

ARCHITECTURAL REVIEW BOARD

4 Attachment 1

Village of Ocean Beach

Appendix A

1. Encroachment. Encroachment onto any property owned by the Incorporated Village of Ocean Beach or any other persons is expressly prohibited.
2. Exterior air conditioners. Individual air-conditioning units extending from windows are prohibited. Exterior air conditioning units or heat pumps may be relocated or added only if there is no adverse visual impact to adjoining properties.
3. Exterior colors and materials. Applications are not required for any repainting or re-staining which does not change a buildings original colors. However, owners/tenants must obtain approval before changing the color of any externally visible portion of any building, including siding, doors, shutters, trim, or roofing.

Color: Building may not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective or luminescent. The color or colors of a building must compliment the overall appearance of the commercial district and not distract from it in a way that draws excessive attention to the building. White, presently the predominate color for fascia, soffits, windows and corner boards, is the preferred color of choice. Any other colors will be reviewed on request of an applicant. Paint or stain color chips shall be provided upon application by applicant for consideration.

Design: Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the commercial district, adjoining homes and the neighborhood setting.

Intrusiveness: Buildings may not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.

Materials: Buildings must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must

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be capable of maintaining an attractive appearance. A building may be allowed to become weathered only if it is appropriate to such building and only if it presents an attractive appearance compatible with the building's adjoining homes, and the neighborhood setting. Buildings constructed of fiberglass, plastic, rubber, or similarly highly artificial mass-produced materials are generally prohibited unless the Architectural Review Board determines that they are of high quality and natural, unobtrusive appearance.

Relationship to the environment: Buildings shall not create an adverse impact on the natural environment by their installation or location. The Architectural Review Board will consider such issues as an alteration in the rate or direction of water runoff, the removal of trees or other substantial plants, and/or the creation of attractions, which are hazardous to wildlife by their nature or location.

Safety: Objects shall not create a hazard to public safety or become an attractive nuisance.

Signs: Compliance is required with § 164-38. Signs.

Size, scale and number: Buildings must be of an appropriate size and within an acceptable scale which is harmonious with the building and its location. Exterior items must not be so numerous so as to present a cluttered or overwhelming appearance.

Taste: Buildings must avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.

4. Exterior decorative objects. All exterior objects, whether natural or man-made, which were not part of the original construction design as either a standard or optional feature, require Architectural Review Board approval.
5. Exterior lighting. Exterior lighting which is a part of the original structure may not be altered or added to without prior approval of the Architectural Review Board.

Such alterations or additions must be for the purpose of improving footing, navigation or security, rather than being solely or primarily for

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decorative purposes. Proposed replacements or additions must be compatible in style and scale with the building, and applications must include their location, number, style, bulb color and wattage.

Colored bulbs designed to repel insects may be installed only in lighting fixtures located at building. Lighting which illuminates either common areas or private property other than that on which it is installed, including reflected "backwash" behind buildings, is prohibited. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the Architectural Review Board reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.

6. Fences. The subject of fences is more difficult to treat than many other items since fences can serve a number of different purposes and can have a very significant visual impact.

Fences can be used for the following purposes: to visually define property lines; to provide security; and as an architectural feature intended to enhance the physical appearance of the building or property.

Specific guidelines may be developed for each neighborhood, as appropriate.

Materials, color and visible appearance: Chain link fences will not be approved under any circumstances. All fences facing the street side of the building, including supporting posts, pickets, rails and gates must be constructed only of cedar, redwood, or pressure-treated lumber or other wood product. Wooden portions may not be painted or given an opaque coating. They may be treated only with a stain and/or wood preservative that allows the natural, original wood grain to remain visible, and which does not change the wood's color to other than that of natural wood of the types cited above (new or weathered appearance). The application of any stain and/or preservative treatment to wooden portions of these structures shall not give the appearance of a solid, opaque finish.

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7. Flags. Buildings may display a flag without prior Architectural Review Board approval under the following guidelines:

Buildings may display seasonal, decorative, state, or national flags of an appropriate size and good condition when the flag is attached at an incline to the wall by means of a temporary flagpole or staff no more than six feet in length.

Homeowners displaying the flag of the United States of America should refer to the United States Flag Code (36 USC § 10) for guidelines on properly displaying the flag.