

Design

Policies from previous housing element:

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-B-4 Housing Design. Assure excellence in project design consistent with existing community character (architecture, site planning, amenities).	Foster City	□
H-B-4-a Architectural Review. Continue the City's Architectural Review requirements contained in Chapter 17.58 of the Foster City Municipal Code to ensure that development preserves the architectural character and scale of the neighborhoods and community and is well designed. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
Policy 6.1: Encourage the development of well-designed housing.	Daly City	□
(1.5) Building Bulk. Limit the sizes of new and expanded single-family dwellings and duplexes, retaining neighborhood scale and character. Consider preparation of design guidelines and establishment of a design review process for duplexes.	San Mateo	□
(H2.4) Energy Conservation in New Housing. Promote the use of energy conservation in residential construction by incorporating energy conservation in all new residential development. New homes shall meet State standards for energy conservation.	Millbrae	□
(H2.9) Housing Design. Protect the character of existing residential neighborhoods and provide stable, safe and attractive neighborhoods by ensuring excellence in project design consistent with existing community character (architecture, site planning, amenities).	Millbrae	□
(H3.11) Innovative Housing Approaches. Encourage innovative housing approaches in financing and design of units to increase the availability of low and moderate income housing, including encouraging cooperative and joint ventures between owners, developers and non-profit groups in the provision of BMR housing.	Millbrae	□
Program H8a: Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices.	Brisbane	□

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Program H2b: To encourage housing designed for persons with disabilities, reduce the parking requirements for units designed and dedicated for use by persons with disabilities and provide a density bonus for housing projects of 20 units or more that provide at least 8% of the units for persons with disabilities.	Brisbane	□
(1.8A) The City shall revise the Zoning Ordinance to remove constraints to the development of second units, such as overly restrictive parking standards and setback requirements.	South San Francisco	□
(1.11A) To support private market construction, the City shall work with property owners, project sponsors, and developers to expedite the permit review process; design housing projects that meet the goals, objectives and policies of this Housing Element; providing timely assistance and advice on permits, fees, environmental review requirements, and affordable housing agreements to avoid costly delays in project approval; and interfacing with community groups and local residents to ensure public support of major new housing developments. (Existing Program 1B-1).	South San Francisco	□
(1.15) The City shall ensure that new development promotes quality design and harmonizes with existing neighborhood surroundings. (Existing Policy 1C)	South San Francisco	□
(1.16) The City shall support excellence in design through the continued use of the design review board and/or staff and adherence to CEQA while ensuring that this process is carried out expeditiously.	South San Francisco	□
(2.7) The City shall ensure that rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings. (Existing Policy 1C)	South San Francisco	□
(1.4) Preserve historic residential structures that contribute to the neighborhood character and architectural diversity of Belmont.	Belmont	□
(1-E) Periodically review and update Zoning Ordinance standards applicable to residential add-ons, to ensure that design standards are appropriate to existing neighborhood character.	San Bruno	□
(4-D) Ensure that the design, scale, and buffering of new housing retains existing neighborhood character.	San Bruno	□
Larger Parcels. The City of San Carlos shall encourage assembling smaller parcels into larger parcels to allow for additional flexibility in design and increased master planning.	San Carlos	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(1.335A) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have Maintenance of existing neighborhood environments shall be promoted by the design of the subdivision and subdivision improvements. Designs shall be visually harmonious and compatible with neighborhood character.	Atherton	□
(1.335C) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have uniformity of lot design should be avoided by using such techniques as meandering streets.	Atherton	□
(1.335E) Proposed residential subdivisions, as well as proposals to replace existing homes, shall have residential land uses designed in accordance with the density, floor area ratio, height, bulk and other standards established by the Town.	Atherton	□
(1.335H) Proposed residential subdivisions, as well as proposals to replace existing homes will adhere to the design standards. Second residential units are permitted when consistent with adopted standards.	Atherton	□
(1.335I) Proposed residential subdivisions, as well as proposals to replace existing homes will adhere to the design standards. Privacy is a factor which shall be incorporated into the subdivision, subdivision improvements and home design.	Atherton	□
(1.335J) Proposed residential subdivisions, as well as proposals to replace existing homes, shall allow minimum lot size subdivisions only where such minimum lot sizes do not significantly degrade established levels of privacy, wooded areas, and/or the open space environment.	Atherton	□
(1.421) The Town shall continue to preserve the characteristics of existing schools, churches and park facilities.	Atherton	□
(2.371) No street under the jurisdiction of the Town shall be more than two lanes in width.	Atherton	□
(2.372) Meandering street lines shall be preserved consistent with traffic safety.	Atherton	□
(2.376) Valley gutters or rolled curbs may be required in all new subdivisions.	Atherton	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(14.29) Encourage the Use of Alternative Housing Types and the Planned Unit Development District. Reduce construction costs by continuing to encourage: (a) alternative housing types, such as manufactured homes or (b) flexible site design standards, through the use of the Planned Unit Development District, where appropriate.	San Mateo County	□
(14.33) Improve the Energy Efficiency of New Housing. Improve the energy efficiency of newly constructed housing by enforcing State energy codes and encouraging the use of on site renewable energy sources by assisting applicants in meeting the County's guidelines for passive solar design and solar access.	San Mateo County	□
(14.34) Promote Sustainable Building Practices. Promote sustainable or "green" building design, construction and operation by: (a) continuing community outreach and education efforts to encourage local builders to adopt green building practices; (b) considering offering incentives, such as reduced permit fees, to further encourage green building practices; and (c) continuing to implement the County's Construction and Demolition Debris Recycling Ordinance.	San Mateo County	□
(5.2) The City shall require the design of new housing and neighborhoods to comply with adopted building security standards that decrease burglary and other property related crimes. (Existing Policy 5B)	South San Francisco	□
(6.7) The City shall encourage the use of energy efficient and energy conserving design and construction techniques in all types of projects (including new construction and remodeled and rehabilitated structures). (New Policy)	South San Francisco	□
(11) Conservation of Existing Affordable Housing. Continue to maintain house size limitations in all zones to encourage the retention of existing smaller homes where possible, especially in the R 1 zone. Also, continue to provide for setback exceptions and variances to recognize limitations on existing structures to allow remodeling or small additions rather than demolition and construction of new structures.	Woodside	□