

PRE-APPROVAL REQUIREMENTS

SANTA MONICA MOUNTAINS LOCAL IMPLEMENTATION PROGRAM

– [Chapter 22.44](#)

Applications for pre-approved standard plans in the **Santa Monica Mountains Coastal Area** must demonstrate compliance with the following:

MATERIALS

The use of highly reflective materials is prohibited, except for solar energy devices which shall be placed to minimize adverse impacts to public views to the maximum extent feasible

Roof. Shall be constructed with fire-proof roofing material, except that reflective, glossy, polished, and/or roll-formed type metal roofing is prohibited.

Siding. Exterior siding shall consist of fire-proof material, except that reflective, glossy, polished, and/or roll-formed type metal siding is prohibited

Colors. Exterior colors and materials shall be compatible with the surrounding landscape. Acceptable colors shall be limited to earth tones that blend with the surrounding environment, including shades of green, brown, and gray, and no white or light shades, and no bright tones.

Windows. Shall be comprised of non-glare/non-reflective glass.

FORM

Minimize the apparent size of exterior wall surfaces that may be visible from off-site by using horizontal and vertical articulation to create changing shadow lines and break up the appearance of massive forms. Avoidance of impacts to visual resources through site selection and design alternatives is the preferred method over landscape screening.

PARKING

Two (2) covered parking spaces per dwelling unit

HEIGHT

Height restrictions are meant to minimize impacts to scenic and visual resources. These standards reflect maximum allowances that shall be reduced where necessary to achieve this purpose and ensure consistency with visual resource protraction requirements Couth Code Sections [22.44.1440](#) and [22.44.1990](#).

Height Limits. Not to exceed 30 feet above natural or finished grade, whichever is lower, excluding chimneys, rooftop solar panels, and rooftop antennas.

Where an applicant can demonstrate that a taller structure would result in a smaller building footprint with less land alteration and fewer impacts to environmental resources building or structure shall not exceed 35 feet above natural or finished grade, whichever is lower.

The vertical distance between the lowest point where the foundation meets grade and the lowest floor line of the structure shall be the minimum necessary for safety purposes.

Note: Height Limits in Scenic Resource Areas shall have a height not to exceed 18 feet above natural or finished grade, whichever is lower, excluding chimneys, rooftop solar panels and rooftop antennas.

Decks. Walking surface of a deck with underpinnings visible from outside the parcel shall not exceed a height of six feet above grade. Decks shall be integrated into the architecture of the house.