

Good morning Lindsay Lara,

It is our understanding that the DRB will be meeting on November 16, 2021. Please add our request to the DRB's Agenda (3 Attachments). We would like their opinion on the color used on a home at [REDACTED] San Rafael. The homeowners recently painted the home's exterior with Edgecomb Gray paint, which we believe does not comply with several City requirements.

We respectfully ask the DRB to agree that Edgecomb Gray as an exterior paint is a light earthtone shade.

Three Attachments:

1. Chatham Letter to DRB
2. PowerPoint
3. Opinion Letter

Thank you for your time.

Sincerely,

Robert & Karen Chatham

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Robert Chatham
[REDACTED]

Robert & Karen Chatham



City of San Rafael
Design Review Board
1400 Fifth Avenue
San Rafael, CA 94901

November 10, 2021

Via Email Only

RE: [REDACTED] – Exterior Color

Dear Design Review Board,

Thank you for your time, to hear our question about the exterior paint color on the home at [REDACTED] [REDACTED] San Rafael. The homeowners recently painted their home using exterior paint Edgecomb Gray, which we believe is not compliant with City requirements. This home is now the White Elephant in our neighborhood.

We are asking the Design Review Board to provide their opinion on the color – “Edgecomb Gray”. We believe this color as an exterior house paint is a light earthtone shade (not medium or dark earthtone shade)? [Please see our attachments.]

Question - Does the Design Review Board agree that Edgecomb Gray is a light earthtone shade?

Background

Our homes are located within District 10. Several years ago, the City placed several requirements that District 10 homeowners have to follow and were made part of their Deeds.

To support our position, we present the following facts:

• **District 10 Governing Document – City’s Hillside Standards.**

San Rafael Division III - OVERLAY DISTRICT REGULATIONS; Chapter 14.12 - HILLSIDE DEVELOPMENT OVERLAY DISTRICT (-H).....

B. Ensure that the location, design and materials and colors of development blends with and enhances the natural setting;...

D. Preserve balance and harmony within neighborhoods;.....

F. Preserve and enhance views from other buildings and public property;.....

G. Ensure the right to make residential additions and modifications which minimize the impact on adjacent residences and which are designed to be compatible with the existing residence and neighborhood.

(Ord. 1625 § 1 (part), 1992).

• **District 10 Governing Document - San Rafael Resolution 8243, mm, (2), page 12** states: The exterior color of homes shall be limited to medium or dark shades on the City's official earthtone/woodtone color board.

• **District 10 Governing Document - San Rafael Resolution 8243, mm, (3), page 12** states: The architecture of each residence shall be designed in a stepped, hillside home style which conforms to the natural terrain, and minimizes grading to extent possible. The designs must

Robert & Karen Chatham



minimize the perceive building mass on the site and must conform to the City Hillside Standards.

- **District 10 Governing Document – City’s 1988 Environmental Impact Report (EIR) states:**
 - a. For the most part, existing houses have been painted in muted or earth-tone colors. Where houses have been sited in prominent locations and painted in very light or white colors, the contrast with the neighborhood is immediately apparent. Source 1988 EIR, page 55.
 - b. Natural building materials and earth tone colors should be used on all of the 30 proposed dwellings so that they blend with the surrounding hillside and existing development. Source 1988 EIR, page 63.
- **Attachment 1:** PowerPoint Presentation shows how [REDACTED] exterior stands out and does not comply.
- **Attachment 2:** October 27, 2021 email from an Architectural Color Consultant stating that the Edgecomb Gray is a warm gray in the off-white to light tone family.

We ask the Design Review Board the following questions with regard to using Edgecomb Gray as an exterior house paint on a hillside:

1. Does this home blend in and enhance the surrounding hillside and existing development?
2. Does this home preserve the balance and harmony within our neighborhood?
3. Does this home preserve and enhance views?
4. Does this home minimize the impact on adjacent residences?
5. Is this house now immediately apparent?
6. Is this house compatible with the existing residence and neighborhood?
7. Is Edgecomb Gray a medium to dark earth tone color/shade?

In conclusion, we believe Edgecomb Gray is a light earthtone shade. What is the Design Review Board’s response?

Sincerely and thank you for your time,

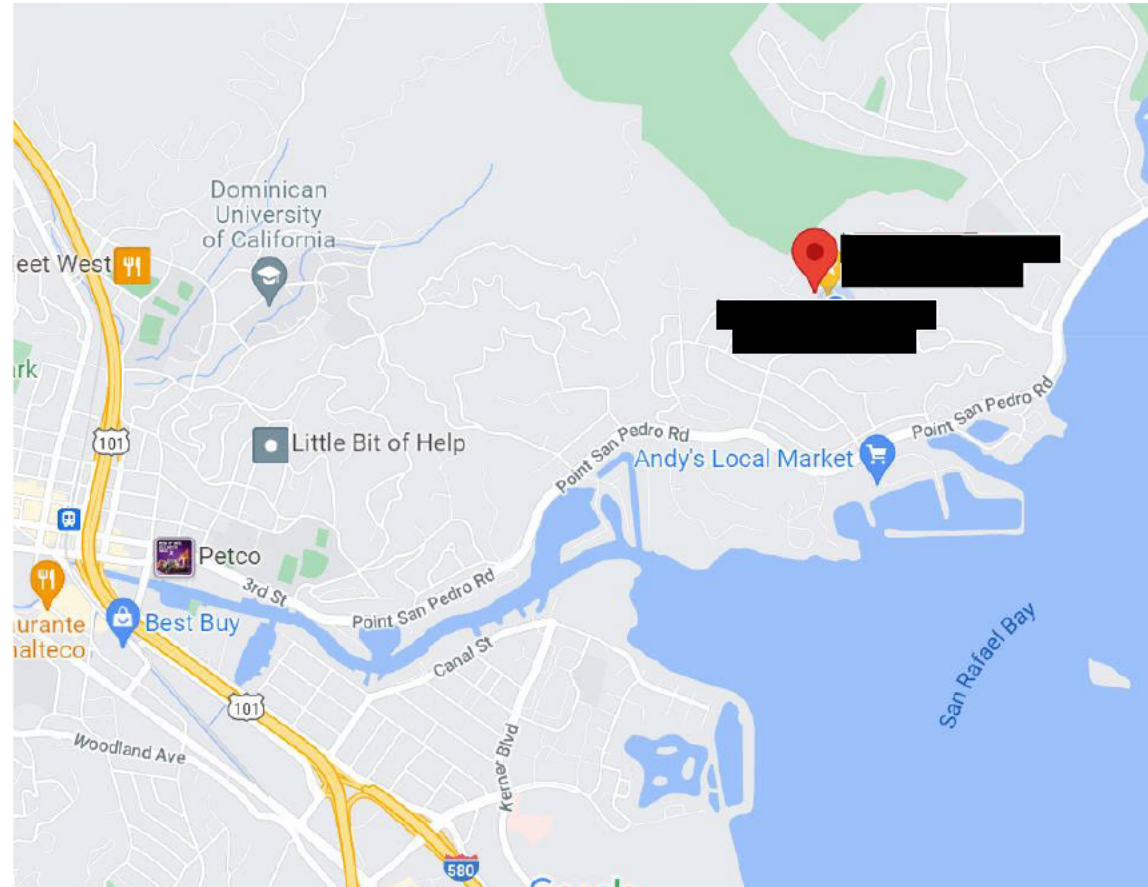
A handwritten signature in black ink that reads "Robert & Karen Chatham".

Robert & Karen Chatham

Loch Lomond Highlands – District 10

Homes have to comply with Hillside Development

San Rafael Chapter 14.12 - HILLSIDE DEVELOPMENT OVERLAY DISTRICT



Benjamin Moore HC 173 Edgecomb Gray



CITY'S OFFICIAL COLOR BOARD

Note not all colors are medium to dark shades

San Rafael Resolution 8243, mm, 2, page 12, states: "All homes within the subdivision shall feature a predominance of natural exterior materials.....
.The exterior color of homes **shall be limited to medium or dark shades** on the City's official earthtone/woodtone color board."

TYPICAL MEDIUM AND DARK EARTHTONES
OTHER HOMES IN LOCH LOMOND AREA



House painted with HC 173 Edgecomb Gray





TAKEN FROM MANDERLY ROAD



MORE CITATIONS

San Rafael Division III - OVERLAY DISTRICT REGULATIONS

Chapter 14.12 - HILLSIDE DEVELOPMENT OVERLAY DISTRICT (-H)

14.25.010 - Specific purposes.

Environmental and design review implements general plan policies concerning the environment and design by guiding the location, functions and appearance of development. The key environmental and design goal of the city is to respect and protect the natural environment and assure that development is harmoniously integrated with the existing qualities of the city. The purposes of environmental and design review are to:

- A. First and foremost, maintain a proper balance between development and the natural environment;
- B. Ensure that the location, design and materials and colors of development blends with and enhances the natural setting;
- C. Maintain and improve the quality of, and relationship between, development and the surrounding area to contribute to the attractiveness of the city;
- D. Preserve balance and harmony within neighborhoods;
- E. Promote design excellence by encouraging creative design and the innovative use of materials and methods and techniques;
- F. Preserve and enhance views from other buildings and public property;
- G. Ensure the right to make residential additions and modifications which minimize the impact on adjacent residences and which are designed to be compatible with the existing residence and neighborhood.

CITATIONS

1988 EIR, page 55 - The Loch Lomond neighborhood is characterized by attractive, moderately large (2000 to 3000 sq. ft.) houses on heavily landscaped, well maintained lots. In views of the neighborhood from local streets, homes appear partially hidden, or screened by abundant plantings of trees and shrubs. Current zoning (R-1, Single Family Residential) in these neighborhoods and on the site limits building heights to a maximum of 30 feet. For the most part, existing houses have been painted in muted or earth-tone colors. Where houses have been sited in prominent locations and painted in very light or white colors, the contrast with the neighborhood is immediately apparent.

1988 EIR, page 63 - Natural building materials and earth tone colors should be used on all of the 30 proposed dwellings so that they blend with the surrounding hillside and existing development.

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San Rafael Resolution 8243, mm, 2, page 12 - All homes within the subdivision shall feature a predominance of natural exterior materials.....The exterior color of homes shall be limited to medium or dark shades on the City's official earthtone/woodtone color board.

MORE CITATIONS

Design Review Board criteria - The proposed colors and material would effectively blend the proposed building with the predominant colors of the surrounding natural setting.

IV.A. Design Guidelines Applicable To All Hillside Residential Development Projects, Hillside Architectural Character (IV.A7, page 57) - 4. Building Materials, Texture and Color selection should show evidence of coordination with the predominant colors and values of the surrounding landscape. This is to minimize contrast of the structure with its background when viewed from the surrounding community. Roof colors should tend toward darker earthtones. Darker colors are less conspicuous when viewed from a distance.

Single-family Residential Design Guidelines, The Marin County Community Development Agency, page 8, "General Site Design Objectives Thoughtful site planning results in residential development projects that are integrated with the natural environment, compatible with the surrounding neighborhood, respectful of natural systems, more aesthetically pleasing, and often less expensive to build. A new residential development should:

- Be compatible with the natural features and existing open spaces of the site and neighboring properties;
- Preserve or protect unique or special natural features of the site, such as streams, natural drainage courses and associated riparian areas, landforms, rock outcroppings, mature trees and vegetation, hilltops and ridgelines, and shorelines;
- Avoid unstable or hazardous portions of the site;
- Be energy, water, and resource efficient;
- Be compatible with the scale and character of the local residential neighborhood;
- Respect the existing views, privacy, access to light, and safety of neighboring properties; and
- Reflect the local design goals and policies as expressed in the local community plan."

Side by side Comparison



TYPICAL MEDIUM AND DARK EARTHTONES
OTHER HOMES IN LOCH LOMOND AREA



Benjamin Moore Edgecomb Gray

2 messages

Leslie Herrick [REDACTED]

Wed, Oct 27, 2021 at 5:05 PM

To: [REDACTED]

Hi Robert,

In the 20 years that I have been doing architectural color consulting, I have had many opportunities to specify and see the color HC-173 Edgecomb Gray. To my eye, it is a warm gray in the off-white to light tone family. When it is used in an interior application it reads as a gray/beige color. In an exterior application it looks much lighter and reads as a dirty off white color. Color does change with the light and also the surroundings and this is just my personal experience with it.

Best,
Leslie

Leslie Davis Herrick

Architectural Color Consultant

[REDACTED]

Robert Chatham [REDACTED]

Wed, Oct 27, 2021 at 6:05 PM

To: Leslie Herrick [REDACTED]

Thank you!

[Quoted text hidden]

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Robert S Chatham
Chatham Energy Consulting, LLC

[REDACTED]

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