



Rancho Santa Fe Association

Board of Directors

Staff Report – Board of Directors Action

Date: March 3, 2022

By: Maryam Babaki, Building Commissioner

Item: Regulation Update: Proposed Gates and Pilasters, Chapter 42B

Executive Summary:

The Rancho Santa Fe Association Building Department is continuing the work of updating the Rancho Santa Fe Regulatory Code. Attached to this report is the proposed draft for a new Chapter 42B for “Gates and Pilasters” (Attachment A). This new regulation has been reviewed by the Residential Design Guidelines (RDG) Committee and the Art Jury.

Fiscal Impact:

There are no fiscal impacts at this time.

Recommendation:

Staff recommends that the Board approve this draft for posting for membership comments.

Attachments:

Attachment A: Proposed Chapter 42B, Gates and Pilasters

ATTACHMENT A

CHAPTER 42B
GATES AND PILASTERS

42B.1 Authority and Purpose. In accordance with the Rancho Santa Fe Governing Documents and California State law, the Rancho Santa Fe Association has adopted the following regulations with respect to the construction and location of Gates, Pilasters and Driveway Features. The Art Jury will approve Gates, Pilasters, and Driveway Features based on the requirements of Rancho Santa Fe's Protective Covenant including the Preamble and Article III Section I Paragraphs 46 through 50, and Regulatory Code and on the provisions of the Residential Design Guidelines.

42B.2 Rationale. The character of the Rancho Santa Fe community is based on a feeling of openness: Open land, open spaces and undeveloped countryside with a low density of homes. A contributing factor to this open feel is that many homes are hidden from view, thus creating a more rural feeling. The introduction of prominent entry features, i.e., gates, pilasters and/or wing walls, detracts from the rural open feel. The intent of this regulation is to permit entry features that are safe, functional and do not detract from the rural character of Rancho Santa Fe.

42B.3 GATES – MAIN ENTRY

42B.3.1 Dimensions

42.3.1 (i) Gates shall not exceed six feet (6') at their highest point.

42.3.1 (ii) Gates shall not exceed sixteen feet (16') in width.

42B.3.2 Location. Gates shall be a minimum distance of 50' from property line to provide adequate space for turnarounds and landscaping.

42B.4 GATES - DESIGN

42B.4.1 Gates may be of a swing design or horizontal slide.

42B.4.2 Gates shall be of a simple design and understated. Gates shall not be ornate or eye-catching, nor too modern or contemporary. Gate designs must reflect the pre-dominant architecture of Rancho Santa Fe.

42B.4.3 Gates shall be of an open design.

42B.4.4 Gates shall not be solid.

42B.4.5 Where a semi-solid gate is permitted due to specific limitations, the solid portion of the gate shall be no higher than three feet (3'). The gate shall be an open design above the solid portion.

42B.5 GATES - MATERIALS/COLORS.

Gates shall be constructed of natural, or dark-stained, or dark-painted wood, or dark-colored metal.

42B.6 GATES – PEDESTRIAN

42B.6.1 Where pedestrian gates are permitted, they shall be of wood: Pasture type, peeler pole, split rail or other open design, to match fencing.

42B.6.2 Pedestrian gates shall be discreet, unobtrusive and not delineated by pilasters or other markers.

42B.6.3 Pedestrian gates shall be set a minimum of six feet (6') from the edge of the driveway gate pilaster.

The intervening space from edge of pilaster to the pedestrian gate shall be wooden fencing.

42B.6.4 Pedestrian gates shall be screened by landscaping.

42B.6.5 Courtyard gates may be solid wood or open metal.

42B.7 PILASTERS

42B.7.1 **Definition.** For the purpose of this regulation, a “pilaster” shall be defined as a gate-supporting structure constructed of wood, stone or masonry with a base exceeding one foot (1’) square.

42B.7.2 Freestanding pilasters, i.e., not used for entry gate support, are not permitted.

42B.7.3 Dimensions

42B.7.3 (i) Pilasters shall not exceed three feet (3’) wide nor three feet (3’) deep.

42B.7.3 (ii) Pilasters shall not exceed six feet (6’) in height.

42B.7.4 Materials/Colors

42B.7.4 (i) Pilasters in both color and material shall match or be complementary to the main residence.

42B.7.4 (ii) The Art Jury may request pilasters in a color that differs from the color of the main residence if it determines, in its sole discretion, that the color palette of the main residence should not be replicated on the pilaster(s).

42B.8 LIGHTING – MAIN ENTRY GATES

42B.8.1 Lights shall not be mounted on top of the pilaster(s).

42B.8.2 Unobtrusive lighting, in proportion to the size of the pilaster(s), may be mounted on the front side of the pilaster(s).

42B.8.3 If the property address is located on the front side of a pilaster, it shall be illuminated from dusk to dawn.

42B.8.4 Lighting must conform to the Rancho Santa Fe Regulatory Code, Chapter 14, Exterior Lighting.

42B.9 WING WALLS – NOT PERMITTED.

Wing walls lend an appearance of formality and grandeur that is not in keeping with Rancho Santa Fe’s rural atmosphere.

42B.10 TURNAROUNDS

42B.10.1 Turnarounds are required for safe property entry/exit. In the event the gate does not permit entry, a turnaround allows a driver to forward-exit the property rather than back into the street.

42B.10.2 Vehicle turnarounds are not required where the driveway is located on a dead-end street.

42B.10.3 Turnarounds shall be of a hammerhead design.

42B.10.4 Turnarounds shall be located twenty-five feet (25’) before the gate.

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- 42B.10.5 Turnarounds shall be a minimum of twenty feet (20') long measured from the edge of the driveway and twelve feet (12') wide.
- 42B.10.6 Turnarounds shall be surfaced with the same material as the driveway or with gravel.
- 42B.10.7 Turnarounds shall not be used for parking.

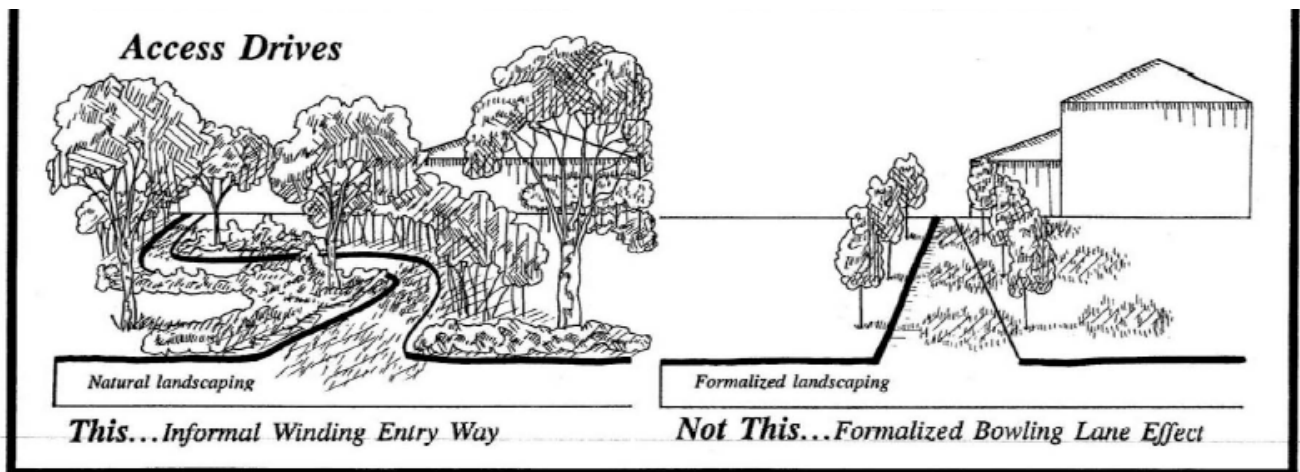
42B.11 DRIVEWAYS

- 42B.10.1 Should meander up to the residence, i.e., not proceed in a straight line.
- 42B.10.2 The driveway apron shall be thirty-six feet (36') as required by fire regulations.
- 42B.10.3 There shall be a minimum distance of fifty feet (50') from the property line to the gate.
- 42B.10.3 The driveway material shall be of matching asphalt from the Property line to the roadway.

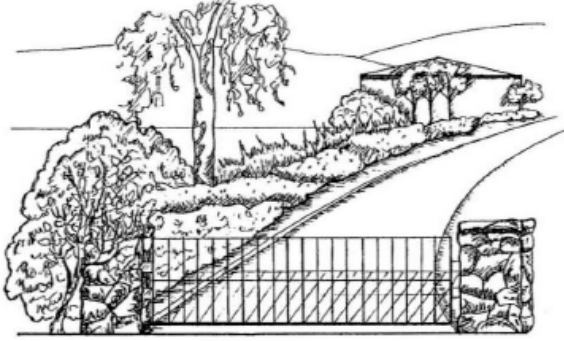
42B.12 PROPERTY IDENTIFICATION – NOT MOUNTED ON PILASTER

- 42B.11.1 A property address marker shall be no higher than thirty inches (30") with width and depth not to exceed twenty inches (20").
- 42B.11.2 A property address marker shall be of an unobtrusive design.
- 42B.11.3 A small up-light is required to illuminate the address marker.
- 42B.11.4 Lighting must conform to the Rancho Santa Fe Regulatory Code, Chapter 14, Exterior Lighting.
- 42B.11.5 A property address marker shall not be placed in the right-of-way.

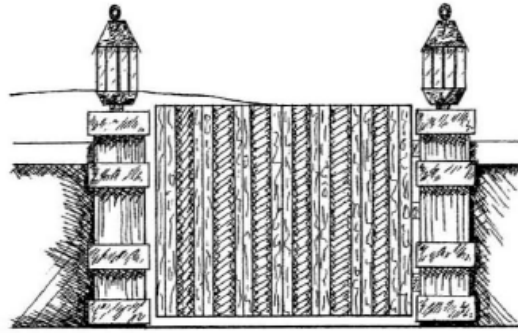
42B.13 EFFECTIVE DATE: The effective date of this regulation is [-----].



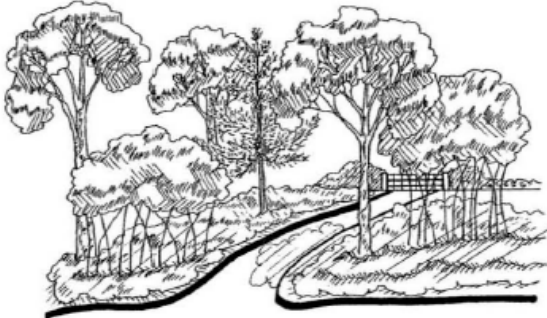
Gates and Pilasters



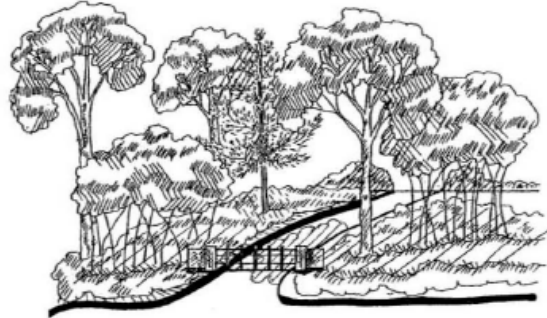
This... Understated Entry Preserves Rural Ambiance



Not This... Formalized Barrier Effect



This... Entries Should Be Set Back From Property Line



Not This... Entry Abuts Roadway

(Place holder – Entry Gate graphic)