

The Sea Ranch Design Manual and Rules



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1.0 Introduction

1.1 PREFACE

The Sea Ranch is a unique coastal community that was planned explicitly to harmonize with the natural setting and the building traditions of this region. The goals for development have been to understand the inherent, unique opportunities and limitations of each site, to respond to the forces of the sun and wind and to seek an appropriate fit with the topography and existing vegetation. The Sea Ranch, like nature, is not static: the scale of vegetation has changed; views have been altered; and the meadows are no longer just open grasslands. There has also been a significant change in the environment brought about by the increased density of buildings as The Sea Ranch has matured. An understanding of building-to-building relationships, particularly in terms of size and location, has become increasingly important in maintaining The Sea Ranch character and experience. The Sea Ranch idea is not just about individual houses; it is about 10 miles of a coastal environment. This is not a place for the grand architectural statement; it is a place to explore the subtle nuances of fitting-in – blending buildings into the existing environmental setting and the historical context.

Success presents The Sea Ranch with a challenge. The last decade brought rising real estate prices and an increasing percentage of full-time residents. Neighborhoods are established and new houses must now be in harmony with existing houses as well as the natural environment. Changing life styles and values impact architectural preferences. The challenge is to allow innovation and meet needs and desires without destroying the basic connection between the building and its site that is hallmark of The Sea Ranch.

To ensure continuation of the original design concepts, *The Sea Ranch Restrictions (The Restrictions)* establish a Design Committee (DC) empowered to review and approve or disapprove all proposed improvements. (As stated in section 3.03(a)):

“ . . . any construction or reconstruction of, or the refinishing or alteration of any part of the exterior of, any improvement upon any private area is absolutely prohibited until and unless the Owner of such private area first obtains the approval therefor from the Design Committee. . . Except to reconstruct or refinish any improvement as set forth in plans approved by the Design Committee.”

To help owners and their designers understand The Sea Ranch design philosophy and standards, the Design Committee prepared a Design Manual, last printed in 1988. Over the last few years, the committee has updated the manual and combined it with Design Rules adopted by the Design Committee from time to time. This new document, called *The Sea Ranch Design Manual and Rules*, has been adopted by the Design Committee as Design Committee Rules in accord with *The Restrictions*.(section 4.04):

“The Design Committee may, from time to time and in its sole discretion, adopt, amend and repeal by unanimous vote, rules and regulations, to be known as “Design Committee Rules,” which among other things, interpret or implement the provisions of sections 3.03, 3.07 and 3.09 and which list species of ground covers, shrubs and trees. A copy of the Design Committee Rules, as they may from time to time be adopted, amended, or repealed, certified by any member of the Design Committee, shall be recorded and shall thereupon have the same force and effect as if they were set forth in and were part of The Restrictions.”

The Sea Ranch Association Board of Directors has also adopted *The Sea Ranch Design Manual and Rules* as operating rules pursuant to California Civil Code, section 4000 et seq. and *The Restrictions*, (section 5.05 and 5.06).

The Sea Ranch Design Manual and Rules is an integration of design philosophy, general concepts, and specific rules that the Design Committee takes into account in determining whether any specific improvement is compatible with The Sea Ranch. The document articulates guidelines for site development and architecture at The Sea Ranch, recognizing that each site is unique and that excellence in design ultimately means consistency with the shared image that is The Sea Ranch.

Ordinary Architecture

"Not an act of ordinariness, but allowing a building to do what it was meant to do by ordinary means with a minimum of strain."

"You don't have to engage in structural or shape making gymnastics that require a lot of huffing and puffing and the spending of a lot of the client's money."

—Charles W. Moore, *Architect*



1.2 THE SEA RANCH IDEA – A Shared Image

“Living lightly with the land” is a phrase that has been used to describe the way of life at The Sea Ranch. It also expresses an approach to architectural design that is about respecting the existing character of the place and the unique context of each building site. Living on The Sea Ranch is also about understanding its history and traditions as well as sharing opportunities and responsibilities with those who make up The Sea Ranch community. It is about building in a manner that is appropriate to this special place.

Since its beginning in 1964, The Sea Ranch community has continued to grow and evolve as a unique place based on the concept that people and nature can achieve an harmonious relationship – where buildings can exist in the landscape without overpowering it. This principle of harmony between the built and the natural environment was the guiding force behind the initial buildings at The Sea Ranch. These early structures, Condominium One and the Hedgerow Houses, gave tangible form to this idea and evoked the spirit of the historic barns and sheds of the northern California coast. These buildings responded to the character of the place – its terrain, its climate, its vegetation and its regional traditions. They are simple without being plain, and they have a strong presence without being aggressive. Appropriate architecture is not just an abstraction of form or style; a building is in a specific place to which it must respond. Responding to place has made and continues to make The Sea Ranch experience unique.

The forms of the first Sea Ranch buildings and the character of the landscape evolved from the early settlements on the north coast. Those settlements shared an image of simple, understandable building forms, a limited palette of building materials, and an equal partnership between the buildings and their environment. These images have been valuable in helping to shape a rich and appropriate vocabulary for building at The Sea Ranch. This has included clustering houses around large open spaces held in common, limiting building on the coastal bluff and ridge lines, and designing structures that nestle into their sites, accommodate the wind, screen cars, and protect the views and privacy of others.

Landscaping has consisted of reinforcing the character of the site with indigenous planting that flow seamlessly into the Commons, and cars that are screened from view. Private gardens are limited to courtyards and terraces that are screened from view. Sea Ranchers call the results “living lightly with the land.”

The following language from *The Restrictions* forms the basis of the shared image of The Sea Ranch:

“The purpose of this declaration is to perpetuate . . . the rich variety of this rugged coastal, pastoral, and forested environment for the benefit of all who acquire property within The Sea Ranch . . . in a manner which insures the full enjoyment of the historical traditions and natural advantages of the area for all who acquire property therein and yet which encourages controlled diverse individual expression within the environment . . . and to the extent consistent therewith, will foster maximum individual flexibility and freedom [of individual expression].”

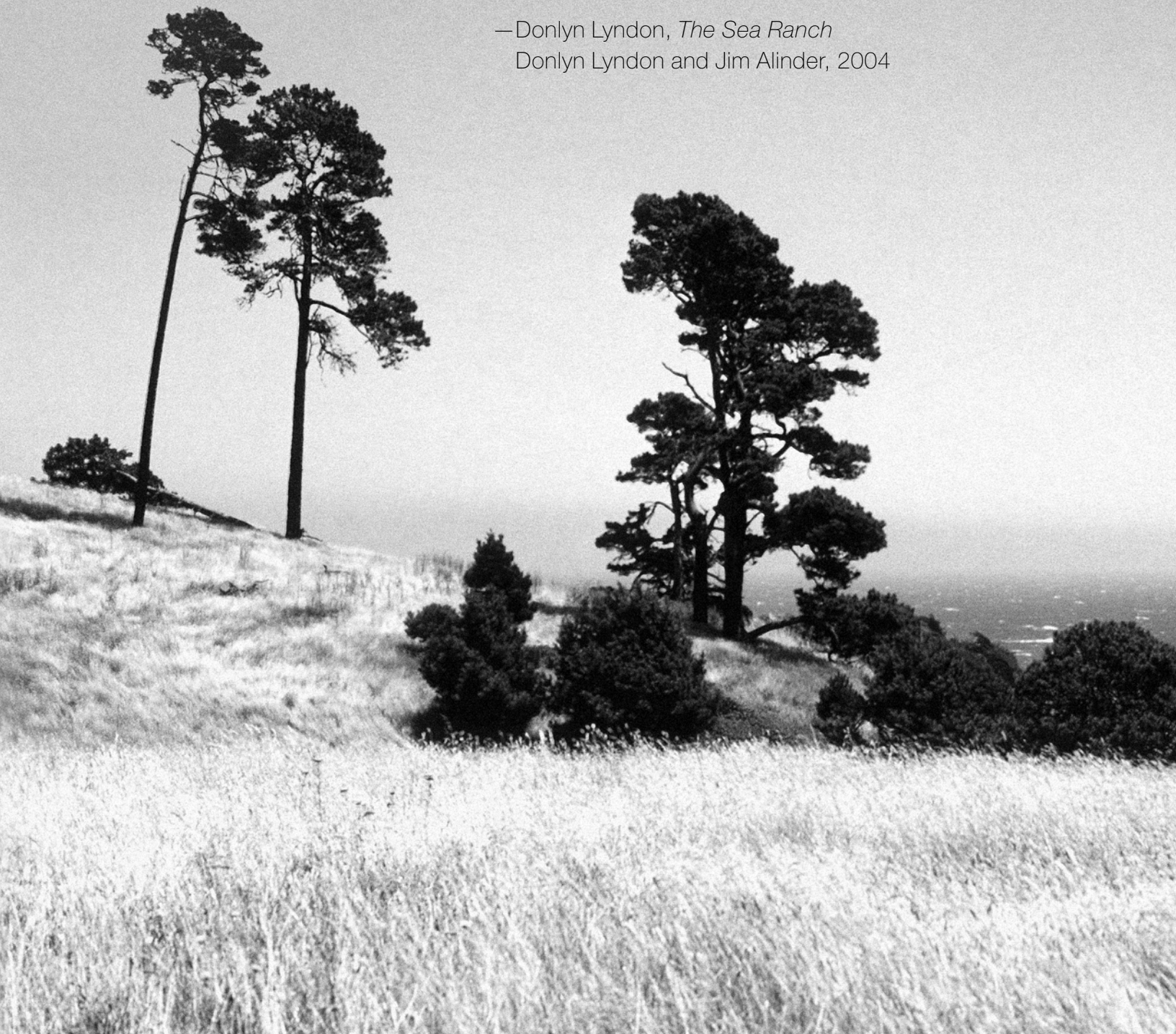
“. . . this fundamental concept which underlies the development and use of The Sea Ranch serves both public and private interests by fostering a beneficial land use which retains the unique beauty of the land and creates an atmosphere enriching the spirit of its participants.”

“It must be assumed that all owners of property within The Sea Ranch, by virtue of their purchase of such property, are motivated by the character of the natural environment in which their property is located, and accept, for and among themselves, the principle that the development and use of The Sea Ranch must preserve that character for the present and future enjoyment by other owners.”



"Designing for place at The Sea Ranch means knowing your place and thinking in three dimensions—absorbing into consciousness the slope of the land, the vault of the sky, the reach of the horizon, and the undulations underfoot. It requires building the land's contours into our fingers (or keyboard) as we draw, feeling the wind as it passes, knowing precisely the course of the sun, and acknowledging the presence of our neighbors—both those who have already built and those yet to come. It means containing the impulse to sprawl—working with the land, not spilling out over it. This is a precious landscape, a landscape that is not accidental but one that has evolved through design and through the investments of many. It depends on continuing care, ingenuity, and discretion."

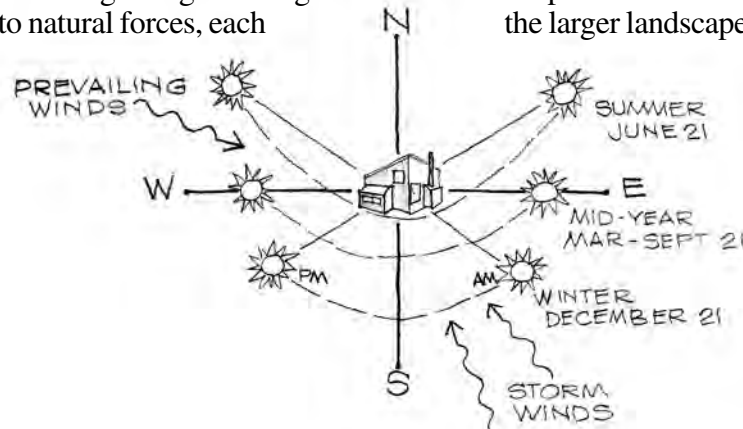
—Donlyn Lyndon, *The Sea Ranch*
Donlyn Lyndon and Jim Alinder, 2004



2.0 The Sea Ranch Environment

The Sea Ranch environment is shaped by both natural forces and human use. Wind, sun, rain, and fog are ever-present and ever-changing. Year-round climatic conditions can range from mild to very harsh. Each part of The Sea Ranch differs in topography, vegetation, and microclimate. It is important to become aware of how year-round climatic conditions affect the site before beginning the design process. In addition to natural forces, each

building affects and is affected by neighboring buildings. The preservation of The Sea Ranch environment requires an understanding and respect for the forces of nature, an understanding that buildings should respond to their environment and not seek dominion over it, and an understanding that the combination of buildings and the site development must become a coherent part of the larger landscape.



2.1 CLIMATE

2.1.1 Sun The sun is a major factor in shaping Sea Ranch architecture. Many days along the coast are cool, and a design that captures the sun in interior spaces or in a protected exterior courtyard enhances the possibility for use, particularly in the colder months. At the same time, the sun's heat builds up quickly in south- and west-facing rooms with large glass areas, and these need adequate ventilation. The south sun is the most desirable throughout the year. In the cool winter months, the sun is at a low angle and can reach well into the interior of a home. In the summer, it is high and shielded on bright days.

The west sun can be disturbing, particularly when amplified by the glare off the ocean, and should lead to judgments about the sizes and positioning of west-facing windows. The morning sun is invariably pleasant, and the east sides of buildings are generally protected from spring and summer winds. Northeast and northwest light provides interest both early and late in the day, casting warm light at a low angle on forms and plants in the landscape. North sides of homes are mostly shady and usually have less utility as comfortable outdoor areas.

2.1.2 Wind In the open grassland sections of The Sea Ranch, summer winds are most frequently from the west and northwest, while winter storm winds are typically from the southeast. The winds are generally cool and at times strong, and the winds along the bluffs can be particularly strong. When shelter is created on the leeward side of structures or landscape, the level of comfort and enjoyment can be greatly

enhanced. In the forest areas, the wind at the ridge tops and treetops can be strong but is most often gentle at ground levels. The possibility of damage from falling trees, due to storms or disease, should be assessed on any forested lot, in any location on The Sea Ranch. When there is concern, an analysis by a professional arborist should be obtained.

2.1.3 Rain November through March is the rainy season, but there are occasional showers in October and April. The average rainfall is about 45 inches and can reach 80 inches at higher elevations. An average storm can drop two to three inches of wind-driven rain in an hour, with up to 15 inches during the duration of a storm. Clear weather and winds

typically follow the storms. The impact of rainfall on a site requires an understanding of the shape of the land and the existing and future drainage patterns. Ineffective management of surface water can lead to severe damage from saturation and erosion.

2.1.4 Coastal Fog Coastal fog is a characteristic of the entire northern California coast, but The Sea Ranch has less than the areas immediately to its north and south. Fog can occur at any time of the year but is most prevalent in late spring and early summer. The early spring and fall months are typically the least foggy, but fog, like other weather patterns

at The Sea Ranch, can be unpredictable. Usually the first areas to become foggy (and the last to clear) are areas where cool dense air flows into wind-protected low spots. Fog often occurs in the evening and continues through the morning, clearing by midday.

2.2 LANDFORM AND LANDSCAPE

Proceeding from west to east, The Sea Ranch consists of four identifiable environmental zones primarily relating to the topography, each consisting of several sub-zones. While the

features of these zones overlap, each has unique characteristics that influence site planning and building design.

2.2.1 Ocean Bluffs The bluffs at the edge of the ocean are dramatic and fragile. They are battered by the sea and wind and held together by cypress and other native plants. They are continually threatened by increased runoff and erosion. Poor drainage management can exacerbate erosion problems, particularly at the bluff edges. Views are often dramatic,

ranging from intimate coves and rock outcroppings to sweeping vistas up and down the coast. Owners of lots located near the bluffs have a special responsibility because buildings located here are highly visible from the meadows above and from the bluff trails.



2.2.2 Meadows The meadows, just inland from the bluffs, are former grazing lands that are subdivided by the dramatic cypress hedgerows. The landscape between the hedgerows is generally low, with occasional trees and shrubs. Uncontrolled tree and shrub growth can be a management problem. The land gently undulates, so there is considerable visual variety and, like the bluff area, the homes are generally quite visible. Riparian corridors and seasonal streams, some lined with willows, pass through the meadows and are important landscape

features that cannot be disturbed. Wetlands act as sponges that absorb runoff from higher elevations. Because vegetation is less dense and landforms are relatively flat, the relationship between houses is most noticeable in the meadows. Therefore, it requires sensitive design work to integrate the structures into the landscape. Ocean views are often limited, but there are dramatic views across meadows of hedgerows and of distant, forested hills.



2.2.3 Transitional Zone In the transitional zone, on either side of Highway One, the land form is irregular and often shaped by stream channels. The landscape is varied, with more trees and masses of large native shrubs such as coffee berry, wax myrtle, ceanothus, and western azalea. The

topography is often steeper, providing the opportunity for multilevel houses that respond to the grade changes. It also requires more attention to drainage and grading. Views of the ocean from this zone are intermittent, although landscape views can be dramatic.



2.2.4 Hilltop Forest The hilltop forest zone consists of the hillside ridge as well as forestlands east of the ridge that are not visible from the lower elevations. Some home sites on the ridge have extensive ocean and coastal views. In the reverse view, ridge-top homes are often prominently visible from the lower zones. The coniferous forest areas vary in vegetation density with sites that are open and others that are heavily

forested and dark. In some of the densely forested areas, the stream channels are deep and dramatic with a mix of riparian vegetation. Like the Transitional Zone, the topography is varied and provides both opportunities and additional responsibilities. Views in the forest areas are mostly inward to the forest environment.



2.2.5 Landscape Dynamics Each environmental zone has distinctive plant communities. All of The Sea Ranch plant communities are in a constant state of change. The landscape should be considered as a process rather than as a composite of static conditions. Some views, in particular from hillside parcels, may be slowly blocked by the natural growth of the

forest. While ocean views and tree preservation are highly desirable, other needs, such as erosion control, habitat protection, fuel management, reforestation, and actions taken to respond to forest dynamics, may take priority over maintaining existing vegetation or creating corridors for ocean views.

2.3 NEIGHBORHOODS

The Sea Ranch is defined by its community of neighborhoods rather than by individual buildings. “Neighborhood” implies cooperation, understanding, and a desire to share in some-

2.3.1 Groupings/Connections/Views The first step in the design process must be a thorough assessment of the site and context. This includes documenting landscape elements to be maintained and/or modified and views, whether of the ocean, meadows, or distant trees and ridges, to be preserved and/or enhanced. It also includes considering the various possibilities of organizing the building elements (houses, garages, guest houses, fences, and landscape planting) in ways that enhance their use as well as contribute to

2.3.2 Location, Orientation and Design A successful house at The Sea Ranch transcends the emphasis on the individual building to consider design issues in terms of the neighborhood and the larger community. Among these issues are the size and form of the building; the building’s location on the site and its relation to existing landscape features, both in the immediate and distant environment; the form, scale,

thing greater than the expression of individual buildings. The goal is to ensure a cohesive visual order rather than a collection of unique, individual houses that stand out as different because of size, color, form, or detailing. The Sea Ranch is not an appropriate place for the grand architectural statement.

the neighborhood continuity. It is not possible for everyone to have unobstructed views or total privacy, particularly on meadow sites. But with a thorough site analysis, including consideration for existing and future neighbors and a thoughtful building program, it is possible to develop a solution that will allow everyone to share in the richness of the place. View preservation is only one of the benefits of a shared neighborhood plan.

materials, and color of building elements; the building’s relationship to adjacent and nearby buildings; and the selection and massing of landscape elements. While all of these are normal components of individual building design, they become even more important when considered in relationship to The Sea Ranch as a whole.



2.3.3 Neighborhood Planning As groups of homes evolve, neighbors are encouraged to work together to explore the possibilities for enhancing views, achieving harmony

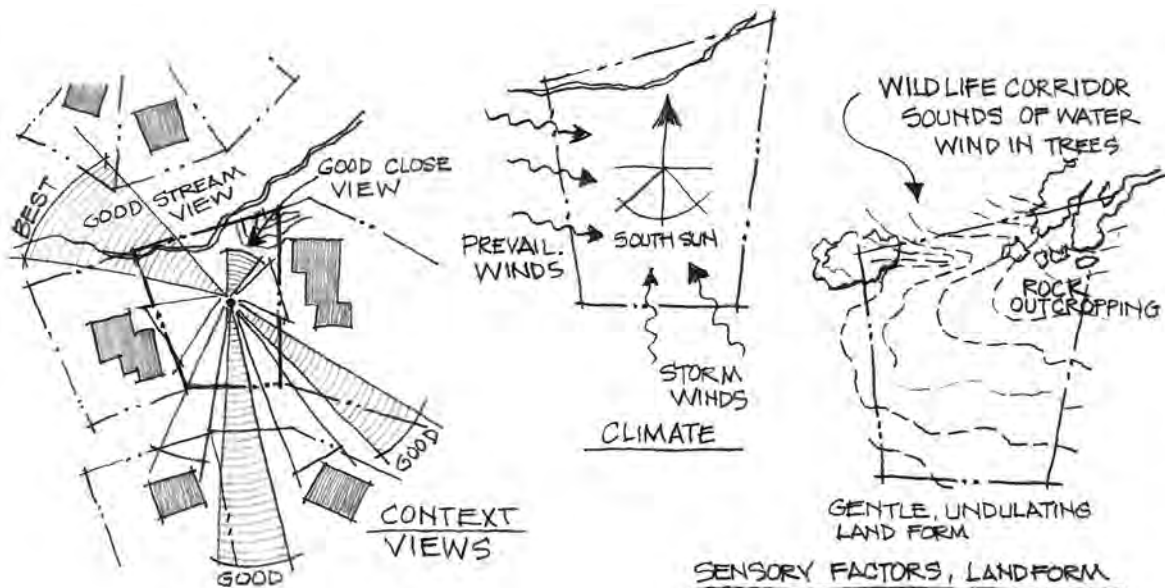
through the location of the buildings on the site, developing continuity in the forms, size and scale of individual buildings and landscape planting.

3.0 The Design Process

3.1 SITE ANALYSIS

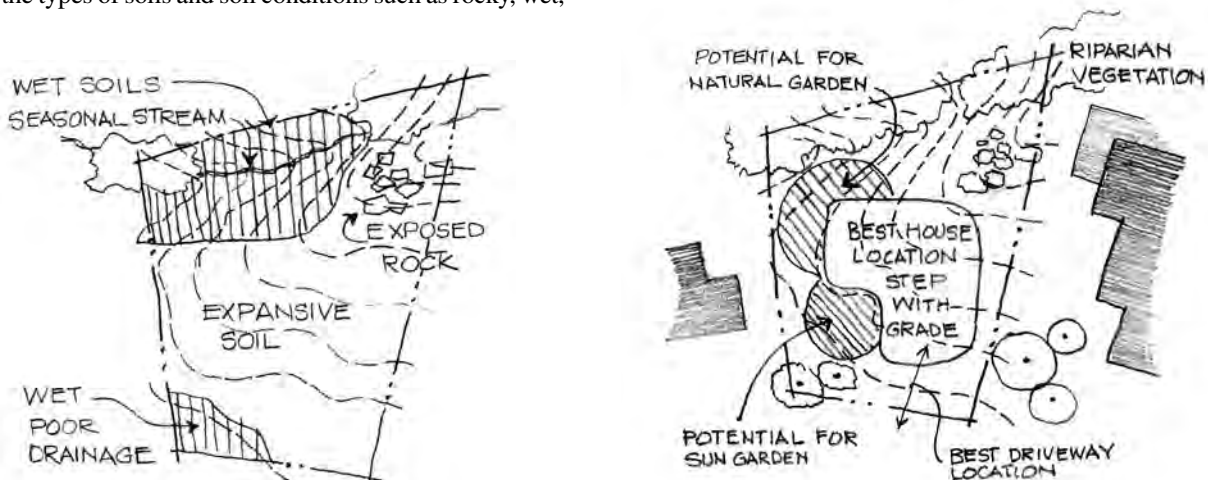
3.1.1 Sensory Awareness Exploring the sensory perception of a site is the first step in understanding the character of the place. This consists of documenting experiences that affect personal impressions as well as factual information: the influences of the wind, rain, sun, and fog; the close and distant views of meadows, trees, and the ocean; the sounds; the shape

of the land; and the activity of wildlife. It helps to develop a narrative statement as to the most important aspects of the place, both positive and negative. This documentation is most useful if it results from observations made at different times of the day and night, in different seasons, and in different weather conditions.



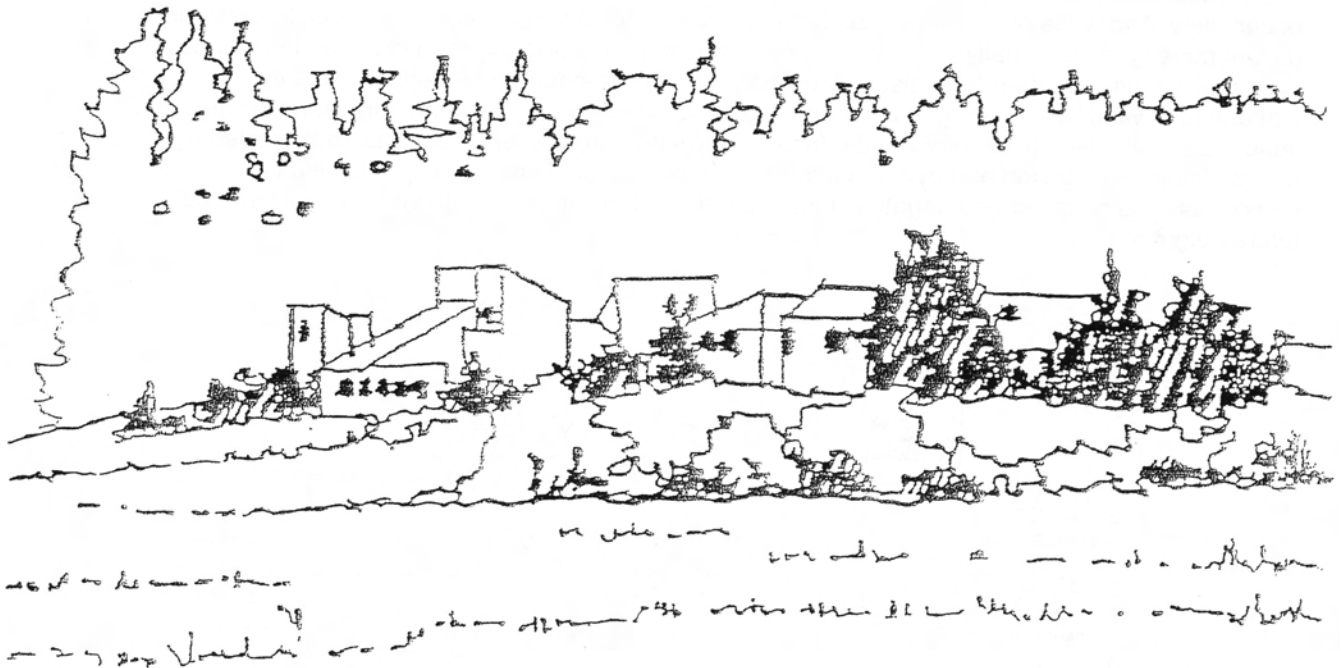
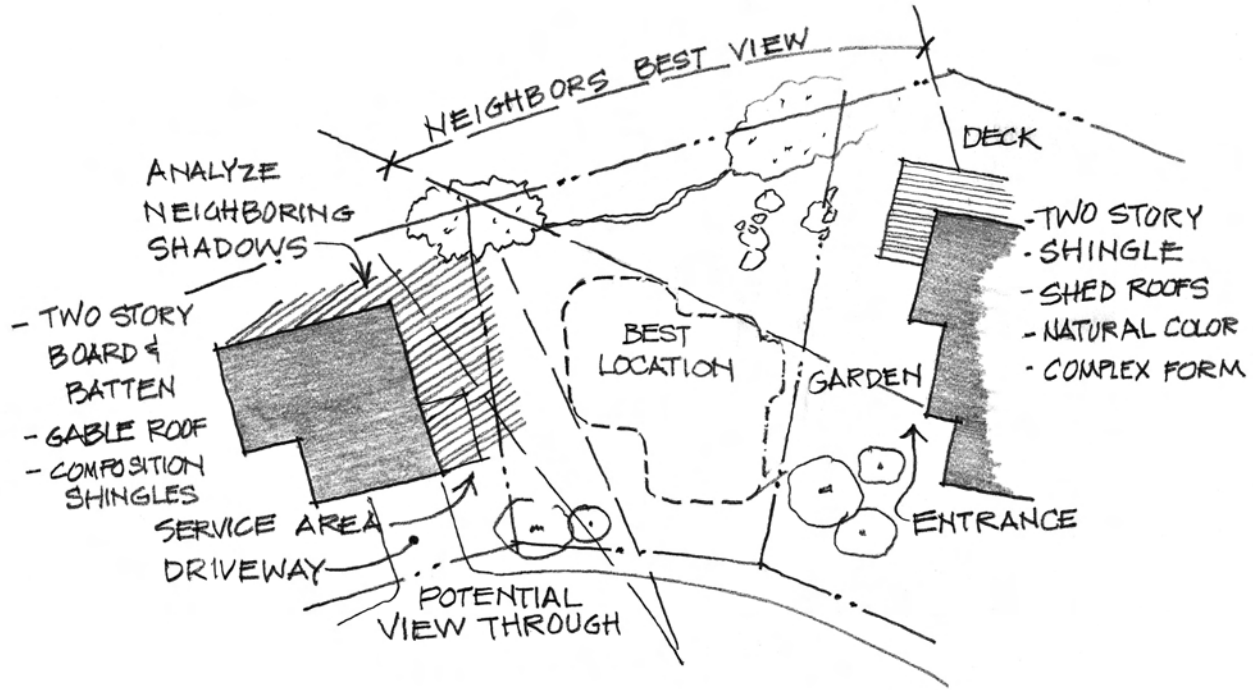
3.1.2 Existing Conditions An accurate topographic map of the site, prepared by a licensed surveyor or civil engineer, is the starting point for an analysis of the site and its context. The analysis should include an assessment of the visual character of the area, including the land forms, vegetation types and patterns, both on the site and in the adjacent area; an accurate analysis of drainage patterns on the site, adjacent roadways, and offsite drainage patterns including swales and streams; and the types of soils and soil conditions such as rocky, wet,

In forested areas, the site should be assessed in terms of the potential building locations that will have the least impact on existing vegetation, as well as trees that may have to be removed because of disease or the potential for windthrow danger. This evaluation will guide the placement of buildings, driveways, and the location of drainage and septic fields. The objectives are to minimize site disturbance and avoid future site-related difficulties.



3.1.3 Character of the Neighborhood It is important to assess the scale, apparent size and location of nearby homes and landscape; document materials and colors; understand how the neighborhood functions by locating neighbors' entrances, outdoor use spaces, and service areas; and determining how to preserve views, sunlight, and privacy of

existing and future neighbors. Consider how a building complex on the site will affect the views from other houses, from the roads and trails, and how it will contribute to the evolving landscape. The site analysis must include a photographic documentation of the site and its context, including adjacent homes.



3.2 DESIGN PRINCIPLES

The Sea Ranch design philosophy is based on the idea that building forms should evolve from an understanding of the three-dimensional relationship of the building to its specific site. This goes beyond a two-dimensional plan view to consider all the senses that provide our experience of the environment. Successful building projects at The Sea Ranch have

developed from an understanding of the vocabulary of indigenous rural structures of the north coast, including the early buildings at The Sea Ranch, the particular characteristics of the landform and the plant materials, and from a detailed architectural and landscape program identifying the needs and desires of the users. This section identifies the principles that have guided the form and siting of buildings at The Sea Ranch.

3.2.1 Historic Form The traditional barns and rural buildings of the north coast were often simple, direct, and well-proportioned, with windows and doors scaled to the size and function of the buildings. The vocabulary of materials and

details was restrained and appropriate for its use. Such buildings fit comfortably in the landscape and inspired the forms and vocabulary of the early Sea Ranch buildings.



3.2.2 Relationship to the Sun and the Wind On the cool north coast, sunny and wind-protected places within and adjacent to the house provide opportunities for a more complete enjoyment of the site. Interior spaces that provide a sunny place for breakfast or a shaded place to read in the afternoon will enhance potential enjoyment, just as the form and orientation of the building can create sunny outdoor courtyards and terraces, protected from the wind, for year-round use. Solutions that integrate active and passive solar energy techniques are highly encouraged.

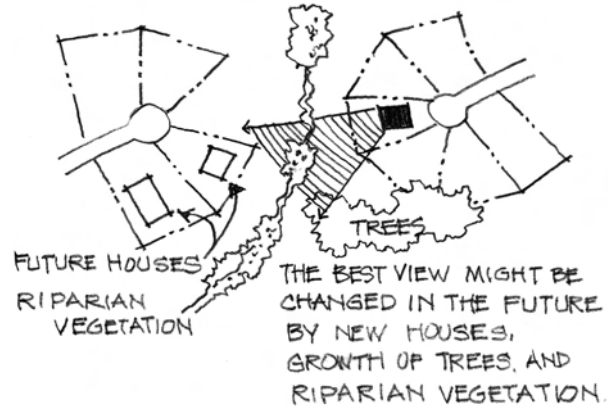
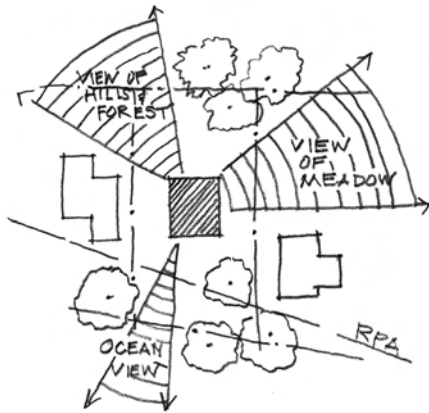
While the sun provides great benefits, potential heat gain on south and west building elevations must also be considered. Understanding the cyclical patterns of the sun, wind, and rain will aid in determining the shape of the building, the location of interior and exterior functions, and the size and locations of openings. Respect for the solar access of neighbors is also important.



The form and orientation of the building can create sunny outdoor courtyards and terraces protected from the wind for year-around use.

3.2.3 Relationship to Views Every site on The Sea Ranch has a view, but not every site has an ocean view. While ocean views can be dramatic, views of meadows, hedgerows, forests, and distant ridges can be equally rewarding. The organization of a building for a close-up landscape view may be different than for a distant view and will affect the form of the spaces and the placement of windows. A design based on existing

views should take into consideration the factors that will affect those views in the future. Views that are present today may be affected by new building construction and by the natural growth of trees and shrubs. In addition, each owner has a responsibility to consider any negative impact the project may have on the views of current and future neighbors.



While ocean views can be dramatic, views of meadows, hedgerows, and distant ridges can be equally rewarding.

3.2.4 Relationship to the Land A building must respond to its specific location. Each site is unique, and building forms must develop from a thorough understanding of the particular place. A successful design can reduce the impact of the building on the site and create a harmonious relationship with the neighborhood. Grading and vegetation removal should be

minimized and existing natural features and topographic patterns should be preserved. Building forms should relate to the existing terrain and follow the natural slope of the ground. Stepping the floor levels to conform to the natural grade helps ground the building and creates a more appropriate relationship between the building and the site.



3.2.5 Physical Form The various elements of the project – structures, landscaping and fencing – should be seen as an integrated whole. The roof forms, whether single or multiple elements, should be used to simplify and organize the structure and not appear to be a “hat” sitting on the walls. The building should be shaped to deflect the predominant wind flow, to create sheltered places, and to have roof slopes that blend with those of neighboring buildings.

Building materials and detailing should be simple and reserved and continue the spirit of the traditional vocabulary of Sea Ranch buildings. Many of the sites on the bluffs and in

the meadows are highly visible and are seen from all sides. This is also true of some hillside and ridge-top sites that are often viewed as a form silhouetted against the backdrop of sky or ocean. The development of these sensitive sites poses a special responsibility for the owner and the designer. Building forms can merge with the landscape and/or reinforce an edge or boundary, but, in general, they should not call attention to themselves. Simple, indigenous building forms that respond to the specific conditions of a site can provide the most appropriate fit with the immediate landscape, as well as the larger Sea Ranch community.



3.2.6 Landscape Elements Landscape elements include fences, walls fences, walls, and minor structures as well as vegetation. Each of these elements, including proposed and possible future alterations or expansions, is an important part of the project. They should be considered at the time of the development of the design concept and integrated into the overall site plan – not treated as a cosmetic addition. Property boundaries should not be emphasized.

Planted elements – trees and shrubs – grow. Therefore, consideration must be given to their potential for blocking views

and their need for pruning in the future. The spaces adjacent to the buildings should flow from the site to the Commons, minimizing the sense of separation. The existing landscape of most of The Sea Ranch already provides a “natural garden” setting. Planting can help connect the building to the site, but should not materially change the character of the existing setting. The Design Committee must approve any new planting. Plant materials must be selected from the TSRA-approved plant list, except within enclosed courtyards where non-native plants are allowed, provided that they are, and remain, screened from public view.



Fences and minor elements should be an integrated with the structure and the adjacent exterior spaces should flow into the Commons.

3.2.7 Building Size It is necessary to consider both the actual size and the apparent (or visual) size of a building to properly integrate the building with its environment, making it subordinate to the landscape and in harmony with the neighborhood. The actual and apparent size of houses and additions must be considered in relation to the character of the site and the neighborhood context. If a building appears to overpower its surroundings and lacks cohesiveness with its neighborhood, a comparative bulk study will be required. Buildings should blend with and not overwhelm their immediate surroundings. Failure to achieve this may result in denial of the project.

The problem of size and fit within a neighborhood is as much an issue of apparent size as it is the actual square footage of the building. Among the elements that often contribute to a visual appearance of excessive size are:

- Exaggerated and over-scaled details and entries
- Buildings that appear “top-heavy” and unrelated to the ground

- Large, unbroken expanses of high or long wall surfaces
- Continuous, unbroken roof forms
- Formal, symmetrical plans and elevations
- Setback-to-setback siting
- Inefficient circulation and layout

It is possible to reduce the apparent size or bulk of a building by breaking up the mass of the building into several elements and/or increasing the integration of the building forms with the topography and landscape. Through careful planning and design, the apparent size of a house can be reduced without sacrificing its function or character.



The apparent building bulk can be reduced by relating the forms to the topography and landscape and/or breaking up the mass into several elements.



4.0 Design Review

Articles III and IV of *The Sea Ranch Restrictions* and *The Design Manual and Rules* establish a process of design review to maintain the continuity of the traditions and design values of The Sea Ranch and to help property owners explore the unique potential of each site. *The Restrictions* provide that an owner must obtain Design Committee approval to construct, reconstruct, refinish, alter, demolish, or modify the exterior of any improvement (as defined in *The Restrictions*) upon, under, or above any private area or to change, alter, or modify the natural drainage, or, subject to section 7.4 hereof, to remove or to install any tree, landscape or vegetation. The term “improvement” shall include buildings, out-buildings, roads, driveways, parking areas, fences, retaining walls, stairs, decks, hedges, landscaping, wind-breaks, poles, and any structure of any type or kind. The

Department of Design, Compliance and Environmental Management (DCEM) provides separate applications for specific improvements; such as new construction, additions, modifications, extensions, demolitions, tree removal, landscape, septic systems, roofing, and exterior finishes.

Design review is not a static process but is based on balancing the traditions that have served the community well in the past with the evolving needs and building techniques for the future. This process benefits from the experience and observation of planning and design professionals who have worked on The Sea Ranch, as well as from the continuity of experience of The Sea Ranch Design Committee.

4.1 DESIGN COMMITTEE (DC)

A Design Committee established pursuant to Article IV of *The Restrictions* directs the design review process described generally in Article III of *The Restrictions*. The DC is comprised of three members, one of whom is the designated architect member, and two alternate architect members. The Association Board of Directors appoints the DC members and alternates. Any alternate architect member may act in the place of any other member as needed. The vote or written consent of any two (2) members shall constitute an act by the DC unless a unanimous decision of its members is required pursuant to *The Restrictions*. (section 3.03(e))

The Restrictions provide that to construct, reconstruct, refinish or alter, any improvement, change the natural drainage, or

change the natural landscape or vegetation on any private area, an owner must first file an application on the appropriate form as provided by the DCEM and then obtain approval from the DC. The permit requirement does not apply to building interiors or to routine work done to sustain the integrity of the structure, utilities, or site if such work is consistent with the existing approved plans. It is the goal of the DC to avoid harsh contrasts in the landscape and to encourage and foster design that is appropriate to the traditions of The Sea Ranch so that there is harmony between buildings and the landscape setting and between groups of buildings in neighborhoods.

4.2 DEPARTMENT OF DESIGN, COMPLIANCE and ENVIRONMENTAL MANAGEMENT (DCEM)

The Department of Design, Compliance and Environmental Management provides staff support to the DC and administers the design review process as set forth in *The Restrictions* and *The Design Manual and Rules*. The DCEM may act on certain

applications as set forth herein in section 4.12 that constitute minor construction changes and minor additions, at section 7.4 for landscaping and vegetation removal, and section 7.2 for review and approval of septic design and location; provided, however, that any such DCEM actions are reviewable by the DC at the request of the applicant or the DC’s own motion.

4.3 DESIGN REVIEW PROCESS

For new construction and major additions, the design review process consists of a pre-design site visit (the “Preliminary Site Visit”) and three design review stages for DC consideration and action: the Conceptual Design Review submittal, the Preliminary Design Review submittal, and the Final Design Review submittal. The DCEM will schedule the

submittal for review by the DC following the time schedule below (section 4.5) in accordance with *The Design Manual and Rules*. Minor alterations and additions generally do not require a Preliminary Site Visit or Conceptual Submittal. The DC will not process submittals for properties that are in violation of *The Restrictions* or *The Design Manual and Rules*, as set forth more fully in section 4.20.

4.4 DESIGN COMMITTEE ACTIONS

The DC shall approve a submittal if the plans, drawings, and specifications submitted to it satisfy the requirements set forth in *The Restrictions* (section 3.03(e)) and the DC Submittal Checklist, and the DC finds that the plans and specifications

conform to *The Restrictions* and *The Design Manual and Rules* in effect at the time such plans were submitted to the DC. If the DC denies approval of a submittal or approves a submittal with conditions, the notification shall be in writing and set forth the reasons for such disapproval or conditions.

4.4 continued

“If members of the DC, . . . in their sole discretion, unanimously find that the proposed work would, for any reason whatsoever (including the design, height or location of any proposed improvement and the probable effect thereof on other Owners in the use and enjoyment of their private, restricted private, common, restricted common,

or project areas) be incompatible with The Sea Ranch, then the Design Committee shall not approve the plans, drawings and specifications submitted to it . . . and shall so notify the Owner concerned in writing, setting forth the reasons for such disapproval.”

4.5 TIME SCHEDULE

Specific time schedule guidelines for design review submittals are set forth in the DCEM document, *Design Committee Review Procedures*. The DC generally meets on the first and third Friday of each month. If a submittal is received no later than 12:00 noon on the Thursday two weeks prior to the next DC meeting date for Preliminary Reviews or one week prior to the next DC meeting date for Conceptual and Final Reviews, then the submittal shall be first considered at such meeting. For each submittal required by *The Restrictions* or *The Design Manual and Rules*, of the three required submittals, unless time is waived by the owner or the owner’s representative, the DC will act on and notify the owner or the owner’s representative in writing within forty-five (45) days of the date that the

submittal is received by the DCEM. Plans, drawings, and specifications that have been neither approved or rejected within forty-five (45) days from the date of submission thereof to the DC shall be deemed approved. If the DC denies a submittal or approves a submittal with conditions, the written notification shall set forth the reasons for such disapproval or conditional approval and specify that the owner has a right to request reconsideration by the DC pursuant to section 4.17 hereof. In the case of denial, the Design Committee notification must advise the owner of the right to file with the Community Manager a Request for Reconsideration (“Request”) by the Board of Directors of The Sea Ranch Association pursuant to section 4.18 hereof.

4.6 SUBMITTAL CHECKLIST

All submittals shall be accompanied by and prepared in accordance with the DC Submittal Checklist (“Checklist”).

The Checklist is available from the DCEM. The DCEM may modify the Checklist from time to time to facilitate design review.

4.7 PRELIMINARY SITE VISIT (New Construction and Major Additions)

Prior to any submittal to the DC, a lot owner and the owner’s architect or designer, if any, shall meet on the site with a member of the DC or the DCEM staff to discuss the specific characteristics and constraints of the site and the possibilities for developing a project that provides the most appropriate fit between the needs and desires of the owner and the traditions and rules of The Sea Ranch as set forth in *The Restrictions* and *The Design Manual and Rules*.

It is strongly advised that this meeting be scheduled before proceeding with any design work on the project. It is also advised that if there are any questions or concerns about *The Restrictions*, *The Sea Ranch Design Manual and Rules* or the review process, owners and/or their designers should meet with the DCEM staff before submitting materials for formal review.

4.8 CONCEPTUAL DESIGN REVIEW (New Construction and Major Additions)

The conceptual design review submittal provides the opportunity for the owner and the owner’s architect/designer, if any, to obtain feedback from the DC at the early stages of the design process. The submittal must include the signed application form and the Checklist and shall clearly articulate the overall concept through written statements, diagrams, drawings, photographs, and in model form if appropriate. (See section 3.0 The Design Process)

- and natural features including landform, drainage, adjacent buildings, vegetation, and close and distant views).
3. A site development concept, which should indicate how the planned project will respond to the conditions delineated in the site analysis.
 4. A building design concept, including sketch plans, sections, and elevations, and a drawing and/or model that shows the three-dimensional relationship between the building and the site.
 5. Photographs of the site and adjacent lots to help explain the relationship of the proposed building to its environment. The DC will inspect the building site during the conceptual design review. The DC may require that the owner and the owner’s architect or designer meet with the DC as part of the conceptual review.
 6. The DC may require that the owner and the owner’s architect or designer meet with the DC as part of the conceptual review.

The submittal must include:

1. A survey of the lot, prepared by a licensed surveyor or civil engineer, that shows major topographic and vegetation features and all setbacks and easements, if any.
2. A site analysis, including a diagrammatic description of the site and its context (the term “site” is interpreted as encompassing not only a particular building lot, but the influences of adjacent properties, environmental elements,

4.9 PRELIMINARY DESIGN REVIEW (All Projects)

After conceptual design review, an owner may make a preliminary design review submittal. At this stage, the owner or the owner's authorized representative must complete and sign the Checklist, submitting this document to the DCEM with two sets of comprehensive preliminary plans describing the proposed improvement. The preliminary plans are drawings and supporting materials that provide a comprehensive description of all aspects of the design and that comply with the requirements of Article III of *The Restrictions*.

The submittal must include:

1. A site plan that depicts the existing topography and vegetation, proposed grading, drainage, vegetation, and location of all existing and/or proposed improvements, buildings and adjacent improvements or buildings.
2. Floor plan(s), sections and elevations that completely and fully describe the form of the building, the individual building elements and the relation of the building to the site.
3. A depiction of exterior building details, materials, and finishes.
4. A simple model or three-dimensional drawings that explain the relationship of the building to the site and to adjacent neighboring buildings.

5. A neighborhood map depicting developed and undeveloped lots.
6. A landscape plan to demonstrate the integration of the building elements with the site development and landscape planting, for the protection of the landscape during site preparation and construction, and restoring the landscape after construction
7. A bulk study, if required by the DC. If the building appears to be out of scale in relation to the site and/or the houses in the neighborhood, a bulk study will be required. A bulk study will evaluate the proposed improvement in relation to adjacent and nearby buildings that the DC determines to constitute the visual neighborhood grouping.
8. A certified arborist's or professional forester's report for any site within a designated high windthrow area. The report must identify the location of all proposed site improvements and the location of each tree on the site whose diameter at five feet off the ground is over 4 inches, and assess the danger, if any, of those trees to the proposed improvements or to adjacent improvements or common area.

4.9.1 Stakeout Requirements Prior to the Preliminary Design Review submittal, the owners or their representative shall locate and "flag" the corners of the lot; stake the corners of all proposed construction including the house, garage, and decks; ribbon the building perimeter; and stake and ribbon all fences and the centerline of the driveway. (Plastic ribbon is

required.) The DC will inspect the building stakeout during the Preliminary Design Review. The DC may require story poles to indicate the height of the structure. The Preliminary Design Review submittal must contain an affirmation that the stakeout and story poles, if required, are in place.

4.9.2 Adjacent Owner Notification At the time of the Preliminary Design Review submittal owners of property within 300 feet of the boundaries of the subject lot shall be notified in writing by the DCEM of the DC review and invited to examine the stakeout at the site and the plans at the DCEM

office. Interested persons may then submit their written comments to the DC prior to the scheduled date of the review. The DC may expand the area for notification depending on the potential of the project to impact a larger area.

4.10 FINAL DESIGN REVIEW

After receiving approval of the preliminary design review submittal from the DC, the owner may present the final documents including the signed Checklist, three copies of the building plans (including all information regarding details, finishes, fences, site work, and landscaping) and any additional

information specified by the DC. The plans and specifications presented shall be the exact construction documents that the owner will submit to Sonoma County for a building permit. These documents must also fully address any conditions that the DC imposed in the Preliminary Design Review approval.

4.11 CONSTRUCTION PERMIT

The DC provides the architectural review for projects on The Sea Ranch and Final Design Review approval must be obtained from the DC prior to acquiring a Sonoma County Building Permit. The plans submitted to Sonoma County must conform to the Final Design Review approval from the DC. After obtaining the required permit(s) from Sonoma

County, and submitting evidence of same to the DCEM, a Construction Permit will be issued by The Sea Ranch Association which must be posted where visible at the site. All exterior construction and site work must be completed within one year from the time of issuance of the TSRA Construction Permit except in the event of conditions beyond the owner's control, such as strikes, fires, or natural calamities.

4.12 CONSTRUCTION CHANGES OR ADDITIONS

Any proposed changes and/or additions to the approved construction documents made prior to, during, or after

construction must be approved prior to initiating these changes or additions. Subject to review by the DC, the DCEM may act on minor changes and additions to previously approved plans.

4.13 REQUIRED COMPLIANCE INSPECTIONS

An inspection of footings or slab on-grade foundation forms, verifying the exact building location, shall be performed by a registered Civil Engineer or a Land Surveyor engaged by the owner. Before pouring any concrete footings or slabs or proceeding to the next stage of construction, the owner must submit the consultant's report to the DCEM certifying by drawing and letter that the building is located in accordance with the approved plans.

An intermediate inspection to determine overall construction and window and door opening conformance with approved final submittal documents and approved changes and additions shall be performed by DCEM, following a request for said inspection by the contractor. During construction, the project may be monitored by the DCEM. Upon completion of all exterior work, the owner or the owner's representative shall request the DCEM to make a final inspection to verify that all exterior work has been completed in accordance with approved final plans and other submittal documents. If no such request is made, the DCEM shall make an inspection twelve months after the issuance of TSRA Construction Permit.

After its inspection, if the DCEM finds that the construction is completed in accordance with the approved plans, it shall issue a Final Acceptance Letter and refund the construction performance deposit, less any amount withheld as a penalty for late completion or as otherwise provided by *The Sea Ranch Restrictions, The Design Manual and Rules*, and the applicable fee schedule.

If the DCEM finds that the improvement was not completed in accordance with the approved plans, it shall notify the owner or the owner's representative of the violation (section 4.20) and may require the removal and/or correction of the unapproved construction, specifying a reasonable time to correct the violation.

The DC may also require the submittal of as-built plans to reflect approved modifications and changes to the approved final submittal. Failure to complete all exterior construction, including restoration of the site in accordance with the approved plans, and conditions or standards set forth by the DC may result in the forfeiture of part or all of the deposit.

4.14 FEES

The DC shall require the payment of fees to cover services such as, but not limited to, the review of projects, construction observations, inspections, and approval extensions. These

charges are set forth in TSRA fee schedule to cover the cost of services and may change from time to time. Owners may obtain a copy of the fee schedule from the DCEM.

4.15 OWNER'S RESPONSIBILITIES

Receipt of a construction permit from TSRA is more than a license to build; it carries with it an obligation on the owner's part to observe *The Restrictions and Rules* that affect all improvements and ownerships at The Sea Ranch and to complete the project in compliance with the approved plans. Prior to making any changes, additions, or revisions to the approved

plans, the owner or the owner's representative must submit such proposed changes, additions, or revisions to the DCEM for review by the DC or the DCEM pursuant to section 4.12 of *The Design Manual and Rules*. Property owners who contemplate building, remodeling, additions, maintenance, refinishing or reconstruction should consult *The Restrictions*, particularly Articles III and IV.

4.16 MEETINGS WITH THE DESIGN COMMITTEE

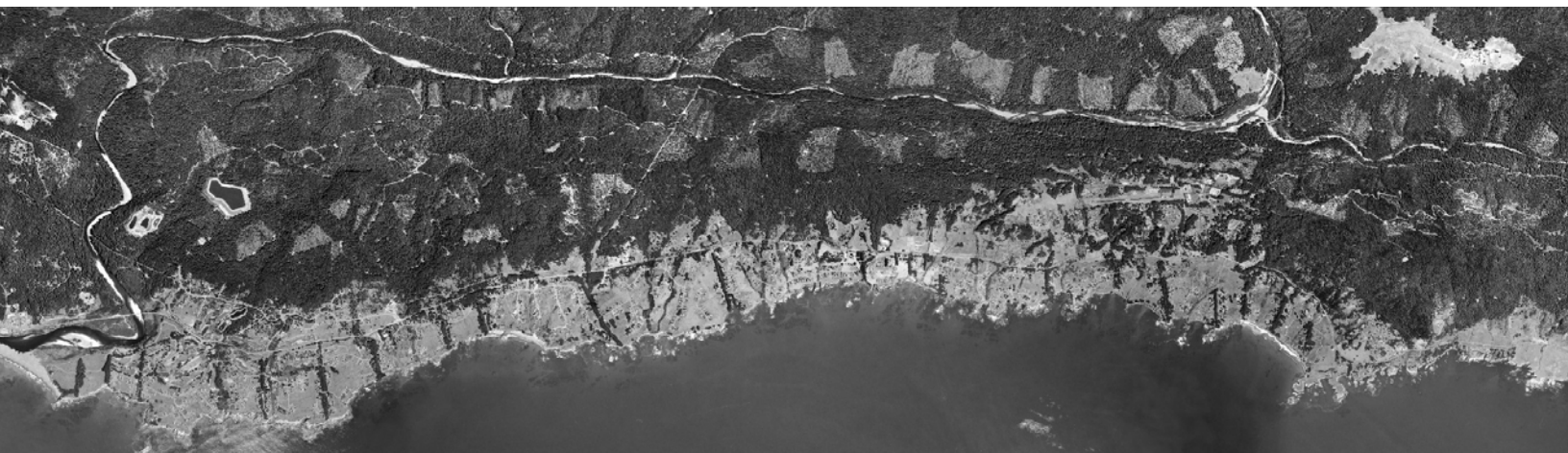
An owner or the owner's architect, designer, or contractor may request a meeting with the DC to discuss and/or clarify

the results of DC action on Conceptual, Preliminary, or Final Design Review submittals and landscape management applications.

4.17 DESIGN COMMITTEE RECONSIDERATION

An owner or owner's representative may request the DC to reconsider a denial or conditional approval. The DC shall act on such a request in writing within thirty (30) days of receipt by the DCEM and notify the owner or owner's representative in writing within five (5) business days of such action.

If the DC denies a request for reconsideration of a conditional approval, it will be deemed a denial for purposes of appeal to the Board of Directors, and the written notification must advise the owner of the right to file with the Community Manager a Request for Reconsideration ("Request") by the Board of Directors of TSRA pursuant to section 4.18 hereof.



4.18 APPEAL TO BOARD OF DIRECTORS

A Design Committee decision to deny an owner's submittal made pursuant to *The Restrictions* (section 3.03) is subject to reconsideration by the Board of Directors of The Sea Ranch Association at an open meeting of the Board of Directors. To obtain reconsideration, an owner must file a Request for Reconsideration ("Request") with the Community Manager within thirty (30) days of the DC's notification to the owner of its denial. The Request must include a copy of the DC's denial notification and set forth the reasons and factual support for seeking reconsideration.

Upon receipt of the Request, the Community Manager will set it for consideration at an open meeting of the Board of Directors no later than forty (40) days from the receipt of the Request.

At this meeting, the owner is to be provided one-half hour to present the reasons and factual support for the reconsideration of the DC decision. The Community Manager, DC members, or other staff person(s) may then take one-half hour to address the issues presented. Members will then be accorded time to comment, provided that such comments are limited to facts presented to the DC as reflected in the file. The Board of Directors may consider only such facts as were presented to the DC as reflected in the DC file.

At the conclusion of the owner's presentation, the presentation by the Community Manager or other staff person(s), and members' comments, the Board of Directors will act on the Request. Within five (5) business days of acting, the Community Manager will notify the owner in writing of the Board's decision on the Request, together with a statement of reasons for it.

In no event will the Board of Directors take more than forty-five (45) days from the date the Request is received by the Community Manager to notify the owner of its decision.

The Board of Directors' inquiry shall extend to the question of whether the DC has proceeded without or in excess of its jurisdiction, whether it gave fair consideration to the owner's submittal and whether the DC prejudicially abused its discretion.

Abuse of discretion is established if the DC did not proceed in the manner required by law, *The Sea Ranch Restrictions*, *The Design Manual and Rules*, or other applicable Sea Ranch or DC rules, or if the decision is arbitrary and capricious in that it is not supported by the reasons set forth in the DC's notification, or the reasons are not supported by the facts and submissions considered by the DC. The Board may affirm the DC's decision, or reverse it and grant the permit, or remand the matter to the DC for further consideration.

4.19 FILE ACCESS

DCEM files may be made available to:

1. DC members and the DCEM staff while in the performance of official duties.
2. TSRA BOD and legal counsel for TSRA while in performance of official duties.
3. TSRA Community Manager while in performance of official duties.
4. Owners of the property or owner's designated agent; provided, however, that the comment letters from neighbors and/or the names of commenters may be withheld to protect the privacy of members.

Plans, drawings, and conditions of approval contained in a file may also be made available to other owners who are directly affected by location, drainage, or privacy issues, or conditions of approval. Each time access is granted to a person who is not a member of the DC or the DCEM staff, a record will be inserted in the file identifying the person granted such access, the purpose for which access was sought, the name of the person approving access, and the date of access.

4.20 VIOLATIONS

It is a violation of *The Restrictions* and *The Design Manual and Rules* to construct, reconstruct, refinish, alter, demolish, or modify any improvement, or alter or modify the natural drainage, landscape, or vegetation on The Sea Ranch without first obtaining approval from the DC or, where appropriate, from the DCEM, pursuant to section 4.2 or to fail to complete all exterior work within a twelve-month period after the issuance of a TSRA construction permit. The DC or the DCEM will report violations to TSRA for enforcement action.

The DC will not process new applications for lots that are in violation of *The Restrictions* or *The Design Manual and Rules* provided, however, that the DC may waive this prohibition in

the interest of the health, safety, and welfare of the TSRA or its owners; and provided further that an owner may apply for approval for any work which was performed without DC approval, or which is at variance with the approved plans, or is in violation of *The Restrictions* or *The Design Manual and Rules*; and provided further that any such application must be made in accordance with the requirements of this *Design Manual and Rules* and must be accompanied by plans that describe with specificity the improvements or other alterations that constitute the violation and for which approval is sought. The DC (or the DCEM pursuant to section 4.2) will act on the application in accordance with the requirements of *The Restrictions* and *The Design Manual and Rules*. If the DC denies the application, it will require removal of the improvements constituting the violation(s).

“Beauty is a consequential thing, a by-product of solving problems correctly. It is unreal as the goal. Preoccupation with aesthetics leads to arbitrary design, to buildings which take a certain form because the designer ‘likes the way it looks.’ No successful architecture can be based on a generalized system of aesthetics; it must be based on a way of life. The principal quality that a house should have is flexibility and changeability in the broadest sense. It should change with the day, and it should be such that it stays in the background. People and the things they do and the things they have are far more important than any building.”

—Joseph Eshrick, *Architect*



5.0 Design Standards

The design standards establish the requirements for building on The Sea Ranch to maintain the character of the existing environment and preserve that character for present and future owners. The standards are concerned with all aspects of building development, from architectural and site design to the processes that take place during construction, remodeling, and maintenance.

The design standards are derived from *The Restrictions* and reflect the objective of maintaining the traditions and spirit of The Sea Ranch founders. *The Restrictions* state that nothing shall be done “. . . which may be or become a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to other Owners. . . ” (section 3.02(e))

5.1 BANE BILL

In addition to state and county laws and regulations of general application, *The Restrictions*, *The Design Manual and Rules*, and the Bane Bill provide the specific standards that regulate physical development at The Sea Ranch. The Bane Bill, adopted in 1982, established specific criteria for certain Sea

Ranch parcels west of Highway One. These parcels are identified on The Sea Ranch Recorded Tract Map on file in the DCEM office. (For additional information refer to the Sonoma County Planning Department document, dated February 13, 1982, for the complete text of the Bane Bill requirements and restrictions. See also section 6.6.)

5.2 UNIVERSAL DESIGN and ACCESSIBILITY

The DC recommends that consideration be given to providing for Universal Design and Accessibility in the design of houses

at The Sea Ranch. Owners and designers should review the Americans with Disabilities Act Architectural Barriers Act Accessibility Guidelines (ADAABAAG).

5.3 PRECEDENCE

The DC recognizes that each site is unique and will interpret and adapt these design standards to take the specific characteristics of each site into account and will consider and act on

submittals based on the specific site context and characteristics. Because of the uniqueness of each site, its context, and the owners’ specific building program, DC decisions are not precedent setting. (*Restrictions* section 4.05)

5.4 VARIANCES

The DC may grant variances to these standards or require more restrictive solutions than the standards indicate if, in its judgment, the design solution or site circumstances warrant

such action. Variances will be considered, weighing the requests of the individual homeowner and the impact on and concerns of affected neighbors and the larger Sea Ranch community.



“Nature, has to do with “linking-up” — everything is connected to everything. Architecture also is about “linking-up” — both the pragmatics of actually holding things together and the poetry of association and images. This is particularly evident in both the way that a building responds to the nature of a site and to the way that it responds to nature of the program. A building can embrace its site, with simple humility like a barn, or with great authority like a cathedral, both have to do with making connections; of taking possession; of the establishment of place. Architecture, then, is the act of place making, connecting the specific to the not so specific, the present to the past, the form to the function, and the building to its environment.

“A building is an act not just an object.”

—Richard R. Whitaker
GA Houses, 1980



6.0 Site Planning

6.1 USES

No more than one residence shall be constructed on any lot of less than three acres; however, this does not preclude the inclusion of a “guest suite” as part of the complex, as long as it does not include a separate kitchen. Two residences may be

constructed on lots containing three or more acres if the residences are designed as a single visual element and are visually connected by fences, berms, or other major landscape elements, and the main structures of such residences are separated by not more than 250 feet. (*The Restrictions*, 3.03(e)1)

6.2 SITING

Topographical features, existing vegetation, adjacent structures, views and solar access must be considered in locating structures on the site. In addition to the requirements listed below, there are particular siting restrictions for Bane Bill

Lots. The DC may, at its discretion, limit the siting of improvements on lots beyond the restrictions imposed by Sonoma County setback requirements, Restricted Private Areas, or View Corridor Reserves to assure compatibility with The Sea Ranch. (See section 6.5.1.)

6.3 HEIGHT

Subject to more restrictive requirements of Sonoma County, height shall be measured from the highest natural grade adjacent to the main structure to the highest point of the roof or any projection thereof. Chimneys, vents and normal skylight enclosures are not included in the height measurement. Alternative methods of determining height limitations based on specific site conditions may be employed by the DC.

One, the maximum height shall be twenty-four (24) feet unless identified as having a maximum height of sixteen (16) feet on the recorded tract map. Subject to a variance process, the DC may, in its sole discretion, make exceptions to the maximum height rule. Decisions relative to maximum heights will be based on the impact on neighbors’ views and/or the continuity and character of the neighborhood.

East of Highway One, the maximum height shall be thirty-five (35) feet unless otherwise designated. West of Highway

6.3.1 Vegetation Trees and shrubs are subject to the same height limitations as other improvements on the lot and can be held to the height limit in those cases where they would otherwise block views and/or shade a neighboring property. Each case will be considered on its individual merits. When vegeta-

tion does not obstruct views or light, or its mature height is appropriate to the neighboring environment, it can merge and blend with other vegetation to enhance the character of the site and neighborhood. The maintenance of planted vegetation is the responsibility of the owner of the lot. (See section 7.4.)



6.4 SIZE and BULK

The actual and apparent size of houses and additions must be considered in relation to the character of the site and the neighborhood context. If a building appears to overpower its surroundings and lacks cohesiveness with its neighborhood, a comparative bulk study will be required. Buildings should blend with and not overwhelm their immediate surroundings. Failure to achieve this may result in denial of the project.

The maximum allowable area of the building footprint, including decks, in Sonoma County is 35% of the area of the lot except for Bane Bill lots that have more restrictive limits. (See section 6.6) To create an appropriate fit with the site

and the neighborhood the DC may, at its discretion, restrict the allowable size beyond the limits established by Sonoma County.

The DC may also require that an owner submitting plans for improvements provide the DC with a comparative analysis of the bulk of existing structures within 300 feet of the subject lot boundaries or within the distance determined by the DC. This rule applies both to new structures and additions to existing structures. Bulk shall be determined by calculating the gross square footage of the structure or structures, including all living areas, garages, covered porches, breezeways, service structures, and open decks 30 inches above grade.

6.5 SETBACKS

In addition to the standard side, front, and rear yard setbacks for each lot, as set forth in the applicable subdivision map, there may be restricted private setbacks, View Corridor

Reserves, special easements, and/or neighborhood or site-specific constraints that give rise to more restrictive setback requirements.

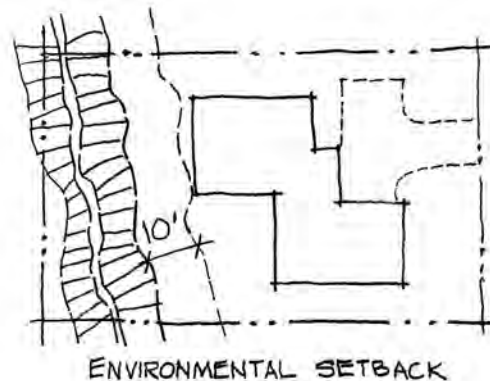
6.5.1 Standard Setbacks The standard setbacks for parcels less than one (1) acre in size as set forth in the applicable Sonoma County subdivision maps are as follows:

Side yard	Five feet
Front yard	Twenty feet
Rear yard	Twenty feet

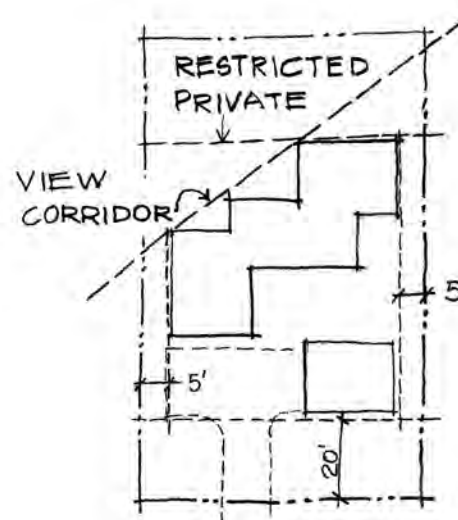
The DC may support variances to the standard Sonoma County setbacks or require more restrictive setbacks if, in its

judgment, the design solution of a particular project or the site circumstances warrant such action to provide compatibility with the neighborhood and the protection of privacy and view corridors. Trees and shrubs may be planted in the setback areas with DC approval, and only if they are not in conflict with view preservation or community landscape objectives. (See section 3.1.3)

6.5.2 Environmental Setbacks In addition to the standard setbacks, an environmental setback of ten feet is required from the edge of a wet zone or seep and from the edges of intermittent seasonal stream channels. The DC may increase or decrease the width of the setback based on an examination of slope, soil and vegetation. Types of improvements within an environmental setback, if any, will be strictly regulated by the DC. Streams and wet zones should be seen as site amenities that can become attractive features or focal elements around which buildings and courtyards can be arranged.



6.5.3 Restricted Private Areas In certain units of The Sea Ranch, portions of individual lots have been designated as "Restricted Private" areas. The Restricted Private area shall be for the exclusive use of the owner subject to the following limitations and restrictions: In general, Restricted Private areas must remain visually indistinguishable from adjacent Commons area. Structures of any kind, including fences, retaining walls, and decks, are not permitted in these areas. With DC approval, however, an owner may use the restricted private area of the lot for a sewage disposal system or other utility systems, or in some cases for a driveway providing access from a road to the building (parking) area. Except for septic systems, utility systems, and driveways constructed by owners, TSRA has the responsibility to maintain Restricted Private areas.



6.5.4 View Corridor Reserve (VCRs) VCRs were established to protect view corridors and protect individual view access. No building may be constructed within the portion of any lot designated “View Corridor Reserve” unless the DC

finds that the location of such building will not impair the view from neighboring lots and public roads and trails. Ground-level building elements (decks and terraces) may be located in VCRs with the approval of the DC.

6.6 BANE BILL RESTRICTIONS

Certain lots located west of Highway One have been established by the Bane Bill to preserve the view corridors from

Highway One. These lots are identified on The Sea Ranch Recorded Tract Map as “Bane Bill Lots” and have special restrictions as listed below.

6.6.1 Bane Bill Site Categories

Site	Buildings to be Located
Low	On the lowest portion of a lot
Frontage	On the portion of a lot nearest the fronting road
Topo	In such a manner as to promote shielding of the buildings from public view by the terrain
Tree	To promote shielding from public view by hedgerows or other trees or masses of foliage

6.6.2 Alternate Siting Under the Bane Bill, alternate siting is permissible where the designated portion of the lot is the only area feasible for installation of the septic system.

However, the building must be sited as close as possible to the site designation.

6.6.3 Bane Bill Bulk Area and Height Limitations

The three Bane Bill bulk categories are:

Category 1	1250 square feet
Category 2	1760 square feet
Category 3	2250 square feet

Lots west of Highway One, including Bane Bill lots, have a height limitation of twenty-four (24) feet unless the height limitation is specified as 16 feet on The Sea Ranch Recorded Tract Map.

6.6.4 Bane Bill Lot Variances Sonoma County permits a 25% variation in the height and bulk of the Bane Bill lots with a written finding that the design is consistent with the Coastal Act View Protection objectives and subject to DC recommendations.

and the impact on the view corridors from neighbors’ houses, public roads, and trails. In cases in which the DC approves a variance to the Bane Bill, it will recommend it to Sonoma County. Bane Bill height variances will also require the approval of the Sonoma County Permit and Resource Management Department, which must also grant any height variance. (A complete text of the Bane Bill requirements and the list of Bane Bill lots is available in the DCEM office.)

The DC will consider height and bulk variances in terms of their impact on the character and scale of the neighborhood



6.7 PARKING

Each site shall contain parking spaces for at least two automobiles, which may be satisfied by a garage and at least one exterior space for guests, or two exterior spaces. The size of parking areas should be kept to a minimum to lessen the visual impact on the site. Because of their color and reflective nature, automobiles shall be visually concealed from neighbors, roads, and public trails to the extent possible by one or a combination of the following means:

- A garage attached or detached from the house
- A carport enclosed on not less than two sides, either attached directly to the main residence or connected by a roof or fence

- An exterior parking area enclosed on not less than two sides by a fence with a minimum height of 5 feet, and/or vegetation or a planted berm
- An exterior parking area not visible from neighbors or the road

The DC may require more extensive visual screening than required by these standards if specific site characteristics warrant such action

6.8 VEHICLE and BOAT PARKING

Parking areas for all vehicles – automobiles, trucks, truck campers, trailers, or boats of any kind – must be adequately screened from neighboring property, public trails, and roads.

The DC may, as it deems necessary, require more extensive screening than that provided in section 3.03(l)(8) of *The Restrictions*.

6.9 RECREATION VEHICLES and MOBILE HOMES

No recreation vehicles, travel trailers, or mobile homes shall be kept, placed, or maintained upon any private area at any time unless they are totally enclosed in a structure that is in

scale and character with the house and site. Limited parking for recreational vehicles is available in TSRA community parking facility.



Parking areas, garage doors, and driveways can be screened by fences, earth forms, and/or vegetation.

6.10 SERVICE AREAS

Fuel tanks, garbage containers, and similar service equipment shall not be visible from the neighbors' properties or from the

road or trails and shall be contained in an enclosure that is constructed as an integral part of the building complex. Trash containers must be inaccessible to wildlife.

6.11 TEMPORARY CONSTRUCTION FACILITIES

No trailers, recreation vehicles, permanent tents, or similar structures shall be constructed, placed, or maintained upon any private area prior to construction of the main structure of a

residence provided, however, that the provisions of this paragraph shall not apply to temporary construction facilities maintained during, and used exclusively in connection with, the construction of the residence and not for residential purposes.

6.12 SIGNS

Personal noncommercial signs, posters, flags, or banners, on or in the owner's private area are allowed in accordance with the California Civil Code. No other signs shall be permitted except house address identification numbers, "job identification" signs and "for sale" or "for rent" signs. TSRA maintains

standard house number, "for sale," or "for rent" sign formats to be used by all owners and real estate offices. Construction-related signs shall be limited to two per site and a maximum area of six square feet, and shall be of earth-tone colors or black and white.

6.13 LIGHTING

The light source of any exterior lighting fixture shall be shielded and not be visible from streets, public trails, or neighboring properties. Exterior lighting may be used to light paths, walkways, and entryways to provide for convenience and safety, but the light source must be shielded in a manner to avoid excess illumination of buildings or the site. Exterior holiday lighting and decorations must be considered with care to avoid a negative impact on neighbors.

Care must be taken during the design process to ensure that fixed interior lighting is shielded or located so as not to shine directly into roads, public trails, or neighboring houses. Care should also be exercised to avoid negative impact of light from windows, skylights, and clerestories, particularly in terms of the impact on "up-slope" neighbors.



Exterior lighting must be limited to avoid excessive illumination of buildings and site.



7.0 Site Development

Site grading and management of site drainage is a major community concern. As the amount of runoff from building development increases, downstream erosion and habitat protection becomes more critical. Stream channels deepen and erode, bluffs are subject to damage by the increased volumes of surface and sub-surface water, and the character of the Commons is altered. There is a great need for all owners to accept their roles in the overall protection of The Sea Ranch environment.

The general requirements for grading and drainage control are listed below. In the review process, because

of the uniqueness of each site, the DC may grant variances to the standards or require more restrictive solutions if, in its judgment, the design solution or site circumstances of a particular project warrant such changes.

Approved final plans and a TSRA construction permit are required before the storage of any building materials or any grading on the site, unless specific written approval is obtained from the DC or DCEM.



Building forms should conform to the site, not the site to the building.

7.1 GRADING and DRAINAGE

Since it is expected that the design of the house will be tailored to the site, not the site to the house, excessive lot grading is discouraged and usually not allowed. However, since generalized solutions may not be appropriate to all site conditions on The Sea Ranch, unique solutions may be allowed in specific cases.

Appropriate grading will:

- Minimize site disturbance
- Retain the maximum amount of undisturbed topsoil
- Avoid major excavation
- Avoid significant engineered cut or fill slopes
- Avoid creation of depressed floor areas or low areas of poor drainage that will negatively impact existing vegetation, impede growth of new plantings, or create future drainage problems

7.1.1 Grading and Drainage Information A site grading and drainage plan at a scale of 1/8 inch equals one foot, based on a topographic map by a licensed surveyor or civil engineer, will be required as part of the Preliminary Design Review submittal. This plan shall indicate existing and proposed

contours at one-foot intervals, location of all proposed and existing improvements, proposed septic system (if required), location of all existing trees with a height of over six feet and a diameter of over six inches, prominent shrubs, trees to be removed, and the location of proposed utility installations.

7.1.2 Grading and Drainage Plan The grading and drainage plan shall also include the anticipated zone of site disturbance, the line of tops and bases of all cuts and fills, pitch direction of graded parking and yard areas, and direction of drainage swales. Collected storm water runoff may not be

directed onto neighboring property or commons. Runoff should be conducted to subsurface leach trenches, laid parallel to the contours and covered with soil planted with indigenous materials.

<p>7.1.3 Finished Grade The grading and drainage plan shall demonstrate that finished contours blend naturally with the existing adjacent topography. On steep forested sites and</p>	<p>where soils are stable, 1:1 or greater slopes may be permitted where they are hidden and will minimize damage to existing vegetation, subject to approval by the DC.</p>
<p>7.1.4 Grading on Commons and Restricted Areas On the Commons, restricted Commons, or restricted private</p>	<p>areas, no excavation, fill, or change in natural or existing drainage is permitted, except for approved septic systems.</p>
<p>7.1.5 Erosion Control Erosion control features and materials must be described on an erosion control plan for the</p>	<p>construction period and for the completed project, if required by the DC.</p>
<p>7.1.6 Soil Management During construction, soil disturbance shall be managed as follows:</p> <ul style="list-style-type: none"> • Topsoil removed from building footprint and areas to be paved should be stored on site for reuse. • Subsoil lacking humus should not be used to cover topsoil. • Excess subsoil should be removed from the site. • If soil removal is necessary, subsoil should be removed first. Retain the best quality soil for reuse on site. 	<ul style="list-style-type: none"> • Where soil is to be stored on site for reuse, the placement area must be prescarified, rototilled, or otherwise softened to ensure downward soaking of rainwater to undisturbed soil levels. • Soil should not be spread over existing vegetation to avoid soil removal.
<p>7.1.7 Site Protection During Construction Any grading within the drip line of any tree with a caliper of six inches or larger is prohibited without prior approval of the DC. A construction fence must be installed at the drip line. Storage of materials, parking of vehicles or equipment, or any other construction-related activities within the fenced area is prohibited. Fence locations and descriptions of the types of foundations, fence posts, and materials must be shown on</p>	<p>the site plan. Major shrubs or shrub masses are to be retained and will require protection to avoid construction impacts. Repeated parking or driving vehicles and other construction equipment outside the planned driveway, parking court, and building footprint is prohibited. The DC may wave this rule depending on specific site conditions and the proximity of the building site to a paved road. See also section 7.4.15</p>
<p>7.1.8 Water Runoff Construction that obstructs, fills, or changes the coursing of water shall be the owner's responsibility to remediate. Such remediation shall consider the adjoining properties, including the Commons. Any and all defects created by the property owner shall be that property owner's responsibility to remediate without cost to TSRA.</p>	<p>Runoff concentrations must be avoided. Water at the outlets of day-lighted drain lines must be distributed into French drains, stone-filled sumps, subsurface leach lines, or other similar energy dissipaters. Directing runoff to neighboring properties or to the Commons is prohibited.</p>
<p>7.1.9 Re-grading Re-graded areas and berms must be sloped in a gradual fashion to reduce the apparent height of walls and buildings and to create the appearance that the</p>	<p>re-graded areas are a natural extension of adjacent undisturbed grades.</p>
<p>7.1.10 Re-planting All re-graded and disturbed areas shall be replanted with TSRA approved grasses and/or shrubs and</p>	<p>trees to blend in with the adjacent landscape.</p>
<p>7.1.11 Construction Site Control No fill, construction debris, or building materials are to be located on adjacent properties, rights-of-way, Commons, or roadways. The building</p>	<p>site must be kept clean and orderly, and blowing dust and sand must be controlled throughout the period of construction.</p>
<p>7.1.12 Accessory Buildings No accessory buildings shall be placed on a lot prior to the construction of the main residence, unless such building is used only as a temporary</p>	<p>construction shelter. A temporary construction shelter must have a neutral, non-reflective finish with no advertising.</p>
<p>7.1.13 Portable Toilet A portable chemical toilet of the type approved by Sonoma County shall be specified in the building plans and located on the building site during the</p>	<p>course of construction. Preferably it shall be a muted color and be located so as to be unobtrusive.</p>

7.2 ON-SITE SEPTIC SYSTEMS

If required, an on-site septic system designed by a licensed engineer and approved by the DC and the public authority

having jurisdiction shall be provided for each residence. Pursuant to section 4.2 hereof, and subject to DC review, the DCEM may review and approve septic system applications.

7.2.1 Leach Fields A leach field must be located on the private lot. If an engineering study shows this to be impracticable, the Commons can be considered for a leach field

location. In some locations, the leach line system may be jointly used by adjacent lot owners. A plan of shared ownership and management must be submitted for approval.

7.2.2 Septic Tank Location The location of a septic tank must be shown on the site plan, generally within fifty feet of access point for a pump truck and a minimum of five feet

from any structure. A distance of twenty feet minimum must be maintained from the trunks of existing or proposed trees.

7.2.3 Septic Field Installation The septic field and sewage system must be located so as to preserve the

maximum amount of existing vegetation as possible.

7.3 DRIVEWAYS

7.3.1 Location Driveways should be located with consider-

ation for safety of access to and from main roads, ease of grade, minimal destruction of vegetation, and minimal disturbance of the site.

7.3.2 Shared Driveways Wherever possible, driveways should serve more than one house, typically along the shared property line.

7.3.3 Surface Material Gravel or other approved porous driveway surfaces are required unless the slope or other spe-

cial conditions require paving. Sonoma County regulations require that driveways on slopes steeper than 10% be paved.

7.3.4 Aprons For unpaved driveways, a full-width asphalt apron extending ten feet inward from the road paving is

required. The apron should be shaped so as not to interrupt street drainage.

7.3.5 Curb Cuts Necessary curb cuts shall be satisfactorily repaired to conform to TSRA standards.

The layout of driveways should maintain the rural character of site and parking areas and garage doors should be screened from the road.



7.4 VEGETATION MANAGEMENT

Vegetation management is critical to maintaining the environmental and aesthetic values and the health and safety of The Sea Ranch and its members. The responsibility for prudent and effective management of vegetation is shared by the Design Committee (*The Restrictions* sections 3.01(b), 3.03(a), 3.04(b), 3.05(c), and 3.07(b)) and by TSRA (*The Restrictions* sections 3.05(a), 5.04(b), 5.04(d), 5.04(e), 5.05, 5.05(a), 5.05(b), and 5.06(a)), and by the members (*The Restrictions* sections 3.02(d), 3.03(a), 3.03(b), and 3.03(c)).

7.4.1 Vegetation Removal or Destruction

(Improved Private Areas) An owner must complete and submit a Tree Proposal Application form (“Tree Proposal”) together with an application fee, if any, to the DCEM and obtain review from the DC pursuant to section 4.1 or from the DCEM pursuant to section 4.2 to remove or destroy any of the following vegetation from the owner’s private area:

1. Any tree, living or dead, having a height of six feet or more and a trunk diameter at ground level of six inches or more in any direction, or shrub measuring over six feet in

7.4.2 Professional Report Requirement To complete a Tree Proposal, the DCEM or the DC may require the owner to obtain at the owner’s expense and to submit a Registered Professional Forester’s (Forester) or certified Arborist’s (Arborist) report that evaluates the consequences of the removal or destruction of the vegetation, including, among other things, whether the removal will have an adverse impact

7.4.3 Vegetation Removal or Destruction (Unimproved Private Areas) Except as provided in sections 7.4.7, 7.4.12, and 7.4.13 hereof, an owner is prohibited from removing or destroying vegetation on an unimproved

7.4.4 Vegetation Removal or Destruction (Common Area, Restricted Common Area and Restricted Private Area) No person other than TSRA or its duly authorized agent may remove or destroy vegetation on any Common Area, Restricted Common Area, and Restricted Private Area (“TSRA Responsibility Area”). Except as otherwise provided in section 7.4.12, to remove or destroy vegetation in any such area, TSRA by the DCEM

7.4.5 Neighbor Notification With respect to Tree Proposals made pursuant to section 7.4.4, the DCEM shall send written notice to property owners within 300 feet that the Tree Proposal is available at the DCEM office and that they have thirty days to review and comment on it. Upon

7.4.6 Review Criteria The DCEM and/or the DC will consider applications under 7.4.1 and 7.4.4 in light of applicable environmental and aesthetic values expressed in *The Restrictions* and this *Design Manual and Rules* (including without limitation view protection or restoration, privacy, design, habitat, wind protection, and landscape values) and the health and safety concerns of The Sea Ranch and

Vegetation removal, destruction and landscaping are subject to DC review as set forth in sections 4.1 and 4.9 above and this section 7.4, the purpose of which is to set out the standards, criteria, and application process for Design Committee review of proposals to remove or destroy vegetation from any Private Area, Restricted Private Area, Common Area, or Restricted Common Area.

height or spread in any direction. As used herein, an owner destroys a tree or shrub by significantly damaging the root system or other parts by any means, or by removing more than one third of the live wood or substantially altering the natural form of the tree or shrub.

2. Any standing stump of three feet or more in diameter and two feet or more in height, and any log of two feet or more in diameter and eight feet or more in length.
3. Any tree or shrub planted pursuant to a DC-approved landscape plan.

on the health or stability of any other trees or vegetation and whether it is consistent with maintaining the general health of the landscape. When a report is required, the Tree Proposal will be deemed complete and accepted for filing after the owner submits the report, the completed Tree Proposal form, and the required application fee, if any.

private area unless the owner first has obtained DC approval for such alterations pursuant to sections 4.9 and 4.10 and has obtained a Construction Permit pursuant to section 4.11.

must complete and submit a Tree Proposal to the DC and obtain its approval pursuant to section 4.1 hereof.

The DCEM may apply to the DC for the removal or destruction of vegetation from a TSRA Responsibility Area on its own initiative or at the request of an owner (“Requesting Owner”) who completes and submits to the DCEM a Tree Proposal in accordance with sections 7.4.1 and 7.4.2 above.

expiration of this review period, the Tree Proposal shall be deemed complete, the DCEM shall file it with the DC for its consideration and at that time of filing by the DCEM, the 45 day rule shall commence.

its members (including fire danger, forest management and windthrow protection). If the Tree Proposal is for fire danger or windthrow protection, any report that the DCEM or the DC requires pursuant to 7.4.2 must evaluate, in addition to the requirements of 7.4.2, the fire or windthrow danger presented and the effect of the Tree Proposal on that danger.

7.4.7 Vegetation Removal or Destruction (Hazardous Trees) A tree on The Sea Ranch (including private areas, restricted private areas, common areas, and restricted common areas) is hazardous if it poses a danger of falling on any improvements or if it poses such a danger to persons, or other personal property.

An owner whose private area improvements are endangered by such a tree or trees (wherever such trees are situated) may initiate a request for removal by submitting a Tree Proposal to the DCEM together with the required application fee, if any, and a professional report per section 7.4.2 or other evidence from a qualified professional that the tree or trees constitute a danger. The DCEM will expedite the review of a Tree Proposal for the removal of trees that pose a danger as a priority ahead of any other Tree Proposals.

If an owner is submitting a Tree Proposal for the removal of a hazardous tree or trees from another owner's private area, s/he shall provide evidence in the Tree Proposal that s/he has exhausted all reasonable efforts to have the other owner address the danger. Upon receipt of such an application, the DCEM promptly shall notify the tree owner and, consistent with health and safety concerns, shall provide such tree owner a reasonable time to review and comment on it. Upon expiration of the specified review period, the Tree Proposal shall be deemed complete and accepted for filing.

7.4.8 Approval Conditions The DCEM (or the DC as applicable) may impose reasonable conditions on approval of a Tree Proposal under this section 7.4, including but not limit-

7.4.9 Notification The DCEM (or the DC as applicable) shall notify in writing the applicant and the owner of the tree(s) of its action on an application under 7.4.1, 7.4.4 and 7.4.7 within 45 days of the date that the application is accepted for filing. If the DCEM is the decision maker, the notice shall specify that the applicant or the tree owner may appeal the decision to the DC by filing a written notice of appeal with the DCEM within 30 days of the date of the decision notice. The DC shall act on the appeal within 45 days of receipt of the notice of appeal.

7.4.10 Removal Cost With respect to applications made pursuant to section 7.4.7 for the removal of hazardous trees, the owner of the trees to be removed is responsible for the removal costs. With respect to applications made pursuant to 7.4.1, the applicant is responsible for the removal costs. With respect to applications made pursuant to 7.4.4, the Requesting Owner is responsible for the removal costs. The Sea Ranch

7.4.11 Encroachment Permit An owner must obtain an encroachment permit from the DCEM before removing any trees from a TSRA Responsibility Area.

If the Tree Proposal is for the removal of a hazardous tree or trees from any TSRA Responsibility Area, the owner shall provide evidence in the Tree Proposal that s/he has exhausted all reasonable efforts to have TSRA address the danger.

An owner's Tree Proposal for the removal of a hazardous tree or trees from any TSRA Responsibility Area shall be subject to section 7.4.4, 7.4.5 and 7.4.6 above; provided, however, that consistent with health and safety concerns, the DCEM may modify the procedure and time for review by neighboring owners. Upon expiration of this review period as modified, the Tree Proposal shall be deemed complete and the DCEM shall file it with the DC for its consideration.

The DCEM (or the DC as applicable) will approve an application under this section 7.4.7 if it finds:

1. Based on the professional arborist report or other evidence from a qualified professional that the tree or trees pose a danger to improvements, personal property, or persons and that the tree removal will decrease the overall danger that is posed, and
2. That if the tree or trees are on another owner's Private Area or on any TSRA Responsibility Area, the owner submitting the Tree Proposal has exhausted all reasonable efforts to have the other owner or TSRA to address the danger.

ed to conditions for environmental protection or restoration, mitigation and clean up.

If the application is approved, the notice shall specify the time within which the approved work must be carried out. For applications made pursuant to 7.4.7, the notice shall require the tree removal within a specified time not to exceed ninety days and shall specify that if the owner of the trees fails to remove the trees as required, TSRA will exercise its rights under *The Restrictions* to enter the property to remove the trees and to carry out the conditions of approval, all at the tree owner's expense.

Association shall assess the responsible person (tree owner, applicant or Requesting Owner) any and all costs that it incurs associated with the tree removal and the carrying out of the conditions, including the use of The Sea Ranch Association staff and equipment and the use of contract agents. Such costs shall include administrative time, labor, equipment, tools and overhead associated with the tree removal.

7.4.12 Fuel Management Fuel management is critical for fire safety at The Sea Ranch. Vegetation removal and trimming to maintain a private area in a fire safe condition per the requirements of Public Resources Code section 4291 and The Sea Ranch Rule 1.03 is subject to this section 7.4. Prior to

submitting a tree proposal, owners are encouraged to contact DCEM and the California Division of Forestry for recommendations on fuel management in private areas as mandated by Public Resources Code section 4291.

7.4.13 Land Management Thinning Subject to DC approval, TSRA or an owner (subject to section 7.4.7) may

thin the Pine Plantations planted by the developer to improve the health of the forest.

7.4.14 Pruning An owner is responsible for maintaining the vegetation on the owner's private area in compliance with section 6.3.1 of this Design Manual and may prune vegetation without a permit; provided that removal of more than one-

third of the live wood or substantial alteration of the natural form of a tree without prior approval of the DC or DCEM is prohibited.

7.4.15 Protecting Existing Vegetation During Construction As part of an application for new construction or for a major addition, the DC may require a plan to protect vegetation on the site during construction or to restore the site vegetation after construction. To protect the site during construction, the DC may restrict construction to a

reasonable portion of the lot so that the maximum amount of natural vegetation can be retained and may require the installation of temporary fencing for the protection of designated trees, shrubs, and/or areas of the site that should remain undisturbed. See also section 7.1.7.

7.4.16 Emergency Conditions In the event of emergency conditions where health, safety and damage to property is imminent, the DC authorizes DCEM staff, Community

Manager or Director of Facilities & Resources to assess conditions, and if deemed necessary, execute immediate actions.



8.0 Architectural Elements

The “shared image” of The Sea Ranch began with the first buildings that were part of the continuum of the rural building tradition of the north coast. These early buildings established a vocabulary of ideas about design, materials, and construction that are still appropriate. Architectural elements include building form and size, openings, materials, finishes and architectural details.

When viewed in the context of an individual building, many elements, such as the height of fencing, the scale of entryways, or the color of window sashes are seemingly minor design issues, but when viewed as part of the larger context, they are important in

establishing and maintaining the character of the place. Buildings must respond to The Sea Ranch community at large as well as to their specific sites. The impact of wind, rain, and sun over many years takes its toll on the materials and finishes of buildings. The DC is aware of the changing availability and the declining quality of traditional building materials, and encourages the exploration of new, alternate, and sustainable building materials, and energy-efficient building systems. Because of the uniqueness of each site, the DC may allow variations or require more restrictive solutions than those listed below.



Simple roof forms and rectangular window shapes reinforce the traditions of The Sea Ranch vocabulary.

8.1 ROOF DESIGN

Simple roof elements that are a coherent part of the building form and avoid the look of a “hat” placed on top of the wall elements are preferred.

8.1.1 Roof Slope Roof slopes are a product of the type of roof and the building width. A 4-in-12 or greater roof pitch is appropriate for a gable roof; whereas a single pitch (shed) roof may be the same or lower. Metal roofs create less reflection at a lower pitch and sod roofs require an even lower pitch.

Shallow-pitch gable and hip roofs are not compatible with traditional Sea Ranch buildings and should be avoided. In forested areas, steeper roof slopes are suggested to shed rain and forest debris.

8.1.2 Dominant Roof Slope In the interest of maintaining neighborhood unity, a roof slope direction plan has been adopted. The dominant roof slope on all structures on designated lots must conform to the roof slope direction plan available for review in the DCEM office. “Dominant” is inter-

preted to mean 65% of the area of the roof. The orientation is subject to a 15-degree variation. The DC may grant exceptions where the dominant roof slope is not perceptible in adjacent structures.

8.1.3 Flat Roofs Flat roofs or a combination of flat roof segments must be used with care and restraint to avoid awkward building configurations and shall be integrated with the

total building form. Where possible, they shall be shielded from view with other roof or building elements.

8.1.4 Roof Overhangs Roof overhangs should be eliminated or minimized to permit direct sunlight on walls, to avoid heavy eave shadows (that accentuate a visual separation of the roof from the other building elements), to reduce uneven weathering, to simplify visual form, and to avoid wind prob-

lems. Minimum overhangs are permitted as needed to create spaces for ventilation between rafters in conformance with Uniform Building Code (UBC) requirements. Greater overhangs may be allowed in the forest areas.

8.1.5 Fascias Fascias over six (6) inches deep will not be approved.

8.2 ROOF MATERIALS

8.2.1 Permitted Materials Permitted materials include: asphalt or composite flat shingles, in black or dark earth tones without pattern or excessive texture; dark tone, non-reflective metal and earth sod. The DC encourages exploration of new

and alternate materials. These materials will be considered on an individual basis, with adequate evidence of proven use and/or testing and aesthetic compatibility. Specifications and/or samples of roofing materials must be submitted for approval by the DC.

8.2.2 Flat Roofs A flat roof may be sheathed with a “built-up” roofing system – but only if approved by the DC. The size

of crushed rock materials must be uniform and the color must be approved by the DC.

8.2.3 Fire Rating Roof materials must conform to a Class A fire rating as approved by Sonoma County. Wood shingles and wood shakes are not allowed. If repairs constitute more

than 50% of the roof area and the roof is not a Class A roof system, the entire roof must be replaced with a Class A roof system.

8.2.4 Vents Roof vents require care in placement, orientation, and design to maintain the visual order of the building. It

is often possible to group vents to avoid a cluttered roofscape.



Building forms should evolve from an understanding of the three-dimensional character of the site.

8.3 EXTERIOR WALLS

8.3.1 Materials Redwood or cedar vertical boards and wood shingles have been the traditional exterior siding materials at The Sea Ranch, but because of the decline in availability and quality of these materials the DC encourages

exploration of the use of alternative materials, either natural or manufactured. New and/or alternate materials will be considered on an individual basis, based on compatibility with the visual vocabulary of The Sea Ranch and adherence to finish, color, and reflective requirements. See the DCEM list of approved finishes and colors.

8.3.2 Trim The size and amount of trim around door and window openings and the use of corner boards will be reviewed in relation to the form and finish of the building.

Typically, there should be no trim at the windows except in the case of board-and-batten siding. Decorative and/or over-sized trim of any kind will not be approved.

8.3.3 Foundation Walls Siding shall be designed to come to within six (6) inches of and be parallel to the finished grade. Exposed concrete stepped foundations as part of an integrated

design will be considered on an individual basis in terms of appropriateness of the relationship of the overall design of the structure to the landscape.

8.3.4 Decks First-story decks and decks in exposed locations shall have siding matching the house and extending to within six (6) inches of and be parallel to the finished grade.

The DC may consider alternative deck configurations depending on site conditions.

8.3.5 Meter Boxes Meter boxes and switch boxes shall be recessed into the wall of the structure, unless otherwise

approved by the DC. The access door shall be flush and constructed of the same material as the adjacent siding.

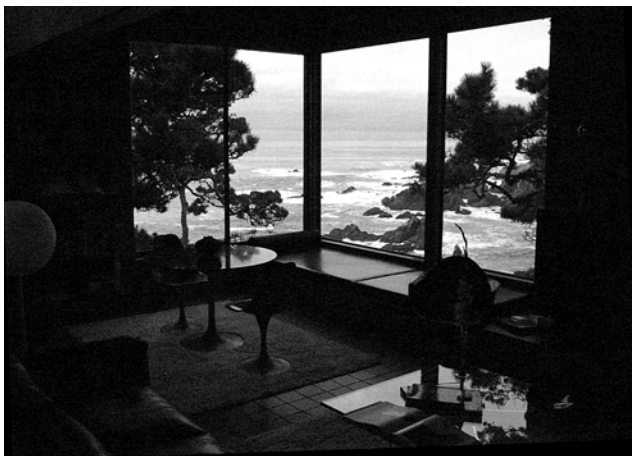
8.4 WINDOWS

Windows are an important element in determining the character and livability of a house. They provide the connection to the outside – to close and distant views. They can extend the apparent spaces beyond the walls, provide ventilation, and allow sunlight in to enrich and define the interior spaces. Thoughtful design and location of windows can provide both views and the preservation of privacy.

from a catalog or only as a response to the exterior composition of the building. The scale (apparent size) of the building will be affected by the size and arrangement of windows and how the windows fit into the wall. With the exception of board-and-batten design, windows should be integrated into the walls without trim.

Window openings should be considered as part of the three-dimensional development of the interior spaces responding to the building program, not as an afterthought merely chosen

California Energy Resources Conservation regulations have reduced the glazing area in new residences. Details and trade-offs related to this law are available through the Energy Resources Conservation and Development Commission, Sacramento.

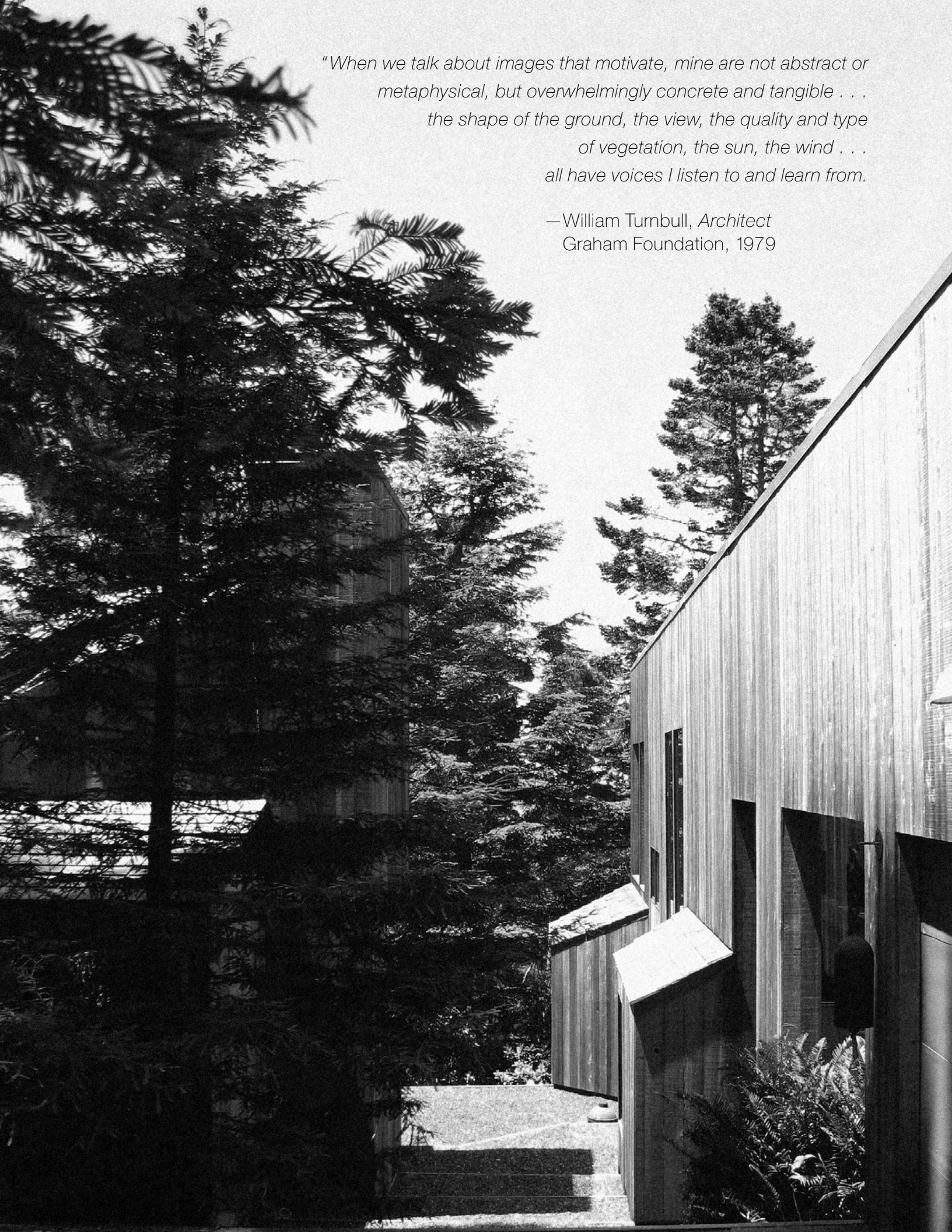


Windows can frame views, extend space, and provide a source of natural light.

<p>8.4.1 Shape Window shapes should result from their function – to focus views, to extend spatial relationships, and to bring in light – not just as elements on the exterior walls. They</p>	<p>should relate to the character of the building and be integrated with it, not stand out in contrast. Simple window forms responding to their use are almost always the most appropriate.</p>
<p>8.4.2 Glass Mirrored glass is prohibited; clear glass is preferred. Some high-efficiency, lightly tinted glass materials</p>	<p>may be acceptable, but samples must be submitted for review along with the appropriate specifications and drawings.</p>
<p>8.4.3 Coverings Interior window coverings are inescapably visible from the outside of houses, and brightly colored curtains and blinds have a visually disturbing impact on</p>	<p>the community. Beige or subdued earth-tone colors are recommended.</p>
<p>8.4.4 Ventilation To prevent excessive heat build-up in warm weather, operable windows should be provided for</p>	<p>cross ventilation, especially on meadow sites.</p>
<p>8.5 SKYLIGHTS Skylights provide an ideal source of natural light as well as views into treetops in wooded locations. They can also</p>	<p>provide welcome warmth on cool days, but they need to be considered with care to avoid excessive heat loads.</p>
<p>8.5.1 Materials and Shape Skylights should be flat, clear glass, or polycarbonate (or similar) panels placed parallel to the roof plane. “Dome” or other three-dimensional shaped skylights or skylights with white or other colored glazing</p>	<p>materials add unnecessary complexity to the building form, may create light-fall problems for neighbors, and are not permitted.</p>
<p>8.6 SOLAR COLLECTORS</p>	
<p>The use of active and passive solar design systems is encouraged.</p>	
<p>8.6.1 Location Solar collectors and related equipment (fasteners, pipes, power lines, and so on) must be thoroughly</p>	<p>integrated with the building and/or site design. Screening from nearby properties and roads may be required.</p>
<p>8.6.2 Materials Materials that minimize reflectivity are preferred. The collectors and related materials must be properly</p>	<p>integrated with the overall building and roof forms.</p>
<p>8.7 FINISHES</p>	
<p>Exterior surfaces, trim, and siding should normally be treated for weather protection. Colors and methods of application will be controlled to achieve neighborhood continuity. (See</p>	
<p>8.7.1 Approval All exterior finishes require approval. The use of a color not on the approved list will require approval by the DC and must be submitted on a sample of the actual</p>	<p>the DCEM list of approved finishes and colors.) Decisions by the DC for permitted use will be based on the specific case related to the material, location, neighborhood compatibility, and the visibility from neighboring houses and public areas.</p>
<p>8.7.2 Window Frames Dark-colored window frames are part of the traditional visual vocabulary of Sea Ranch buildings. Windows are a major element in the visual character of a house, and they should blend in with the walls – not stand</p>	<p>out in contrast to them. Only dark colors will be allowed for window and skylight frames. Material samples will be required for DC approval.</p>
<p>8.7.3 Metal Work Flashing, metal work, vents, gutters, and trim must be non-reflective and finished with the same color</p>	<p>as the adjacent siding or roofing to avoid contrast.</p>
<p>8.7.4 Reflective Finishes Other than glass and hardware, reflective finishes are not allowed on any exterior surface.</p>	

"When we talk about images that motivate, mine are not abstract or metaphysical, but overwhelmingly concrete and tangible . . . the shape of the ground, the view, the quality and type of vegetation, the sun, the wind . . . all have voices I listen to and learn from.

—William Turnbull, *Architect*
Graham Foundation, 1979



8.8 FENCING

While most fencing is architectural in character and relates to the composition of the building or building compounds, fences are also important in shaping and protecting public areas, roads, and view corridors as much as to define private courts. Fences should be seen as edges of public areas as well as boundaries for private spaces. In some cases, fences should join with other fences rather than with the house to

reinforce the neighborhood grouping of buildings and to preserve the character of the larger landscape rather than accentuate the individual house and lot. Because of the natural character of the site or the relation to the character of the neighborhood, fencing may have a greater impact and will require special care. Fencing location, design and materials must be approved by the DC.

8.8.1 Use of Fencing Parking areas and all above-grade service facilities, including trash and garbage containers, maintenance and service equipment, LPG tanks, and clothes lines must be screened with fencing or a combination of fencing and plant materials. Trash and garbage enclosures must be animal proof and placed to allow for convenient pick-up from the road. Fences may also be used to define and screen private

courtyards and gardens from public view. Gates used to close off parking areas require approval from the DC. Fences may not be used to define the perimeter of a lot or large portions thereof. The use of fences to define areas for private use should be limited. Privacy screening by the use of a combination of fences and vegetation is preferred.

8.8.2 Height Normally the height of fencing shall not exceed five (5) feet, subject to the review of the DC. On some sites, the apparent height of fencing can be reduced by the use

of landscape elements or by the use of gently sloped berms extending to the top of a retaining wall and then topped by a low fence.

8.8.3 Visual Impact The scale and placement of fences are important to the visual composition of the total building complex. When fences are used as integrated extensions of buildings to define entrances and courts, they should be constructed of the same materials as the buildings. The extent

and visual impact of fencing should be minimized. Typically, fences should have no caps. However, fence caps may be used when they are extensions of deck railings or other architectural features.

8.8.4 Restricted Private Areas Fences are not permitted within or to delineate Restricted Private Areas.

8.8.5 Location While fencing and planting may be appropriate at the street side of the property to establish the edges of public spaces, to provide screening, privacy, and to soften the visual impact of the buildings, the spaces on the Commons

side of buildings should visually flow into the Commons without fenced or planted barriers to maintain the open character of the larger landscape.

8.8.6 Relation to Grades Fences that are elements in the landscape, rather than being extensions of the building, may utilize the traditional “sheep fencing” of the north coast

following the contours of the land. In general, however, tops of fences should be level and stepped to follow the grade.



Fencing should be used to separate private from public spaces and to give coherence to the neighborhood, not to delineate property lines.

8.9 DECK RAILINGS

At the ground level, when in close proximity to neighboring properties or trails, decks shall have constructed edges, seating, or railings at least eighteen (18) inches above the deck surface to visually screen the deck surface. In specific cases this rule may be waived by the DC to provide a more subtle demarcation between the structure and the landscape. When required,

these railings shall be solid, with the same surface material of the adjacent structure, and extend downward to within six (6) inches of the finished grade. A combination of wood railings, earth berms, and landscape planting may be approved by the DC. Decks at an upper floor level may have solid or open railings appropriate to the character of the building.

8.10 HOT TUBS

Hot tubs and spas must be located and screened from view in such a way that their use provides no intrusion on neighboring property, Commons, or public use areas. Heights of the

screening enclosure must conform to applicable public safety requirements and must be a minimum of six (6) inches above the top of the hot tub or spa cover. Additional screening may be required by the DC.

8.11 ANTENNAS

Antenna and satellite dishes are subject to applicable regulations of the Federal Communications Commission (FCC).

Owners are encouraged to review the installation of antenna and satellite dishes with the DC or DCEM.

8.11.1 Visibility Antennas, including satellite dishes, should be installed so that they do not project above the ridgeline of the roof of the structure. Installation should minimize the visibility from neighboring properties, pedestrian trails, and

roads. The color of satellite dishes should match the color, as closely as possible, of that part of the structure on which they are mounted.

8.12 EXTERIOR ORNAMENTATION

Ornamental fences, gates, and railings, doors, ornate plant containers, "garden sculpture," permanent flagpoles, and

other decorative elements are not permitted if visible from outside the house or private exterior spaces.



“At The Sea Ranch we have developed a community based in wild nature and sustained by its beauty. We have an important responsibility here. What do we bring to this environment and how do we alter it? I feel myself a custodian rather than an owner of it. . . . I feel I owe constant vigilance and care for its poetic and spiritual survival. I hope those who follow me feel the same.”

—Lawrence Halprin, *Landscape Architect*
The Sea Ranch . . . Diary of an Idea, 2003



9.0 Landscape Elements

The Sea Ranch landscape includes a rich diversity of indigenous plant types as the terrain extends from the ocean bluffs to the ridge top forests. The mixture is varied, and the success of each plant type is a result of its suitability to the terrain, soil conditions, available moisture and wind. The common pattern is random, a mix of grassy meadows intertwining with forest trees and riparian corridors. The orderly cypress hedgerows are a unique and valuable exception that are part of The Sea Ranch landscape history and image. The goal of The Sea Ranch planning is to maintain, restore, and reinforce the native landscape. The flow of vegetation and landforms to and between buildings is an important part of that concept. Personalized gardens incorporating non-indigenous plant materials may only be developed within enclosed courtyards.

Some plant materials, such as Monterey cypress, are not local natives but over the decades have naturalized and

appear to be a part of the regional natural landscape. Generally, however, non-indigenous plants in The Sea Ranch landscape are ill suited to the character of The Sea Ranch and are not allowed outside of screened courtyards. Non-native plant materials or plants arranged in a formalistic pattern are not consistent with the overall concept of supporting the natural setting of The Sea Ranch, in terms of plant association and imagery.

The constructed elements of the landscape must also be compatible with The Sea Ranch image. Walls, steps and graded slopes are an important part of site development and must be designed as part of the overall plan for the project. Such constructed elements must use materials and building techniques that blend with the existing landscape. The DC may require landscape solutions other than those listed below depending on the characteristics of the specific site.

9.1 LANDSCAPE DESIGN

Any improvements or modifications to the existing landscape require the approval of the DC. Landscape designs should be simple rather than complex, natural in appearance, and free of artificial appearing geometric patterns, such as evenly spaced,

straight rows of trees or shrubs along driveways or property lines. A detailed landscape plan identifying plant materials and locations of both proposed and existing vegetation must be submitted for review and approval.

9.1.1 Relation to Site The design of the landscape for individual homes must be consistent and blend with the landscape character of the site and the adjacent Commons. Landscape

planting, even in limited quantities, can help achieve a visual connection between the building and the site.

9.1.2 Plant Selection Variety in plant selection and size can maintain the visual diversity present in the natural land-

scape. A diverse pattern rather than a monoculture leads to a healthier and more successful landscape design.

9.2 WALLS AND STEPS

9.2.1 Design and Materials Landscape walls and walls relating to stairs adjacent to a building shall be sheathed in the same materials as the building. Generally, materials such as

exposed concrete, concrete block, or precast modular wall components are not acceptable. Step railings, where required, must conform to safety requirements but should be simple and visually unobtrusive rather than a dominant design feature.

9.2.2 Local Materials Walls of local stone may be appropriate for the construction of retaining walls in areas where these materials occur naturally. In the forest setting, walls

constructed of horizontal or vertical logs blend well with the natural setting but may need special treatment to be resistant to decay.



9.3 PAVEMENT

The design of paved areas and the paving materials must

9.3.1 Drainage Porous pavements are required rather than poured concrete or asphalt-based materials. Porous pavements permit rainwater to be absorbed into the soil, decreasing the quantity of runoff and consequent downgrade problems. At times, site conditions require the use of non-porous materials,

9.3.2 Materials Materials such as paved surfaces of decomposed granite, compacted drain rock or gravel, fir bark mulch, and stepping-stones of wood or stone are suitable materials for landscape walks and terrace areas. Unit pavement materi-

reinforce and blend in with the rural character of the site and de-emphasize an urban or suburban appearance.

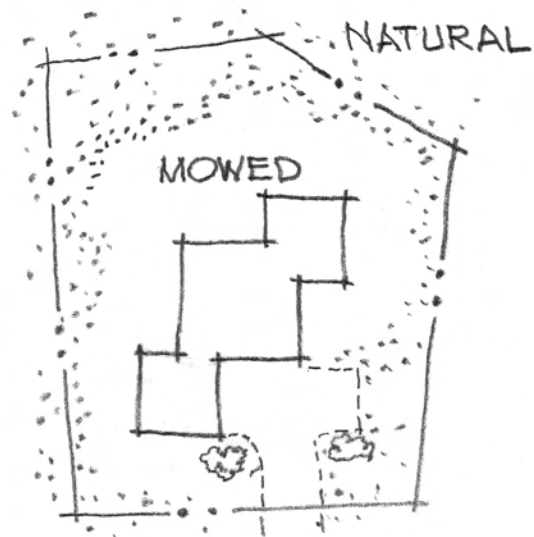
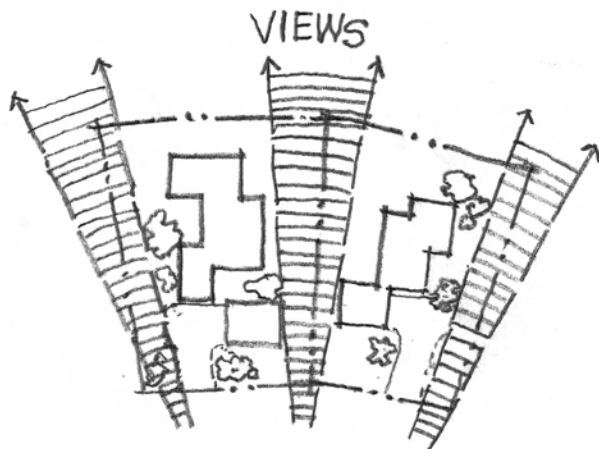
but their use should be well reasoned and limited. Sonoma County requires concrete or asphalt paving for grades over 10%. Grading and drainage plans are required for all paved areas.

als placed over base materials of drain rock and sand may be suitable substitutes for concrete. Some types of precast pavers may be suitable for use at The Sea Ranch, but most are urban in character and inappropriate.

9.4 LOT LINE DEFINITION

Delineation of lot lines with fences or planting is not allowed. Lot boundaries serve a legal purpose, but they are visually unimportant in an open landscape like The Sea Ranch. A lot

line made visible by rigid planting patterns, clearing, or mowing to the edge establishes a suburban look as precisely as a fence and denies the open-space philosophy underlying The Sea Ranch development.



9.5 PLANT MATERIALS

9.5.1 Preservation of the Landscape Native vegetation should be managed, restored, and replaced to the extent possi-

9.5.2 Landscape Design The design of new landscape must be informal and simple. All exterior landscape planting must be native or indigenous (except as noted in section 9.5.5)

9.5.3 Plant Types Excessive areas of a single plant type in a geometric pattern which by the dominance of foliage or flowers detract from the natural surroundings must be avoided. Placement of large shrubs and trees should be made

ble in areas damaged during construction. The landscape plan must indicate areas to be protected as well as any new planting.

and should reflect species found naturally in the neighborhood. Eye-catching plantings using non-indigenous plants are not acceptable.

judiciously. They must be considered as elements of the total composition along with the mass of the building and related components, and will require continuing maintenance. An approved plant list is available at the DCEM office.

9.5.4 Heights and Views Planting must not impede neighbors' views or important views from neighborhood roads and trails. Future growth must be considered in the selection of plant materials. Tree heights have the same limitations as

building heights unless waived by the DC. Vegetation height maintenance is the responsibility of the owner. Tree height limitations shall not apply to lots having a height limit over twenty four (24) feet except with respect to view preservation.

9.5.5 Non-Indigenous Planting Plants located completely within enclosed courtyards and not visible from any neighboring properties, roads, or pedestrian trails may deviate from the approved plant list. However, they must remain screened from public view. Plants selected should be appropriate to the north coast environment. Invasive non-native

plants capable of spreading by seed, root growth, or runners are prohibited and must be replaced by the homeowner. (See DCEM list of plant material not allowed on The Sea Ranch.) Plant material considered incompatible with the Sea Ranch landscape is subject to removal at the expense of the property owner, if requested by TSRA or the DC.

9.6 FIRE AND TREE MANAGEMENT

Maintenance of existing plants and the locations and types of new plantings must respect fire management regulations. Please refer to Public Resources Code section 4291, the

Sonoma County Department of Emergency Services Sec 1359.5, California Division of Forestry, and related Sea Ranch management policies as to types of plants, location requirements, and management practices.

9.6.1 Meadow Grass Management of meadow grasses is required for fire protection. However, care must be given to the way that grasses are mowed. Cutting grasses too short simulates a suburban lawn-like appearance, allows invasive plants to become established, and is detrimental to the regeneration of native bunch grasses. The shape of the mowed area

should be random. Mowing strictly along the property line or in a rectilinear pattern emphasizes the shape of the parcel and negates the visual continuity of the meadow.

9.7 SANITARY SEWER SYSTEMS

Refer to section 7.2 regarding vegetation management regulations for sanitary sewage system installation. Refer to section

7.4 regarding vegetation protection requirements during construction.

9.8 TREE MANAGEMENT

The possibility of damage from falling trees due to storms and/or disease should be assessed, and when there is a potential concern, an analysis by a professional arborist should be

obtained. Refer to TSRA's Procedure for Vegetation Removal and windthrow studies for information on the management of trees.



Additional Resources

Halprin, Lawrence

*The RSVP Cycles:
Creative Processes in the Human Environment*
New York: George Braziller. 1970

Halprin, Lawrence

The Sea Ranch ... Diary of an Idea
Berkeley, California: Spacemaker Press 2002

Lyndon, Donlyn and Jim Alinder

The Sea Ranch
Princeton Architectural Press. 2004

Moore, Charles, Gerald Allen, and Donlyn Lyndon

The Place of Houses
New York: Holt, Rinehart, and Winston. 1974.
(Reprinted, Berkeley, California: University of
California Press. 2000.)

Sexton, Richard

*Parallel Utopias: The Quest for Community/Sea Ranch,
California and Seaside, Florida*
San Francisco, California: Chronicle Books. 1995.

These publications, along with general Sea Ranch information, site maps, and other publications are available in the reference library at Department of Design, Compliance and Environmental Management at The Sea Ranch Association Office, 975 Annapolis Road. Telephone: 707-785-2316.

For online information, including this Design Manual and other information related to The Sea Ranch and The Sea Ranch Concept, visit The Sea Ranch web site at www.tsra.org.

This booklet has been prepared by the Department of Design, Compliance and Environmental Management of The Sea Ranch Association and the TSRA Design Committee as a resource for TSRA members, their architects and designers.

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“A good house has been warped, pushed, molded, compromised and recompromised by its architect, client, site, climate, the laws it is built under, the amount of money available, and by the customs, traditions, and history of its location. . . . If it has unexpected places in it, if the truths of its construction and form are occasionally evident, if it will bow out of one’s consciousness when not wanted, remind one of China, southern France, or rural England on occasion, refuse to admit that it has ever received the finishing touch, make people seem even more beautiful, wise, or charming than ever before, if it will do these and a few other things, as well as treat you right physically, then it is a really good house.”

—Robert Woods Kennedy
The House and the Art of Its Design, 1953





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