

# The Villas

At Rancho Pacifica

## General Subdivision Information

### Lot information:

- The lots have been over-excavated, re-compacted and certified by a Soils Engineer to create the current building pads.
- Affordable Housing In Lieu Fee: this is a site specific fee that follows the lot. The current fee is set at 5% of the building cost determined by the City of Pismo Beach during the Plan Check stage and is due when the permit is picked up. (In 2008, for a 2,500 square foot home the affordable housing fee was approximately \$15,000.)

### Planning Specifications\*:

- Single Family Residential only.
- Maximum height is 25 feet above natural grade.  
Current pads are designed for a 22 to 24 foot high residence.  
A "natural grade" topo map will be provided for a specific site after close of escrow.
- Setbacks are:
  - Front yard - 20 feet
  - Side yards - 5 feet, excluding existing easements.
  - Side yard at street corner - 10 feet.
  - Rear yard 10 feet, excluding existing easements.
- Maximum building coverage is 86% of the 1<sup>st</sup> 2700 sq. ft. of the lot, 60% of the remainder of the lot.
- For homes over 4,000 square feet (living area, garage and enclosed deck space) there are additional calculations and qualifications, please contact the Pismo Beach Planning Department for more information (805) 773-4658.
- Parking requirement per home is 2 garage spaces and 2 driveway spaces.

*\*This information is provided for general information purposes for this subdivision and may not reflect more stringent building codes in effect now or in the future.*

### Landscape Requirements:

- Each lot is required by the City of Pismo Beach to have a street tree. The approved trees for this subdivision are:
  - Fruitless Olive, Pink Melaluca, or King Palm.Front yard landscaping is required by the City, both front and backyard landscaping are required by the Architectural Committee.

### Architectural Requirements:

- Homes are to be in keeping with the Mediterranean style of the neighboring homes.
  - Downslope homes will have a single level appearance from the street, so the roofline does not significantly impact the views from the Upslope homes.
  - Upper homes will have a two story appearance from the street with architectural details, such as decks or porticos, to add dimension and depth from the street level.
  - Tile roofs.
  - Stucco exterior, including eaves, wood trim accents only.
  - Wood exterior elements to be under 10% of the entire exterior space.
  - Home to be in keeping with the style of the neighboring homes.
  - Exterior color tones to be earth tones in keeping with overall tract approvals (tans, creams, grays, greens).
  - Fencing to be open picket 42" to 48" in height. Powder coated metal is standard, other products must be submitted to the Architectural Committee for approval.