

LUCAS VALLEY HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES

Overview

The Architectural Review Committee (ARC) and the Lucas Valley Homeowners Association are proud to make available a draft of the Design Guidelines, which takes into consideration all 538 homes of the LVHA, including all Eichler and American Housing Guild homes. The ARC, along with many homeowners, Board members, and the LVHA lawyer, David Feingold, worked hard to ensure that the Guidelines address many critical questions concerning the remodeling and maintenance process.

Background

Last year, the County of Marin began the process of revising the Marin County Design Review Guidelines. Since the County of Marin recognizes the unique characteristics of the multitude of communities and unincorporated areas within Marin County, they identified five of these unincorporated areas and requested that each of these communities provide them with a set of design guidelines to be appended to the overall Marin County document. Lucas Valley was one of these communities. Since that time, the ARC has been working steadily to create this document, which will be used both as a tool for the County as it evaluates any design review projects from Lucas Valley and as a tool for our community's needs. These Guidelines will be incorporated by reference into our new CC&Rs; together the two will benefit all homeowners and our community.

How will these Guidelines be utilized?

These Guidelines will help homeowners understand the best ways to approach modifications to their homes. The efforts undertaken by the ARC only address issues that affect the neighborhood at large. For example, throughout the Guidelines, the objective is to provide guided focus on architectural elements that would adversely affect the streetscape or public right-of-way – those areas that are visible and accessible by the general public, such as the front of houses.

The Design Guidelines address such issues as house colors, roof shapes, atrium remodels, solar panels and additional rooftop equipment, major landscape changes and site lighting, fences and accessory structures for additions, remodels and new homes.

The County of Marin has been instrumental in working with the LVHA and the ARC in defining the background requirements necessary to help make use of the Guidelines viable. The County will work with any applicant in conjunction with the ARC in order to help facilitate the submittal and approval process.

What about modifications that have already been made?

Any pre-existing conditions that do not meet current ARC Guideline requirements will not require upgrade until such time as a future project incorporates the feature in question.