screening views of the basins shall be native, drought tolerant, and/or low water using. If landscaping is allowed within the deep basin, it shall be able to thrive during seasonal conditions while maintaining access and functionality of the facility.

C.3. Basins should contain location appropriate landscaping that is able to thrive during seasonal conditions

C.4. Roadside low-impact development areas should utilize a combination of decorative rock and gravel, location appropriate landscaping, and necessary inlets and/or catch basins.

3.1.D Recreation and Open Space Fencing

- D.1. Three-rail, split rail fence of wood or similar composite wood-textured material shall be used at public neighborhood parks, pocket parks, and streets, as shown in the Recreation and Open Space Fencing exhibit.
- D.2. Open style metal fence may be use at Equestrian Staging Area and shall be setback ten (10) feet from the property line, as shown on the Recreation and Open Space Fencing Exhibit.
- D.3. Use of razor/barbed wire, non-matte vinyl fencing, and temporary fencing, except for construction related temporary fencing, are prohibited. Chain link may be used to provide security for recreation land uses and basins but shall be black vinyl clad, or equivalent, with posts to match.

3.1.E Landscape

- E.1. Native trees, plants, and other low water using plant varieties are encouraged within the DRSP and should be integrated to the extent practical.
- E.2. Native coast live oak trees shall be used within the design of recreation areas, such as at trails and the neighborhood park.
- E.3. Landscape design shall be consistent with applicable Model Water Efficient Landscape Ordinance (MWELo) requirements for water efficiency.
- E.4. All landscape plans shall be prepared by a licensed landscape architect.

3.1.F Lighting

- F.1. Type and design of street and pedestrian light fixtures shall be “dark-sky” compliant.
- F.2. Street and pedestrian lighting shall incorporate a cohesive design that is consistent with the vision and character of the DRSP.
- F.3. Fixtures for street and pedestrian lighting shall be made of durable and high-quality materials for maximum resistance to vandalism and tampering.
- F.4. Pedestrian lighting shall be utilized in parking lots and other public areas, except for open space land uses, to delineate pedestrian spaces and pathways.
- F.5. Attractive parking lot light pole bases shall incorporate a cohesive design for consistency throughout the DRSP where required.
- F.6. Architectural and landscape lighting shall complement the architectural style of the building it serves.
- F.7. Architectural and landscape up-lighting, if proposed, shall only be used to highlight special features or elements.
- F.8. Ambient lighting with exposed bulbs, such as string lights, may be allowed to accent seating areas and event spaces.
- F.9. Special care shall be taken to control glare and direct visibility of illumination sources, and to confine illumination to the property on which the fixtures are located.

3.1.G Utilitarian

- G.1. Rain gutters, downspouts, vents, and other roof protrusions should complement the adjacent materials and/or colors.
- G.2. Any outdoor mechanical equipment, whether on a roof, side of a structure, or ground mounted should be appropriately screened from view to not be visible from the street frontage. Method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size, or if ground mounted, may include landscaping.
- G.3. Trash enclosure and recycling storage areas should be located in convenient areas with reduced visual prominence.

3.1.H Signage

- H.1. Pedestrian-oriented projecting, sculptured cantilevered, or individually crafted plaque signs are encouraged within recreation and open space areas, such as at trailheads, neighborhood park, and other open space areas.
- H.2. Recreation and open space signage within the DRSP shall complement the vision and character outlined for the project in terms of material and color use, placement, and design.
- H.3. Directional signs located at or along trails or pathways shall be a maximum size of two (2) square feet in size.
- H.4. Future signage projects are required to submit a sign program for review and approval, consistent with the County's Sign Ordinance.

4.1 Child Day Care Centers Objective Design Standards

The following objective design standards apply to the Child Day Care Center located in the neighborhood park. As part of a permit application submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant objective design standards.

4.1.A Architectural Styles

A.1. The Child Day Care Center shall be designed with an Agrarian style of architecture.

4.1.B Building Form

B.1. Massing design shall include a minimum of two (2) of the following elements: variation in wall plane with a minimum 2-foot projection/recess, a minimum 2-foot variation in wall height, and/or a minimum of two roof planes and pitches at different levels..

4.1.C Roofs

C.1. A minimum of two (2) roof planes and pitches, overhangs, and/or accent details shall be incorporated into home designs to increase the visual quality and character of a building.

4.1.D Windows and Doors

D.1. Windows shall be articulated with a minimum of two (2) of the following elements: accent trim, sills, shutters, window flower boxes, awnings, trellises, and/or other elements authentic to the architectural style of the building.

D.2. Mirrored glass and/or reflective coating on doors and window glass and garage doors is prohibited.

4.1.E Colors and Materials

E.1. Building designs shall include a minimum of one (1) principal color and a maximum of three (3) accent colors.

E.2. The primary exterior material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, aluminum/steel (color coated only), or steel.

E.3. Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

4.1.F Recreation and Open Space Fencing

F.1. Three-rail, split rail fence of wood or similar composite wood-textured material shall be used at public neighborhood parks, pocket parks, and streets, as shown in the Recreation and Open Space Fencing exhibit.

F.2. Open style metal fence may be use at Child Day Care Center and shall be setback ten (10) feet from the property line, as shown on the Recreation and Open Space Fencing Exhibit.

F.3. Use of razor/barbed wire, non-matte vinyl fencing, and temporary fencing, except for construction related temporary fencing, are prohibited. Chain link may be used to provide security for recreation land uses and basins but shall be black vinyl clad, or equivalent, with posts to match.

4.1.G Landscape

- G.1. Native trees, plants, and other low water using plant varieties shall be integrated into the landscape design, consistent with the County Planting List, and cover a minimum of 10% of a lot.
- G.2. If irrigated turf is utilized as part of landscape design, it shall not exceed 5% of the lot area.
- G.3. Front yard landscaping shall be installed by the developer prior to occupancy by the child day care center.
- G.4. Landscape design shall be consistent with applicable Model Water Efficient Landscape Ordinance (MWELo) requirements for water efficiency.
- G.5. All landscape plans shall be prepared by a licensed landscape architect.

4.1.H Lighting

- H.1. Type and design of site and building lighting fixtures shall be “dark-sky” compliant, consistent with the International Dark-Sky Association or County of San Luis Obispo requirements.
- H.2. Special care shall be taken to control glare and direct visibility of security lighting illumination sources, and to confine illumination to the property on which the fixtures are located.

4.1.I Utilitarian

- I.1. Rain gutters, downspouts, vents, and roof protrusions shall match the adjacent building colors.
- I.2. Any outdoor mechanical or utility equipment/meters, antennae, “dish type receivers”, etc., whether on a roof, side of a structure, or ground mounted shall be screened from view to not be visible from the street frontage. Method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size, or if ground mounted, may include landscaping.

4.1.J Signage

- Signage for child day care centers within the DRSP shall be subject to the objective design standards outlined below.
- J.1. Signage for the individual commercial land uses shall be consistent with the County of San Luis Obispo Sign Ordinance.

5.1 Gateways and Wayfinding Signage Design Guidelines

Gateway and wayfinding signage are important elements to bring attention to and direct future residents and visitors of the DRSP. The following design guidelines are relevant to the gateway and wayfinding signage for the DRSP. As part of a relevant permit application submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant design guidelines.

1. Primary gateway monuments shall be provided at Frontage Road/Willow Road, Collector B/Willow Road, and at the intersection of Frontage Road/1st Intersection. Signage face containing the text portion of the primary gateway monuments will be approximately 12-feet high by 20-feet wide, excluding raised planter area at base of the sign and the vertical support.
2. Secondary gateway monuments shall be provided at Frontage Road/Cherokee Place, Collector B/Cherokee Place, and Collector B/Pomeroy Road.
3. All gateway monuments shall utilize an agrarian architecture theme that reflects the DRSP character, with similar materials and colors as shown in the concepts below.
4. Gateway monuments shall incorporate a combination of decorative walls, accent landscaping, enhanced paving, accent lighting, and specimen trees - preferably coast live oaks.
5. Secondary gateway shall be subordinate to the primary gateways but will maintain consistency in terms of materials and colors and decorative elements utilized.
6. Wayfinding and directional signage should be located at key locations within the DRSP to provide direction to important services and destinations, such as commercial areas, parks, trailheads, or trail crossings.
7. Design of other wayfinding and directional signage shall be in keeping with the DRSP character and then theming of the gateway signage.

Primary Gateway Concept - Frontage Road at Southeast Entry



Primary Gateway Concept - Frontage Road at Willow Road



6.1 Park and Ride and Transit Stops Design Guidelines

The following design guidelines are applicable to the Park and Ride facility and transit stops within the DRSP. As part of a relevant permit application submittal, an analysis shall be provided to the County demonstrating how a project complies with the relevant design guidelines.

1. The Park and Ride shall contain a minimum of eighty (80) parking spaces.
2. Signage and lighting required for the Park and Ride facility shall be consistent with County requirements.
3. Any required shelter, signage, or lighting for transit stops within the DRSP shall be subject to the requirements of the San Luis Obispo Regional Transit Authority.
4. Native trees, plants, and other low water using plant varieties are encouraged within the DRSP and should be integrated to the extent practical.

Park and Ride Concept



B. Phasing and Public Improvements Implementation Matrix

The following phasing and public improvements implementation matrix contains detailed descriptions of the anticipated order of buildout of the DRSP and builds upon the information described in Chapter 5: Infrastructure and Phasing. Phases shown address goals to accommodate orderly development and provision of services. They represent a reasonable approach to extending services and infrastructure throughout the DRSP. In some cases, property owners may wish to develop phases concurrently or in a different order than anticipated. This will be permitted provided all public improvements needed to support proposed development are completed, and that circulation is provided for secondary access, as further discussed in Chapter 7, Implementation and Administration.

Phase	Neighborhoods / Lots										
	1										
	1A 1 (MF)	1A 2 (MF)	3	1A Lot 3	5	1A Lot 5	1A N/A	1A Lot 11	1A Village Comm	1B Flex Comm	1B Lot 13-16
Neighborhood Designations	1A Lot 1	2 (MF) Lot 2	3 Lot 3	1A Lot 3	5 Lot 5	1A Lot 5	1A N/A	1A Lot 11	1A Village Comm	1B Flex Comm	1B Lot 13-16
Lot Numbers (see Master Vesting Tentative Tract No. 3159)	Lot 1	Lot 2	Lot 3	Lot 3	Lot 5	Lot 5	Lot 11	Lot 11	Lot 17 & 18	Lot 13-16	Lot 13-16
Collector A to Willow (Includes N. Frontage Road from property boundary to Sandy Dale Dr.)	X	X	X	X	X	X		X	X		X
Park and Ride along Collector A (near Willow)	X	X	X	X	X	X		X	X		X
Willow and Collector A intersection	X	X	X	X	X	X		X	X		X
Portion of Collector C (Eastern 600' +/-)	X	X	X	X	X	X		X	X		X
Local Road D (Connects Collector A & C)	X	X	X	X	X	X		X	X		X
Collector B (From Pomeroy Rd. to Collector C)											X
Collector B (From Collector C to Willow Rd. (Within 24 months. of permit issuance)											X
Portion of Collector B (Northern 1300' +/- from Pomeroy)											
Collector B (After 150 Dwelling units or within 36 months of permit issuance)											
Collector B (Pomeroy to Willow)											
Pomeroy and Collector B intersection											X
Collector B and Willow intersection											X
Hehrick Avenue & Pomeroy Intersection											
Conversion of a segment of Hehrick to Emergency Access only											
Collector C (between Collector B and Local Road D)											
Collector C (between Collector A and B) & County Park											X
Closure of Hehrick Avenue and Pomeroy Road											
Extension of Sewer in North Frontage Road and Collector A + Lift Station for DR flows	X	X	X	X	X	X		X	X		X
Sewer in Collector C (Eastern 600' +/-)											
Sewer in Local Road (North Eastern 675' +/-)	X	X	X	X	X	X		X	X		X
Sewer from Collector A to Collector B - Provide stub for Phase 3											X
Sewer Main in Collector B											
Lift Station to Serve Neighborhood 9											
Lift Station to Serve Neighborhood 8											

Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.

		Neighborhood's / Lots											
		1											
Phase		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A	1B
Neighborhood Designations		1 (MF)	2 (MF)	3	5	N/A	Village Comm	Flex Comm					
Lot Numbers (see Master Vesting Tentative Tract No. 3159)		Lot 1	Lot 2	Lot 3	Lot 5	Lot 11	Lot 17 & 18	Lot 13-16					
Water	Extend Water Infrastructure in North Frontage Road / Collector A to Willow	X	X	X	X	X	X	X					X
	Water in Collector C (Eastern 600' +/-)	X	X	X	X	X	X	X					X
	Water in Local Road (North Eastern 675' +/-)	X	X	X	X	X	X	X					X
	Water in Collector B (connecting Pomeroy and Willow)												
	Water in Collector C (between Collector A and B)												
	Water in Local Road (between NBD 2 and 4)												
Storm Drain	Storm Drain Infrastructure in Collector A (including basins)	X	X	X	X	X	X	X					X
	Storm Drain in Collector C (600' +/-)												
	Storm Drain Infrastructure in Collector B (including basins near Pomeroy and on the west side of the Park)												
	Large Basin NBD 9 Include the infrastructure												
	Storm Drain Infrastructure in Collector C (including basins near Neighborhood 6)												

Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.

	Phase	Neighborhood's / Lots												
		2					3							
		2A	2A	2B	3	3	3	3	3	3	3			
	Neighborhood Designations	7	8	9	4	6	10	Daycare						
	Lot Numbers (see Master Vesting Tentative Tract No. 3159)	Lot 7	Lot 8	Lot 9 & 10	Lot 4	Lot 6	Lot 44	Lot 20						
Circulation	Collector A to Willow (Includes N. Frontage Road from property boundary to Sandy Dale Dr.)													
	Park and Ride along Collector A (near Willow)													
	Willow and Collector A Intersection													
	Portion of Collector C (Eastern 600' +/-)													
	Local Road D (Connects Collector A & C)													
	Collector B (From Pomeroy Rd. to Collector C)													
	Collector B (From Collector C to Willow Rd. (Within 24 months. of permit issuance)													
	Portion of Collector B (Northern 1300' +/- from Pomeroy)	X	X	X										
	Collector B (After 150 Dwelling units or within 36 months of permit issuance)	X	X	X										
	Collector B (Pomeroy to Willow)				X	X	X	X	X					
	Pomeroy and Collector B Intersection	X	X	X										
	Collector B and Willow Intersection	X	X	X										
	Helrick Avenue & Pomeroy Intersection	X	X	X										
Conversion of a segment of Helrick to Emergency Access only	X	X	X											
Collector C (between Collector B and Local Road D)				X	X	X	X	X						
Collector C (between Collector A and B) & County Park														
Closure of Helrick Avenue and Pomeroy Road	X	X	X											
Extension of Sewer in North Frontage Road and Collector A + Lift Station for DR flows														
Sewer in Collector C (Eastern 600' +/-)				X	X	X	X	X						
Sewer in Local Road (North Eastern 675' +/-)														
Sewer from Collector A to Collector B - Provide stub for Phase 3	X	X	X											
Sewer Main in Collector B	X	X	X											
Lift Station to Serve Neighborhood 9														
Lift Station to Serve Neighborhood 8														

Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.

		Neighborhood's / Lots									
		2					3				
Phase		2A	2A	2B	3	3	3	3	3	3	3
Neighborhood Designations		7	8	9	4	6	10	Daycare			
Lot Numbers (see Master Vesting Tentative Tract No. 3159)		Lot 7	Lot 8	Lot 9 & 10	Lot 4	Lot 6	Lot 44	Lot 20			
Water	Extend Water Infrastructure in North Frontage Road / Collector A to Willow										
	Water in Collector C (Eastern 600' +/-)										
	Water in Local Road (North Eastern 675' +/-)										
	Water in Collector B (connecting Pomeroy and Willow)	X	X	X							
	Water in Collector C (between Collector A and B)				X	X	X	X	X	X	X
	Water in Local Road (between NBD 2 and 4)				X	X	X	X	X	X	X
Storm Drain	Storm Drain Infrastructure in Collector A (including basins)										
	Storm Drain in Collector C (600' +/-)				X	X	X	X	X	X	X
	Storm Drain Infrastructure in Collector B (including basins near Pomeroy and on the west side of the Park)	X	X	X							
	Large Basin NBD 9 include the infrastructure	X	X	X							
	Storm Drain Infrastructure in Collector C (including basins near Neighborhood 6)				X	X	X	X	X	X	X

Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.

This Page Intentionally Blank.

C. Mitigation Monitoring and Reporting Program

Refer to the Dana Reserve Specific Plan Final Environmental Impact Report SCH No. 2021060558, Chapter 7 Mitigation Monitoring and Reporting Program, dated April 2024 and the 2025 Addendum.

This Page Intentionally Blank.