

**Ad Hoc Committee - Research Subcommittee
Comparative Jurisdictions for Research (6-6-2016)**

City/Jurisdiction	Median Income	Population	Link to Design Review Ordinance	Link to Residential Design Guidelines	Link to Design Review Application	City Web Site / Planning Departments	NOTES
Los Altos Hills	\$218,077	7,912	http://ca-losaltoshills.civicplus.com/294/MunicipalCode	http://ca-losaltoshills.civicplus.com/DocumentCenter/Home/View/431	http://www.losaltoshills.ca.gov/FormCenter/Maximum-Floor-Area-and-Maximum-Development-15/Maximum-Floor-Area-and-Maximum-Development-57	http://www.losaltoshills.ca.gov/178/Planning-Department	
Piedmont	\$199,304	10,650	http://www.ci.piedmont.ca.us/html/city_codes/pdf/chapter17.pdf	http://www.ci.piedmont.ca.us/html/forms/drg.pdf	http://www.ci.piedmont.ca.us/html/forms/peappido.pdf	http://www.ci.piedmont.ca.us/publicworks/planning.shtml	
Monte Sereno	\$181,719	3,338	https://www2.municode.com/library/ca/monte_sereno/codes/code_of_ordinances?nodeid=MUCO_TII10PLZO_CH10.08SIDEPE118.64ARSIPLE	http://www.montesereno.org/DocumentCenter/Home/View/636	http://www.montesereno.org/DocumentCenter/Home/View/653	http://www.montesereno.org/2152/Planning-Department	
Portola Valley	\$170,208	4,326	https://www2.municode.com/library/ca/portola_valley/codes/code_of_ordinances?nodeid=TI1870_CH18.64ARSIPLE	http://portolavalley.net/home/showdocument?id=147	http://portolavalley.net/home/showdocument?id=201	http://www.portolavalley.net/building-planning/building-planning-department	
Belvedere	\$160,455	2,118	http://www.ci.belvedere.org/DocumentCenter/Home/View/451	N/A	http://www.ci.belvedere.org/DocumentCenter/Home/View/92	http://www.ci.belvedere.org/index.aspx?nid=105	
Palos Verdes Estates	\$159,038	13,412	http://www.codepublishing.com/CA/PalosVerdesEstates/#/PalosVerdes18/PalosVerdes1836.html#18.36	http://www.pvestates.org/Module/ShowDocument.aspx?documentid=2517	http://www.pvestates.org/Module/ShowDocument.aspx?documentid=368	http://www.pvestates.org/index.aspx?page=91	
Orinda	\$157,500	17,599	https://www2.municode.com/library/ca/orinda/codes/code_of_ordinances?nodeid=TI1770_CH17.30DERE	https://citvoforinda.app.box.com/s/18114461mkxblc6g93	https://citvoforinda.app.box.com/s/vh3ggrvx1gcp893xwir9nv4fpa3oam	http://www.cityoforinda.org/index.aspx?Type=B_BASIC&SEC=%7B9FD1BEA0-D2CB-45EE-A6AB-DA3FF5A6DEAA%7D	

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Saratoga	\$155,182	29,781	https://www.municode.com/library/ca/saratoga/codes/code_of_ordinances?nodeId=CH15ZORE_ART15-45DERESIMIDW	http://www.saratoga.ca.us/civicaax/filebank/blobload.aspx?blobid=8126	http://www.saratoga.ca.us/civicaax/filebank/blobload.aspx?BlobID=3533	http://saratoga.ca.us/civictall/cd/planning/default.asp	
San Marino	\$154,318	13,131	http://www.sterlingcodifiers.com/codebook/index.php?book_id=825	http://www.ci.san-marino.ca.us/DocumentCenter/View/9w/144	http://www.ci.san-marino.ca.us/DocumentCenter/View/9w/40	https://ca-sanmarino.civicolus.com/126/Design-Review-Committee	
Los Altos	\$151,856	28,752	https://www.municode.com/library/ca/los_altos/codes/code_of_ordinances?nodeId=TIT4.4ZO_CH14.176DERENMID1	http://www.losaltosca.gov/sites/default/files/fileattachments/Building%20and%20Planning/page/430/residentialdesignguidelines.pdf	http://www.losaltosca.gov/sites/default/files/fileattachments/Community%20Development/page/430/two-story_submittal_requirements.pdf	http://www.losaltosca.gov/communitvdevelopment/page/design-review	
Rolling Hills Estates	\$151,757	8,040	https://www2.municode.com/library/ca/rolling_hills_estates/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.62NECO	http://www.ci.rolling-hills-estates.ca.us/Modules/ShowDocument.aspx?documentid=7637	http://www.ci.rolling-hills-estates.ca.us/Modules/ShowDocument.aspx?documentid=1900	http://www.ci.rolling-hills-estates.ca.us/index.aspx?page=91	
La Canada / Flintridge	\$148,214	20,248	http://qcode.us/codes/lacanadaflintridge/view.php?topic=11.1.45-11.45.050&frames=off	https://docs.google.com/a/lcf.ca.gov/viewer?a=v&pid=sites&srcid=bGNmLmNhLmduvdxiaXR5LW9mlWXhLWNhbmFXS1mbGldHlpZGdILXNpdGV8Z3p6GMMW4TYlN2M3Y2X2N2I3ZQ	https://ac0afc1d-a-bebe420d-sites.googlegroups.com/a/lcf.ca.gov/city-of-la-canada-flintridge-site/planning/planning-applications/Second%20Floor%20Review%2001-15%28a%29.pdf?attachauth=ANo	http://www.lcf.ca.gov/design-commission	
Ross	\$145,250	2,079	http://www.townofross.org/sites/default/files/fileattachments/administration/page/249/18.41_design_review.pdf	N/A	http://www.townofross.org/sites/default/files/fileattachments/planning/page/258/Vairdemo_application_december_2015.pdf	http://www.townofross.org/planning	
Tiburon	\$136,250	8,895	https://www2.municode.com/library/ca/tiburon/codes/code_of_ordinances?nodeId=TITVAIMUS_CH16ZO_16S2PEREDE	http://www.townof Tiburon.org/DocumentCenter/View/138	http://www.townof Tiburon.org/DocumentCenter/Home/View/130	http://www.townof Tiburon.org/158/Planning	

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Lafayette	\$134,871	23,863	https://www2.municode.com/libra/ry/ca/lafayette/codes/code_of_ordinances?model=TI16PLLAUS_PT1GEAD_CH6-2APPE_ARTSDERE	www.lafayette.org/home/showdocument?id=1303	http://www.ci.lafayette.ca.us/Home/ShowDocument?id=424	http://www.lafayette.ca.gov/pzd/pages/default.aspx	
Malibu	\$132,926	12,746	N/A	N/A	N/A	https://www.malibucity.org/index.aspx?NID=355	
Manhattan Beach	\$132,752	34,986	N/A	N/A	N/A	http://www.ci.manhattan-beach.ca.us/civ-officials/community-development/planning-zoning	
Clayton	\$131,991	10,856	http://www.municode.com/libra/aus/	N/A	http://onlineforms.ci.clayton.ca.us/codforms/Site_Plan_Review_Permit.pdf	http://ci.clayton.ca.us/	
Los Gatos	\$122,875	29,165	https://www2.municode.com/libra/ry/ca/los_gatos/codes/code_of_ordinances?model=CO_CH29ZORE_ARTIADEN_DIV3AP	http://www.losgatosca.gov/DocumentCenter/View/985	http://www.losgatosca.gov/DocumentCenter/View/361	http://www.losgatosca.gov/897/Planning	
Moraga	\$121,875	16,033	https://www2.municode.com/libra/ry/ca/moraga/codes/code_of_ordinances?model=MOCA_TI18PLZO_CH8.72DERE	http://www.moraga.ca.us/dept/planning/docs/AmendedDesignGuidelines012710appendix.pdf	http://www.moraga.ca.us/dept/planning/docs/Applications/SFRDRBApp022013.pdf	http://www.moraga.ca.us/dept/planning/about	
San Carlos	\$118,865	28,130	http://www.codepublishing.com/CA/SanCarlos/#/SanCarlos18/SanCarlos1829.html#18.29	http://www.codepublishing.com/CA/SanCarlos/#/SanCarlos18/SanCarlos1812.html#18.12	http://www.cityofsan-carlos.org/civ/leax/filebank/blobload.aspx?blobid=11130	http://www.cityofsan-carlos.org/planning/	

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Calabasas	\$118,182	22,839	https://www2.municode.com/libraries/ca/city_of_calabasas/codes/code_of_ordinances?nodeId=ITI17L_AUSDE_ARTIIISIPRDEST_CH17_20GERDEUSI	https://www2.municode.com/libraries/ca/city_of_calabasas/codes/code_of_ordinances?nodeId=ITI17L_AUSDE_ARTIIISIPRDEST_CH17_20GERDEUSI	http://www.cityofcalabasas.com/development/documents/planning/applications/general-development-application.pdf	http://www.cityofcalabasas.com/development/documents/planning/division.html	
Del Mar	\$114,531	4,175	http://www.delmar.ca.us/DocumentCenter/View/422	N/A	http://www.delmar.ca.us/DocumentCenter/View/1318	http://www.delmar.ca.us/156/Planning-Community-Development	

CITIES WITH RELATED ISSUES BUT OUTSIDE THE STATED CRITERIA

City/Jurisdiction	Median Income	Population	Link to Design Review Ordinance	Link to Residential Design Guidelines3	Link to Design Review Application	City Web Site / Planning	NOTES
Carmel *	\$93,340	3,842	N/A	http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/design-guidelines/	TBD	http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/	
Solana Beach	\$90,855	13,236	TBD	TBD	TBD	http://www.ci.solana-beach.ca.us/index.asp?SEC=4459C1D7-9FF7-4988-92EE-D6EC8A2F593E&Type=B_BASIC	
Laguna Beach	\$94,325	23,250	TBD	http://lagunabeachcity.net/civicax/filebank/blobload.aspx?BlobID=8790	TBD	http://lagunabeachcity.net/cityhall/cd/planning/devguides.htm	
Santa Barbara	\$63,758	90,412	http://www.santabarbaraca.gov/services/planning/design/default.aspx?BlobID=17333	http://www.santabarbaraca.gov/civicax/filebank/blobload.aspx?BlobID=17333	TBD	http://www.santabarbaraca.gov/services/planning/	

* **SPECIAL NOTE:** Carmel does a site assessment & survey before design starts to determine property issues. City reached out to real estate agents to get them on board with strict guidelines so people buying homes have realistic remodel/rebuild expectations; most applicants have attorneys who resolve problems less emotionally than homeowners.