Eastern Goleta Valley Residential Design Guidelines

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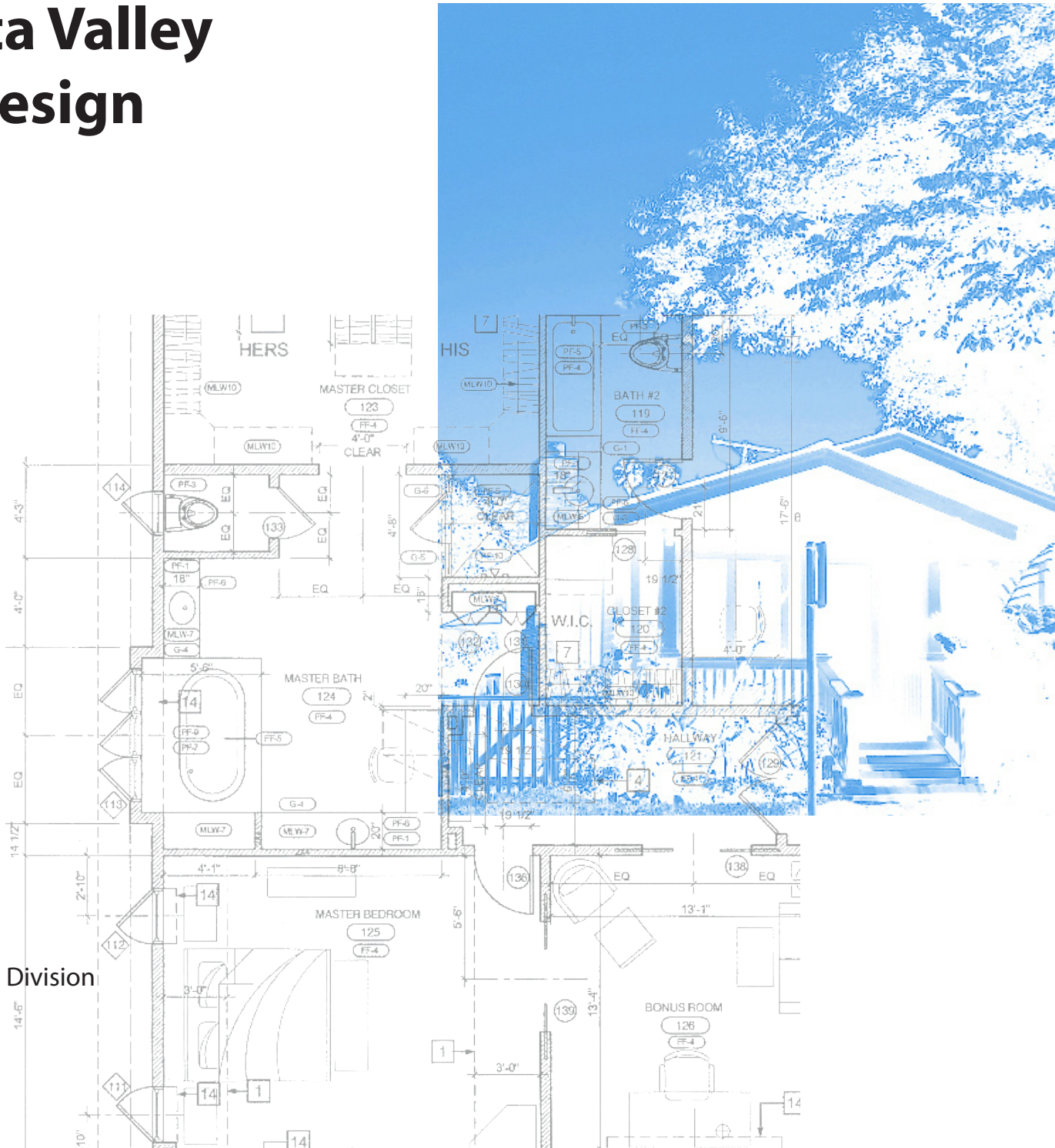

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Adopted (INSERT DATE HERE)

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Adopted by Santa Barbara County Board of Supervisors in xxxxx

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References/Acknowledgements

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Part 1 Table of Contents

1. Introduction

Purpose of the Guidelines

The unincorporated Eastern Goleta Valley region of Santa Barbara County (Figure 1, page 2) is well-known for the scenic beauty of its mountains and seascapes and the livability of its neighborhoods. Given the importance of the area's visual character, these guidelines have been developed to help maintain the high quality of Eastern Goleta Valley's neighborhoods and promote neighborhood compatibility and good architectural design.

The goals of the design guidelines are:

- To provide reasonable, practical, and objective guidance to assist residents, home-owners, and designers in identifying the key design characteristics and components that define the character of a neighborhood in designing new or remodeled one-family and two-family dwellings;

- To guide, educate, and motivate owners, developers, and designers to create projects that contribute to community design objectives to enhance the livability of Eastern Goleta Valley neighborhoods; and

- To provide the tools needed for staff, the County's South Board of Architectural Review (SBAR), other decision makers, and community members to properly evaluate development proposals within the context of these guidelines.

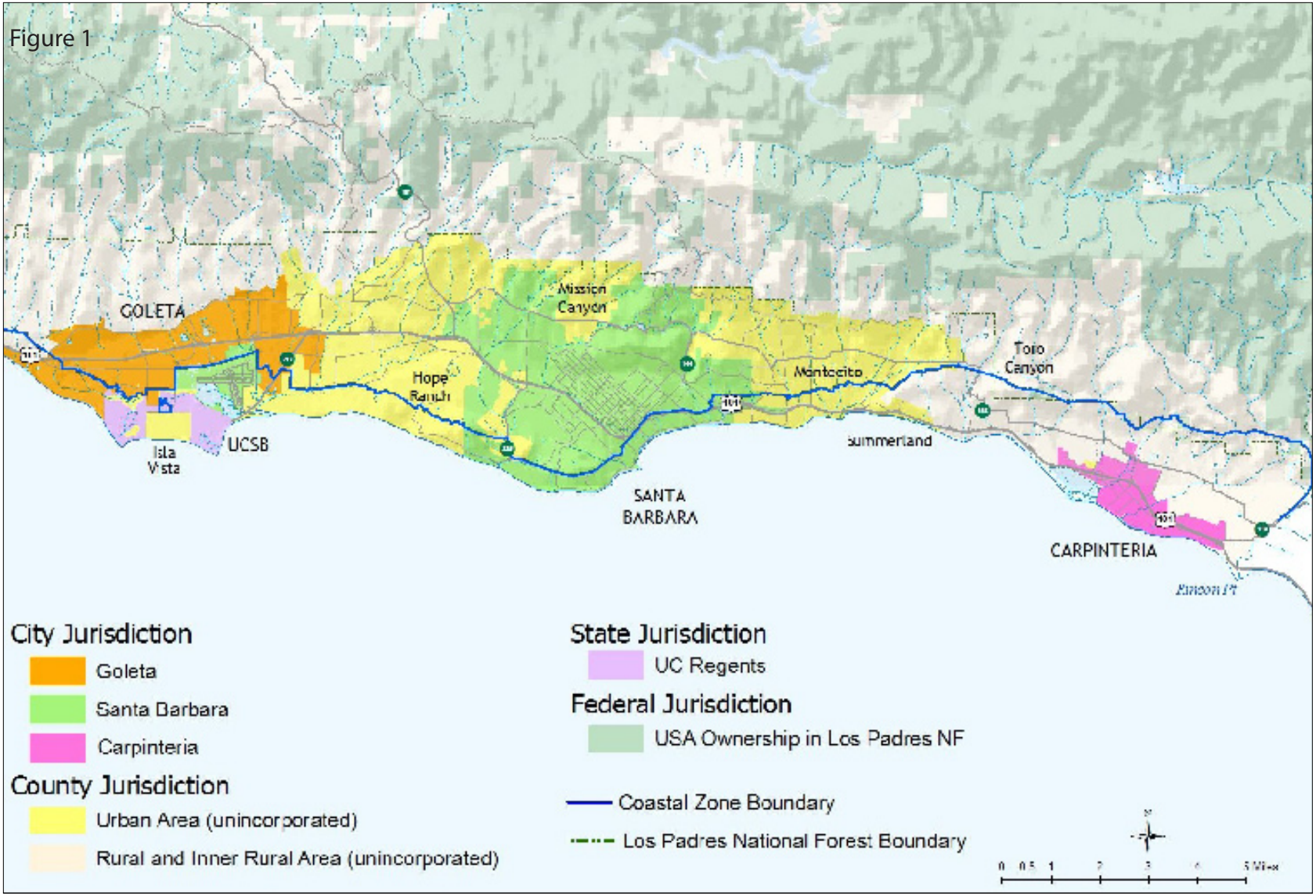
Legal Authority

The Guidelines are a part of Section 35-1 of the County's Land Use & Development Code (LUDC) of Chapter 35 of the Santa Barbara County Code, which is authorized by California Government Code *§65800 et seq*. The 1993 Goleta Community Plan includes policies and implementing strategies establishing the need to develop these Guidelines.[1] The Guidelines were prepared in response to a mitigation measure identified in the 1993 Goleta Community Plan Environmental Impact Report.

The County's SBAR has design review authority for qualifying projects located in the D-Design Control Overlay Zone Districts (Figure 2, page 3), projects subject to Hillside and Ridgeline Development Guidelines, and other development as required by the LUDC within the Goleta Community Plan area.

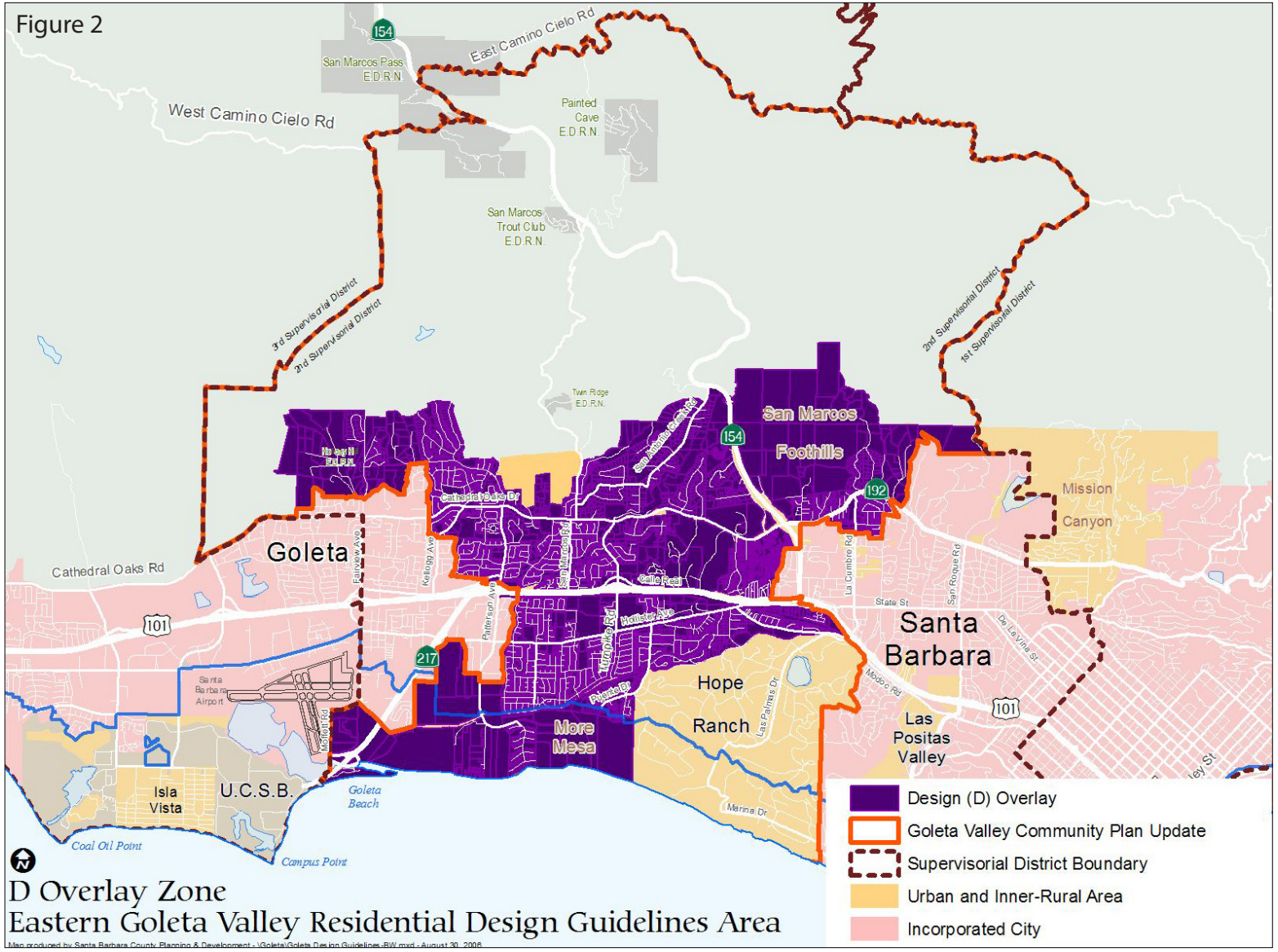
[1] 1993 Goleta Community Plan, Policy VIS-GV-1, Program VIS-GV-1.2.

South Coast Jurisdictions*



*Excluding Gaviota

Eastern Goleta Valley Residential Design Guidelines, D Overlay Zone



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Applicability and Use of the Guidelines

The County's Housing Element reinforces the County's goal to promote well designed housing units that are compatible with the character of the surrounding neighborhood. Housing Element policy encourages "*compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.*" [1]

These guidelines apply to one-family and two-family dwellings within the D-Design Overlay Zone (Figure 2, page 3). These guidelines shall constitute "additional design standards" pursuant to County codes[2] for purposes of requiring design review. The numbered guidelines in text boxes will be used by the SBAR to determine a project's consistency and to make required findings for approval.[3] Findings are located in the supplemental section of this document.

The following elements will "trigger" review:

- New one-family or two-family dwellings;
- Demolished and reconstructed one-family or two-family dwellings when 50 percent or more of the existing gross floor area is demolished;
- Second and third floor additions to existing one-family or two-family dwellings not including the addition of lofts within an existing structure where there is no change in the outward appearance of the structure;
- Conversions of attached or detached garages that are accessory to one-family or two-family dwellings that result in an increase in habitable area;
- Any addition of more than 1,000 square feet of gross floor area or 50 percent or more of the gross floor area of a principal one-family or two-family dwelling that existed on the lot as of [effective adoption date], whichever is less; and
- Any structural alterations to one-family or two-family dwellings that are substantially visible from the street frontage.

Please refer to the Glossary of Terms in the supplemental section of this document for the definition of key terms used in the triggers.

There may be certain instances when unusual project characteristics, such as a unique lot shape or the overall character of the neighborhood, make strict adherence to these guidelines inappropriate. In those cases, the reviewing body may determine that other design solutions may result in a better designed structure that more fully integrates into the neighborhood.

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[1] Santa Barbara County Housing Element 2003-2008, Policy 5.1.
[2] Santa Barbara County Land Use & Development Code - Chapter 35.82.070(F)(1)(i).
[3] Santa Barbara County Land Use & Development Code - Chapter 35.82.070(F).

These design guidelines are intended to complement the County's various ordinances and codes that address development standards. Other county codes that affect the design of one-family and two-family dwellings include the building code, which covers all aspects of construction, public works requirements (i.e. driveways, curb cuts) and work in the public right of way (i.e. sidewalk), the grading ordinance, and Fire, Environmental Health Services, Flood Control, and Parks Department requirements that can affect site design as well.

Organization of the Guidelines

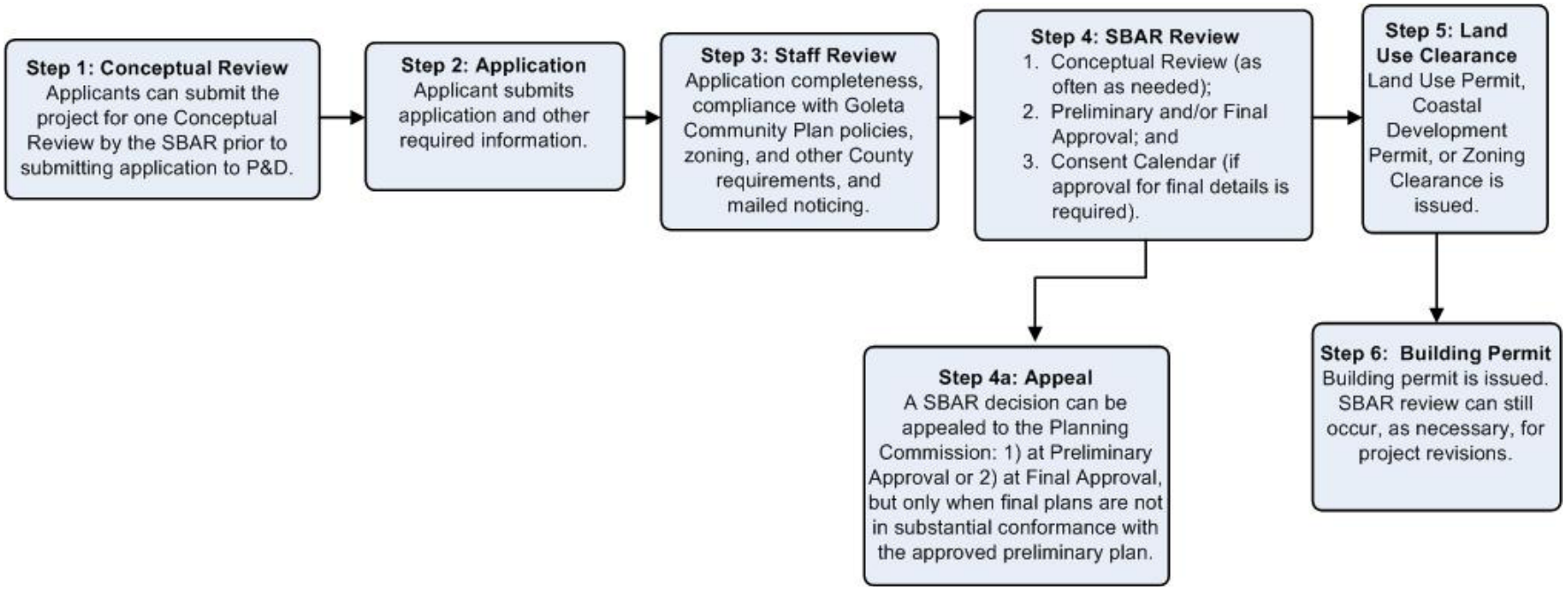
The organization of Chapters II – IX follows a consistent format: an introductory paragraph that describes the topic, numbered Guidelines in boxes that provide the intent and direction for project design, and descriptive sketches or photographs. In some cases the sketches or photographs show both good and bad examples of design to clarify the intent of the guidelines. Complying with the numbered guidelines will help expedite the review process.

Good Neighbor Tips in Chapter I are intended to provide suggestions for project applicants and designers to maintain good neighbor relations. A project does not have to conform with the good neighbor tips for SBAR approval.

Review Process

The purpose of the review process is to encourage development that exemplifies the best professional design practices; benefits surrounding property values and neighborhood character; enhances the visual quality of the environment; and prevents poor design quality. The following Review Process Flow Chart depicts the basic steps an applicant would follow when submitting an application for a project that "triggers" SBAR review under the Eastern Goleta Valley Residential Design Guidelines (see page 5 for project triggers). Planning & Development (P&D) staff can assist the applicant in determining whether or not the project would require SBAR review. As noted below, an applicant can, but is not required to, submit the project for one Conceptual Review before the SBAR prior to submitting the application to P&D. The advantage of doing so lies in the applicant's ability to obtain good direction from the SBAR early in the process to avoid spending unnecessary time and money developing a design concept that may be inconsistent with the guidelines. Once the application is submitted, Conceptual Review can occur as often as needed.

Review Process Flow Chart



Good Neighbor Tips

The County recommends that very early in the design process of a new or remodeled house an applicant should think about what concerns might arise for the neighbors. Early communication with neighbors will lead to mutually agreeable project outcomes. Tips below on informing the neighbors regarding privacy, views, noise, and construction impacts should help to facilitate application approval and building of the project.

Tip#1 Pre-design Considerations

The look and feel of a new dwelling or addition is of primary concern to neighbors.

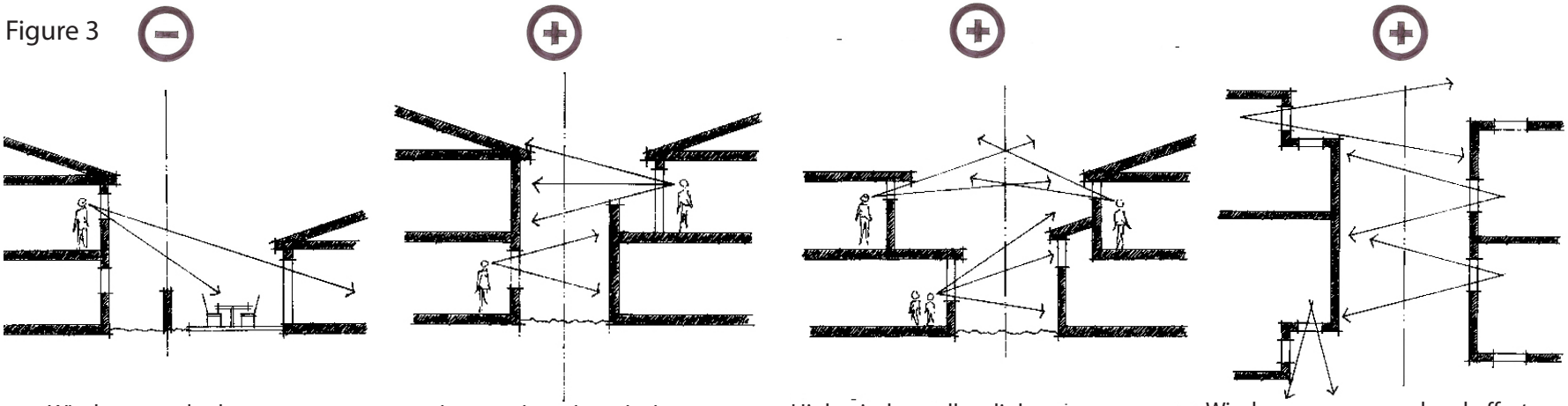
- Prior to filing an application, talk with the neighbors and show them the proposed design. Once an application has been submitted, neighbors will receive a notice of the application submittal including a notice of design review hearing at the SBAR if the project includes elements that trigger SBAR review (see page 5 for project triggers). Resolving any design issues before this hearing will expedite the hearing process.

Tip #2 Privacy

Privacy is a major concern of neighbors and should be addressed in the initial design stages.

- Locate structures and additions to increase the visual distance between buildings.
- Orient second story windows to protect neighbor's privacy. Mutual privacy makes a home more livable (Figure 3).
- Orient balconies and decks away from overlooking neighboring backyards (Figure 3).
- Use translucent or high windows to allow illumination while protecting privacy (Figure 3).
- Use landscaping to screen living areas and consider appropriate trees and shrubs to provide year-round privacy; maintain existing vegetation that currently gives privacy between neighboring homes.
- Use roof-top decks only when they are (a) designed to avoid direct views into neighboring houses and outdoor decks/patios, (b) accessed by interior means, and (c) integrated into the roof design.

Figure 3



Windows overlook neighboring backyard.

Windows and outdoor deck is arranged to maximize privacy.

High windows allow light inside with minimal privacy impacts.

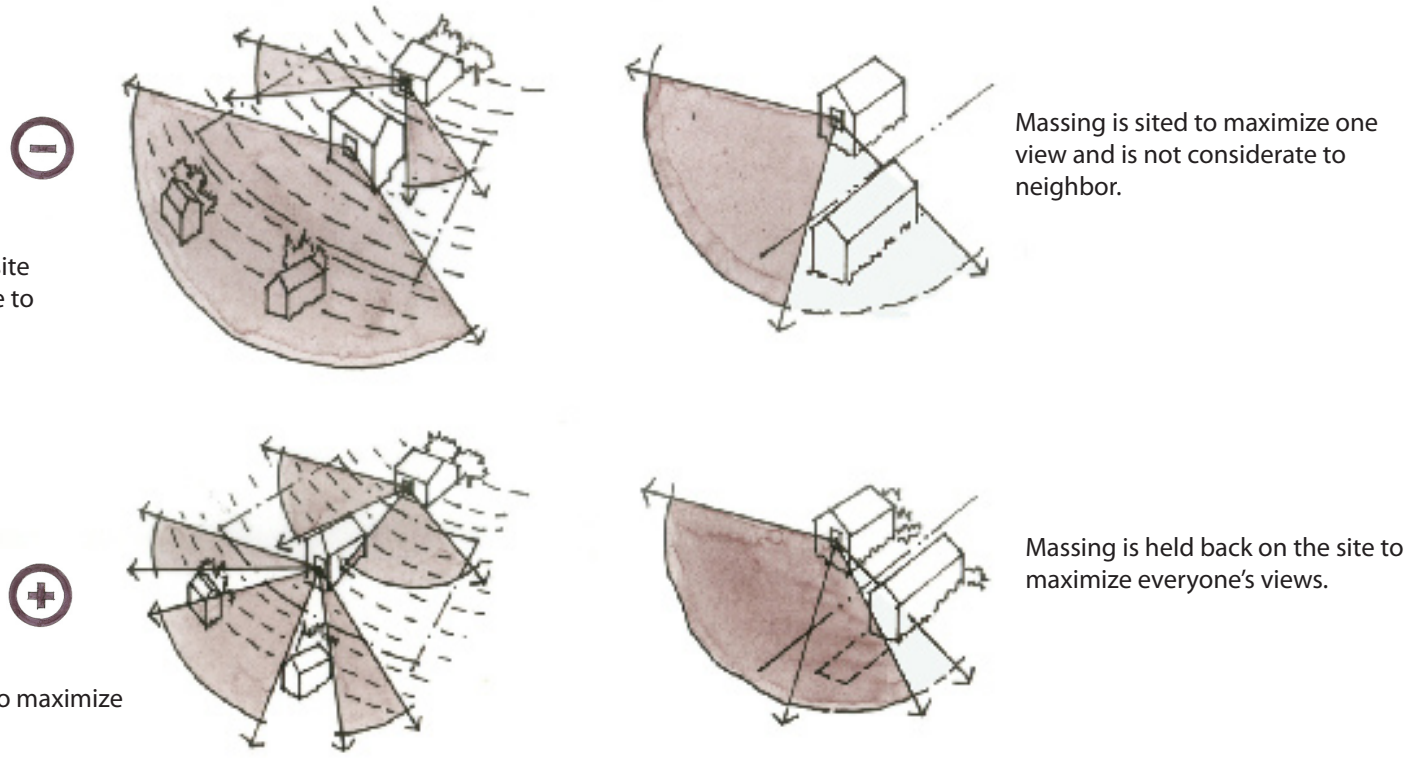
Windows are arranged and offset from neighbors to maximize privacy.

Tip#3 Views

The County does not have a policy that protects private views; they are an issue between neighbors. However, be sensitive to neighbors' views and work with them to minimize impacts on their views.

- Visit neighboring houses to see how the building will affect their views to accommodate their concerns.
- Consider neighbors' views in the placement and architectural appearance of the house (Figure 4).
- Relocate higher portions of the structure to minimize view obstruction.
- Screen solar panels, satellite dishes, radio antennae, and other equipment from neighbors' views to the maximum extent possible.

Figure 4



Large massing and poor site placement is not sensitive to neighbor.

Massing is sited to maximize one view and is not considerate to neighbor.

Smaller massing is sited to maximize everyone's views.

Massing is held back on the site to maximize everyone's views.

Tip#4 Noise

While these guidelines cannot do anything about social gatherings and required mechanical systems, the following tips will contribute to overall neighborhood peace and quiet.

- Orient outdoor areas away from frequently used neighboring rooms or bedroom windows.
- Place noise sources (i.e., pool , air conditioning equipment, garbage can areas, etc.) at the rear of small lots and away from neighboring windows of frequently used rooms or bedrooms.
- Consider insulating noisy equipment that operates on a regular basis and is attached to a structure (i.e., air conditioning equipment).

Tip#5 Reducing Construction Impacts

Consider the impacts during the construction process on neighbors and the neighborhood.

- Inform neighbors when work will begin, the approximate completion date, and who they should contact if any problems or concerns arise.
- Schedule dumpster removal as soon as they are full and only keep them when they are needed.
- Maintain a clean construction site, so as not to affect neighboring properties; have materials dropped off in the driveway or yard, not on the street.
- Remind contractors to be sensitive when parking vehicles and confine them as much as possible to the project side of the street.
- Confine site preparation and associated noisy exterior construction activities from 7:00 AM - 4:30 PM weekdays. Only noiseless construction activities (i.e., painting) can occur on weekends and state holidays.

2. Neighborhood Compatibility, Context, and Character

Various development standards within the County's Housing Element promote housing units in keeping with the character of surrounding neighborhoods by identifying the neighborhood's best qualities and using them as effectively as possible to be compatible with adjoining properties. There are many factors which contribute to a new or remodeled house being compatible in its neighborhood, but generally it is when volume and bulk are at an appropriate scale.

When a change is made in an existing neighborhood, it is important to balance new development, whether in a remodeled dwelling or a new home, in an existing neighborhood. But for all neighborhoods, from the oldest to the newest, neighborhood compatibility respects the unique features and characteristics of established neighborhoods. In this way, new development will help to maintain or even enhance the harmony and balance of each neighborhood and ensure continued enjoyment of the community's quality of life.

Eastern Goleta Valley Neighborhoods

To a large degree, the evolution of Eastern Goleta Valley neighborhoods is the key to understanding the architectural character of those neighborhoods. Generally, Eastern Goleta Valley is made up of tracts or subdivisions of homes, largely developed after the creation of Lake Cachuma in the late 1950s. The predominant characteristic of these first subdivisions were houses of modest proportions and scale. Later, as the tracts developed westward and the increasing cost of land dictated land-use efficiency, higher density tracts with smaller lots of single family homes and condominiums were built. However, custom built homes on larger lots have generally been located in the foothills and on parcels closer to the ocean.

Many of the subdivisions of tract homes boast distinct architectural qualities that set these neighborhoods apart from each other. The architecture of mid-20th century Eastern Goleta Valley subdivisions reveals various interpretations of the California ranch-style house. Other styles include Colonial Revival, the Prairie School, Modernism, Asian, and styles from Mediterranean and Spanish Colonial architectural traditions. However, it is the low, horizontal scale and unpretentious architecture of these early subdivisions that are characteristic of the Eastern Goleta Valley. The more recently built planned unit developments, which share a development plan for the subdivision, are of a far different character with second stories and bigger proportions reflecting the trend in more generous living spaces.

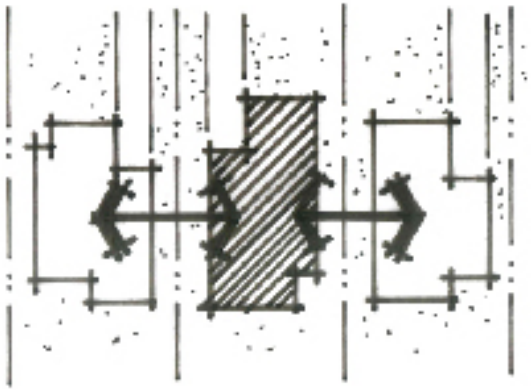
The streetscape of Goleta Valley neighborhoods has evolved as well. In older subdivisions, broad streets were lined with trees, lawns, and sidewalks. Individual landscape designs within the front yard areas are dictated by owner preference. In newer planned unit developments, streetscape amenities are often consistent in character across front yards. Landscaped areas are an asset and attribute to all these neighborhoods.

Determining a Neighborhood: its Context and Character

The term "neighborhood" refers to an area that is identifiable from its geographic location or boundaries and the elements characteristic to that specific neighborhood. These design guidelines rely on the identification of the neighborhood around a project to give direction and guidance to the design of the proposed house.

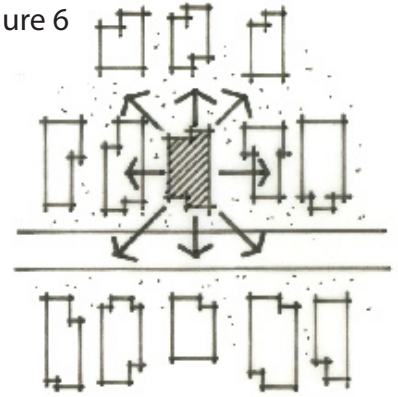
Immediate and Neighborhood Context: One of the first steps in the design phase of either building a new house or changing an existing one is to understand the project's relationship to the neighborhood and the houses within it. A house location generally has two components: (1) the immediate context, or how a house relates to adjacent houses and natural features (Figure 5), and (2) the neighborhood context, or how a house relates to the visual character and scale of other houses, landscaping, and natural features in the vicinity (Figure 6).

Figure 5



Immediate Context: how the house relates to the adjacent houses.

Figure 6



Neighborhood Context: how the house relates to the visual character and scale of other houses in the general vicinity — houses that can be seen together and properties which abut.

Neighborhood Edges: There are several primary elements that define a neighborhood and mark where it changes. The following elements can determine the extent of the neighborhood, its borders and character (Figure 7):

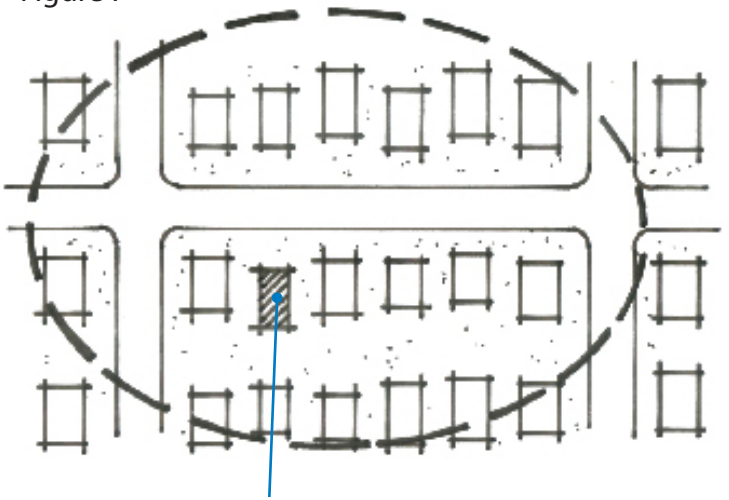
- Land use: A change in density or different zoning designations such as single-family to design residential and/or commercial can define a neighborhood.

- Buildings: A neighborhood may be made up of relatively similar buildings often defined by the original tract of homes. A change from one type of architectural style or material to another can define the edge of a neighborhood.

- Streets and Streetscapes: A wider street or a main arterial can also form the edge of a neighborhood. Some neighborhoods have sidewalks, others do not. Street trees might be prevalent in some neighborhoods and not in others.

- Topographic/Natural Features: Proximity to an open space, a creek/riparian corridor, or significant changes in topography can mark the edge of a neighborhood.

Figure 7



Neighborhood Edges: the immediate neighborhood of this house.

Neighborhood Character: Once the neighborhood is defined geographically, it can be further refined by its visible elements or characteristics. Some of the most common that contribute to the character of an individual house and the collective character of the neighborhood are listed below:

- How dwellings blend with the surrounding and natural environment.
- How dwellings in the vicinity of designated Historic Landmarks, Places of Historic Merit, and other historic resources identified by the County address the historic context of the resource.
- Scale, or appearance or proportion, of a dwelling relative to other buildings including any second stories.
- Architectural style: how dwelling styles compare, contrast, and complement each other. Note the styles of dwellings that were part of the original development of the neighborhood, the style of new dwellings or additions, and the similarity and differences between the newer dwellings and additions and the original neighborhood development.
- How dwellings are sited on their lots: the setbacks of dwellings on the street and their distance and separation between adjacent buildings.
- The ways dwellings address the street: porches, front doors, driveways, and garages.
- Roof forms.
- Building materials and colors.
- Landscaping.

Neighborhood Character Guideline

2.1 Define the neighborhood by its boundaries and identify its characteristics. Consider the following:

- Significant changes in topography.
- Changes in land use such as from residential to commercial.
- Proximity to designated open space, urban/rural boundary, or designated Historic Landmarks (i.e., Hope House and Irvine-Richard Property), Places of Historic Merit and other historic resources identified by the County.
- Changes in the land subdivision pattern.
- A major roadway or natural feature such as a riparian corridor.
- Noticeable changes in building type, such as from one-story to two-story dwellings.
- Visibility from off-site vantage points in the vicinity of the project.
- Size, bulk, scale, architectural style, and landscaping of existing dwellings.

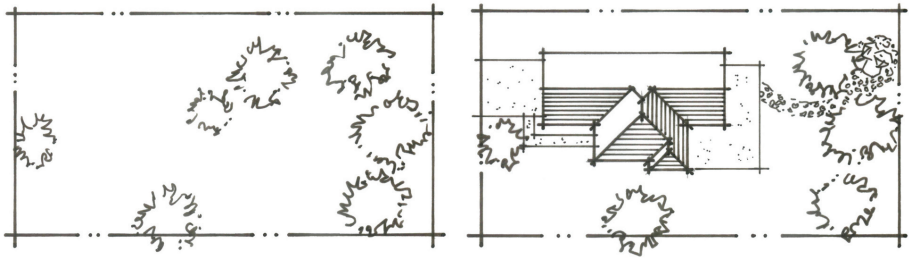
3. Site Planning and Structure Placement

One of the key elements that define visual character of an individual dwelling and the neighborhood is how a dwelling is located or placed on a site. A single building, out of context with its site or neighboring dwellings, can appear disruptive. Site design objectives for new dwellings and additions should reinforce the local context of the natural and built environment.

Integrating Structures with the Setting

Structures are integrated with the setting when new dwellings and additions look as if they belong on the site, have been constructed to blend with the natural environment and natural land forms of the site, and are complementary to adjacent neighborhood structures. Additionally, consider potential impacts of new and remodeled structures in the vicinity of designated Historic Landmarks, Places of Historic Merit, and other historic resources identified by the County.

Figure 8



Undeveloped site

Sensitive site development to retain vegetation and other natural features.

Trees and Vegetation

Large canopy trees provide a neighborhood its character and significantly benefit stormwater quality. During a rain event, canopy trees slow the path of rainfall to the ground and increase ground absorption. Trees with trunk diameters greater than 6 inches should be considered integral components of a neighborhood and thus retained whenever feasible.

When siting a new dwelling or addition on a parcel, the goal should be to disturb as little vegetation as possible, with a priority placed on retaining healthy, native species and those trees that, by definition are protected (i.e., mature native trees that are healthy and structurally sound and have grown into the natural stature particular to the species).[1] Fire prevention measures should also be considered. Refer to fire hazard prevention requirements in Section 10, page 55.

Trees and Vegetation Guidelines:

To the extent feasible, site new buildings, additions, and associated infrastructure (wells, septic systems, water tanks, and paved areas) on a parcel in locations that:

3.1 Minimize tree and vegetation removal to the extent necessary for the construction of the structures.

3.2 Retain mature trees and blend new structures and landscaping with the remaining natural vegetative cover of the site (Figure 8, page 16).

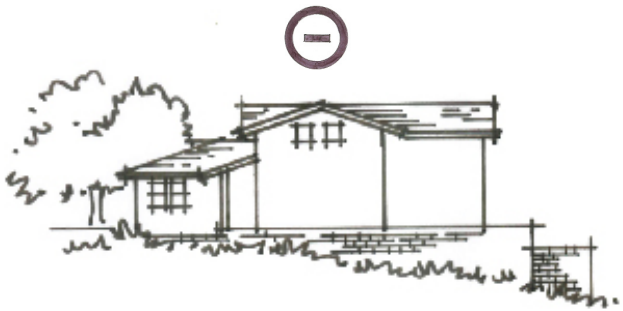
[1] Goleta Community Plan Policy BIO-GV-16.

Grading

As defined in the County's Land Use & Development Code (LUDC), grading is "any excavation or filling of earth or combination thereof."[1] The following grading guidelines are intended only to address the aesthetic aspects of grading. The technical aspects of grading are regulated by the County Grading Ordinance. In the interest of retaining as much of the natural character of the site as possible, an effort should be made to place structures so that grading activity and the area disturbed by grading is limited; however, on sloping sites and where a basement is proposed, it is recognized that a certain amount of excavation may be necessary so that the end result is a house that appears to fit naturally into the site.

Figure 9

Structure is designed to blend with the natural contours and features of the site. Only grading necessary for construction was used.



Structure is not suited to the terrain. Extensive grading was used to create building pad and to terrace site beyond the immediate vicinity of the structure.

Grading Guidelines:

To the extent feasible, site new buildings, additions, and associated infrastructure (wells, septic systems, water tanks, and paved areas)—unless required for technical or engineering reasons by the County, a registered civil engineer, licensed architect, or geotechnical consultant—on a parcel in locations that:

3.3 Minimize filling or placement of earth materials.

3.4 Avoid raising the building pad for a new dwelling or addition above the existing grade.

3.5 Limit grading to the footprint of the structure and its adjacent usable exterior space (Figure 9).

3.6 Naturalize contours to eliminate abrupt edges.

3.7 Step down the hillside and blend the structure and usable exterior

[1] Santa Barbara County Land Use & Development Code - Chapter 35.110.

Stormwater Management and Drainage

Eastern Goleta Valley neighborhoods are immediately upstream of vital wetland habitats. As a result, management of stormwater runoff to existing water bodies is one of the most important environmental issues affecting site development. Stormwater runoff that contains non-point source pollution, such as pesticides and fertilizers from lawns, heavy metals and oils from driveways, and pet waste pose a significant threat to the water quality of downstream beaches and streams. Non-stormwater runoff from landscape irrigation, pools, spas, and outdoor showers should also be contained or minimized to protect water quality.

Bioswales, infiltration areas, vegetated filter strips, porous paving, and rainwater cisterns should be incorporated into site design to allow filtration of sediment and pollutants, to slow down potentially damaging flows, and to prevent runoff from entering existing wetlands during storms. Such facilities should be natural, rather than geometric, in character and form. These measures are very attractive, low tech, low cost, low maintenance, and provide significant benefits to the environment. Also refer to Section 10, Green Building Tips, Site Tips section, page 59.

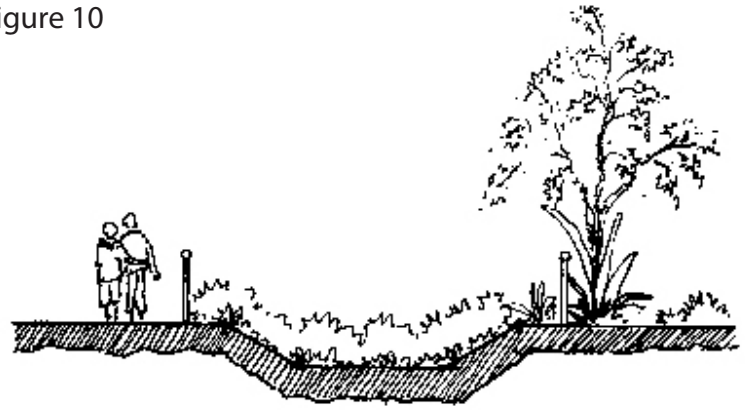
Stormwater Management and Drainage Guidelines:

3.8 Minimize stormwater and non-stormwater runoff from the site to the street or neighboring properties.

3.9 Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible.

3.10 Stormwater from building roofs should be conveyed to an on-site drainage system, such as french drains, detention basins, bioswales, or into planted areas (Figure 10).

Figure 10



Site design incorporating a bioswale.

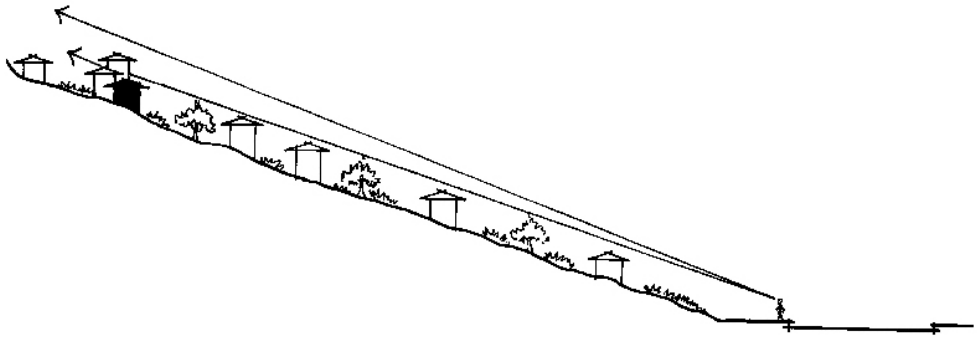
Public Viewsheds

The landscape and vistas of the Eastern Goleta Valley contribute significantly to the community's quality of life, enhancing the desirability and livability of its neighborhoods (Figure 12). The Goleta Community Plan and County policies recognize the importance of these scenic and visual resources through various policies and standards. Responsible control of design elements such as height, bulk, materials, color, landscaping, and project siting will help a project complement its surroundings and protect important public visual resources.

Public Viewshed Guideline:

3.11 Setbacks, landscaping, and structural treatments should be emphasized along major roadways, open space, and coastal areas to help preserve public viewsheds (Figure 11).

Figure 11



Control design elements, such as height, to avoid impacting public viewsheds.

Figure 12

The More Mesa Neighborhood

For the privately-owned More Mesa parcels, the Goleta Community Plan states that "development shall be clustered to minimize disruption of significant views from areas of high public use. . .". Further, to reduce impact to viewsheds and streetscapes, "natural building materials and colors compatible with the surrounding terrain (Figure 13) shall be used on exterior surfaces of all structures, including water tanks and fences."[1]

Figure 13

[1] Goleta Community Plan Development Standards LUDS GV-1.7 & 1.10.

4. Elements of Design

The shape, height, environmental character, and size of a dwelling, its architectural style, building materials, and landscaping are all elements that define the character of a building and contribute to the collective appearance of the neighborhood. A single building out of context with its neighbors can appear disruptive. The following elements of design provide the basis for achieving compatibility. Using these elements will help to maintain and enhance the neighborhood's most important visual qualities.

Building Mass, Shape, and Scale

The apparent mass of a building is determined by the actual size of the building, and whether or not the building shapes and facades are simple or broken into more varied forms. Simple forms often appear more massive and larger, while houses with more variety in their forms appear less massive and often more interesting (Figure 14). Likewise, long, blank walls appear more massive, while walls with spaces and corners that create shadows and architectural interest appear less massive. Finally, a house should appear to be proportional, or in "scale", with other buildings in the neighborhood.

Figure 14

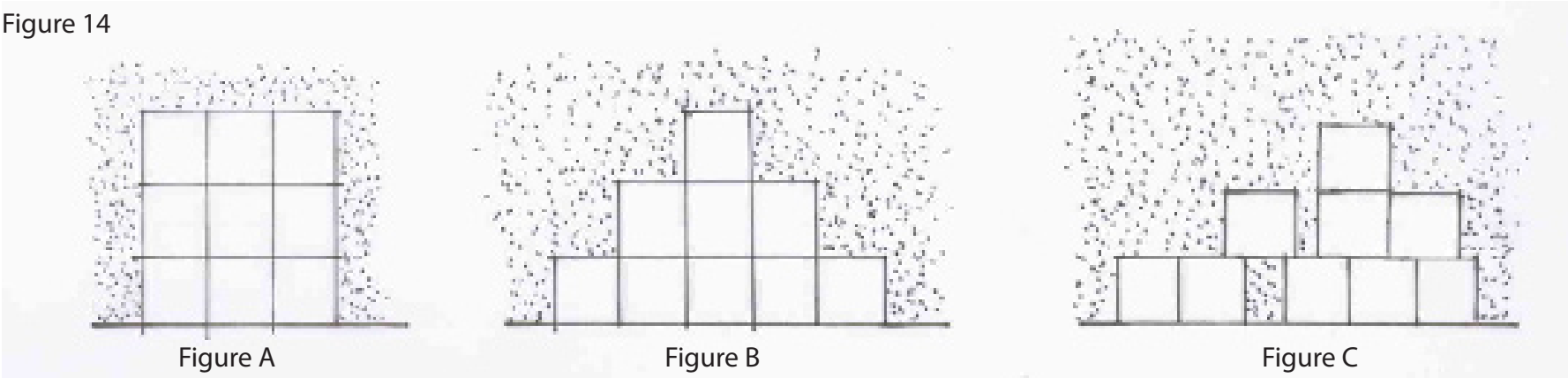


Figure A Figure B Figure C

Imagine the nine squares in Figures A through C are actually three-dimensional cubes. The nine squares in Figure A appear bulkier than Figure B even though Figure B is wider. Figure A also appears bulkier than Figure C, even though Figure C is wider than Figure A.

Neighborhood Scale

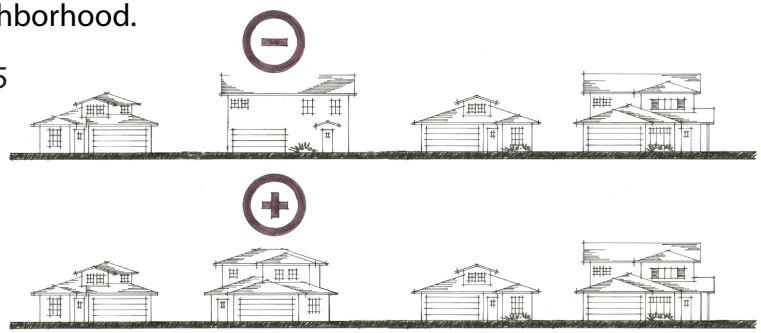
Neighborhood scale refers to the appearance of a dwelling in relation to other buildings in the neighborhood; is it properly related in:

- Size, bulk, height, or other characteristics,
- Shape, or
- Level of architectural and building details?

Whether or not a dwelling appears proportional to adjacent dwellings is determined by the size and height of the dwelling and whether or not the building shapes and facades are simple or broken into more varied forms. For example, large dwellings generally look less massive if they have more varied, rather than simple building forms. As such, even dwellings of different sizes can be in scale with one another if they share other architectural characteristics including building shape, simplicity or complexity of building form, and architectural styles and details.

Where existing adjacent dwellings were not built in conformance with these design guidelines (e.g., they have little articulation and appear out of proportion, boxy, or massive), project designers should avoid repeating such mistakes in an effort to be in scale with the neighborhood.

Figure 15



Top example is out of scale because of simple form.

Neighborhood Scale Guidelines:

4.1 Design new and remodeled dwellings to be consistent with the existing scale of the neighborhood. The dwelling should appear proportional and complementary to other dwellings in the neighborhood (Figure 15).

4.2 Site and design new and remodeled structures in relationship to existing structures and take into account the impacts on the neighboring sites (Figure 15).

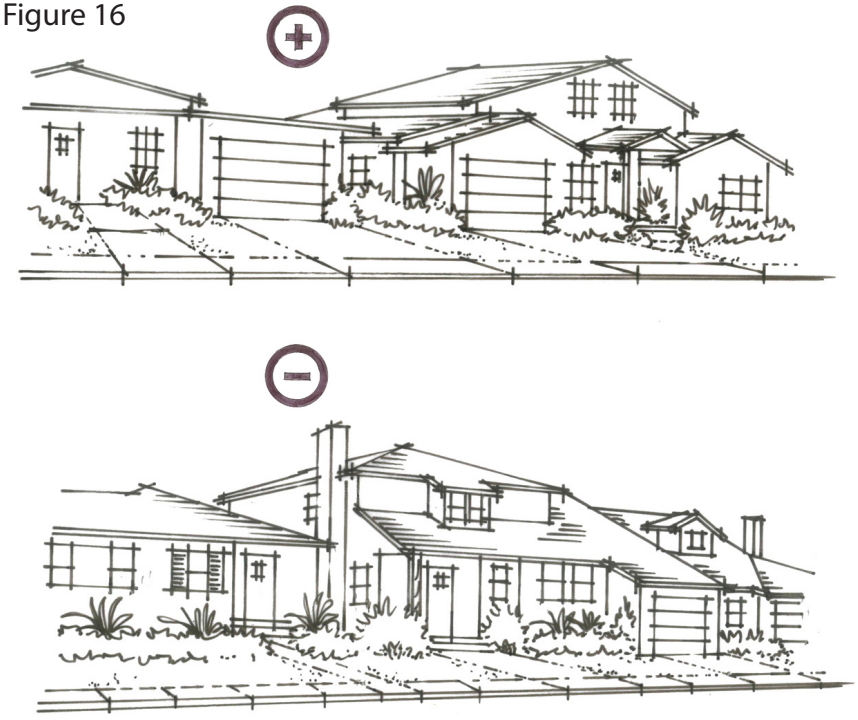
4.3 Minimize mass, bulk, and scale through the use of appropriate roof pitch and type, and window and door locations. Break up the mass in order to create interplay between various building elements (Figure 15).

4.4 In neighborhoods that are transitioning from one style to another, structures that differ in size, bulk, scale, height, or architectural style from adjacent developments may be allowed if the transitional design is consistent with design goals for the larger neighborhood. Such structures shall be held to an exceptionally high standard of design, since they will be highly visible and distinguishable examples for the design of surrounding developments.

Second Stories

Single-story designs are strongly encouraged in areas where one-story homes are predominant; however, many homes built today are two story, and a common way to increase the size of existing homes is to add a second story. This presents a challenge, when the parcel being built on is surrounded primarily by one-story homes, or where a new two-story home or second-story addition has the potential to impact the privacy and views of existing homes. The following sections describe how two-story homes and second-story additions can be designed to be compatible with, and have minimal impact on, existing one-story homes.

Figure 16



The top example has a second story addition whose architectural style is acknowledged through continuing the existing building materials, roof slope, and window design. The bottom example has an inappropriate roof form.

Second-Story Guidelines:

4.5 In designing a second story, consider the neighborhood context, size, bulk, and scale.

4.6 Set the highest point of the second story back from the property lines and to the center of the first story (Figure 16).

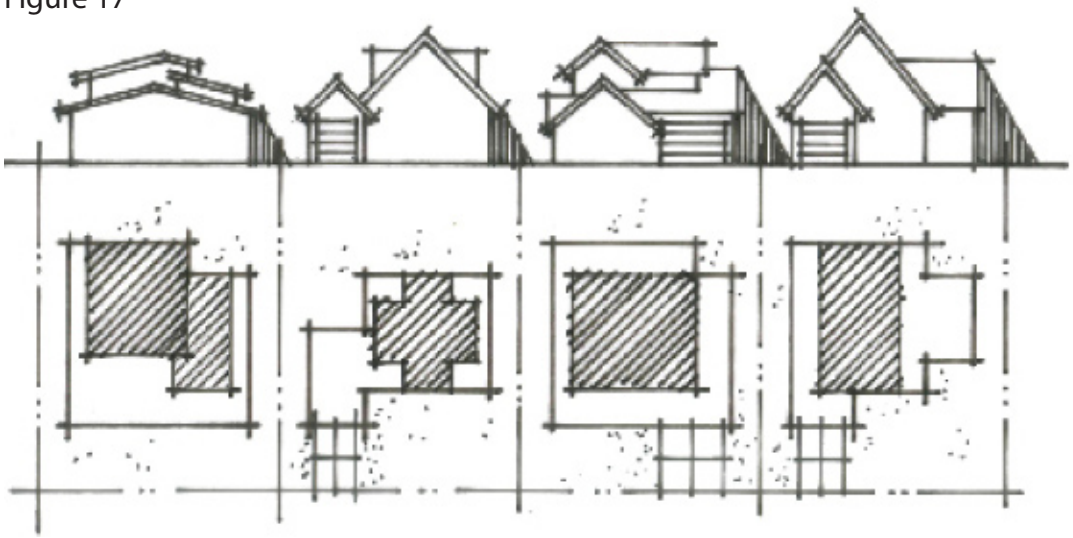
4.7 Avoid locating the second story only over the garage or any one portion of the dwelling.

4.8 Where new dwellings or additions are to be located between one and two-story dwellings, consider split level designs with the two-story portion of the dwelling oriented toward other two-story dwellings.

Second Story Location

Since a second story over a portion of a house will visually emphasize that area of the home, placing the second story over just one portion of the home can make it appear unbalanced. Placing the second story over the entire first story can make the home appear boxy. Locating the second story towards the center of the first story and away from property lines results in a more balanced, less boxy appearance and preserves natural sunlight, or the "solar access", to neighboring properties (Figure 17).

Figure 17



Dark area represents floor area in 2nd story and its placement relative to the 1st floor.

Second-Story Guidelines Continued:

4.9 Develop designs that minimize large areas, lengths of upper-story wall overhangs, or cantilevers out over lower-story walls (Figure 17).

4.10 Design plate heights to be consistent with the existing structure and neighborhood (Figure 17).

4.11 Minimize creation of a vertical canyon effect between dwellings. When a two-story dwelling is proposed adjacent to a one-story dwelling, the setback between them should increase.

4.12 Design second-story additions with the same or consistent architectural style, building materials, roof slope, and windows as the principle structure.

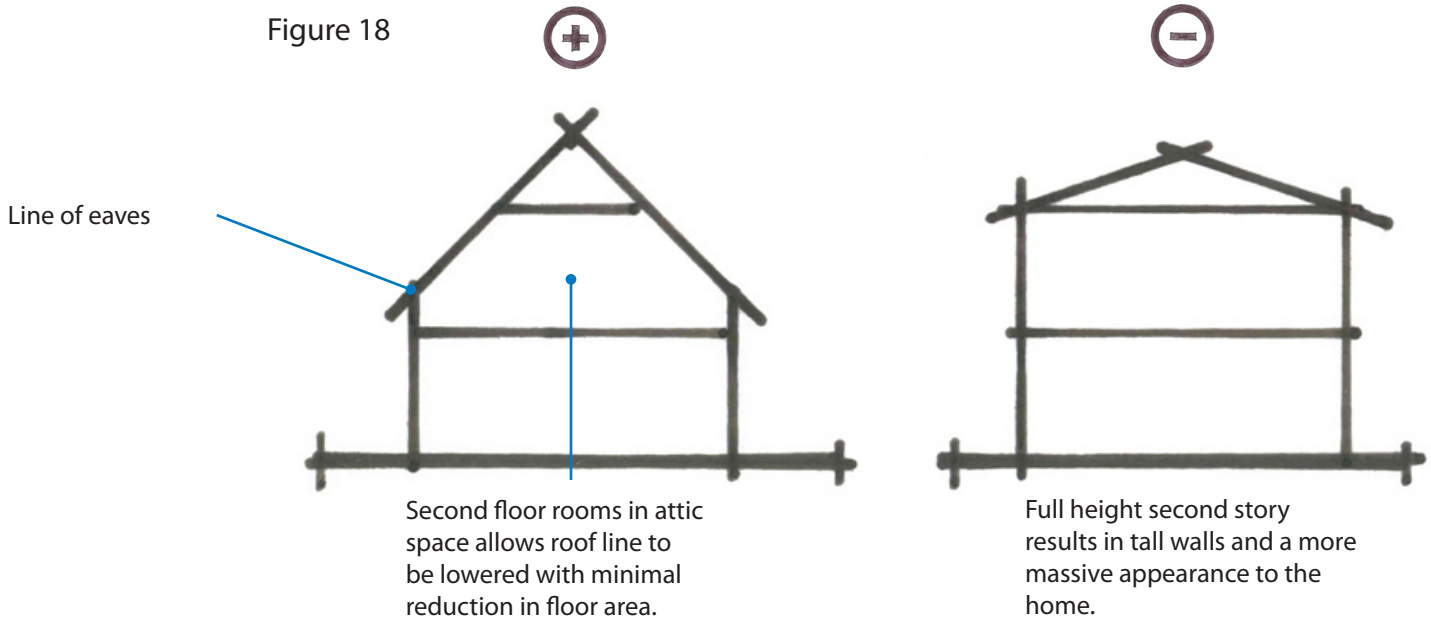
Lowering the Eave Line

One way to make a two-story home more compatible with its single-story neighbors is to lower the eave line of the second-story roof. Lowering the eave line (i.e., bringing some portions of the roof down to the gutter or eave line of the first-story roof) also ties the two stories of a house together. Setting second stories back into the area of roof lines is often a solution to avoid impacting sunlight access, and it generally will lower the apparent height of the home (Figure 18). Lowering the eave line of the second-story roof can also reduce the apparent building mass, which may result in the scale of the building being more compatible with its neighborhood.

Eave Line Guideline:

4.13 Bring some portions of the roof down to the gutter or eave line of the first-story roof to reduce the apparent mass of the building.

Figure 18



Solar Access

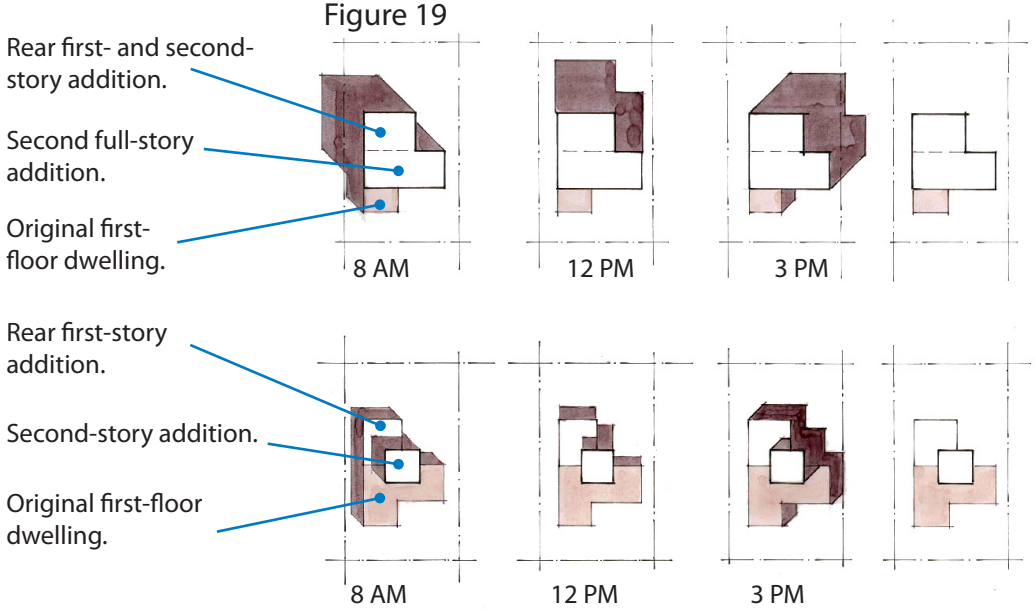
Solar access refers to the potential to receive adequate sunlight in order for certain areas of the property to enjoy the benefit of sunlight. Access to sunlight is important for energy efficiency and landscaping as well as for homes that use solar energy for space heating and cooling, water heating, electricity, and/or day lighting.

Solar access conflicts emerge when homeowners attempt to protect their "access" or use of solar radiation from present or future impairment from proposed projects. Generally, solar access can be compromised by structures or vegetation that cast excessive shadows for an extensive period. Solar access is referenced in setback standards that "…provide open spaces around structures for: …access to natural light, ventilation and direct sunlight…".[1] The Land Use & Development Code (LUDC) protects solar access through building height limits and setbacks.

Solar Access Guideline:

4.14 Orient building volumes and second stories away from the property line when feasible to allow for solar access of neighboring properties (Figure 19).

Figure 19



The second-story addition is inappropriately placed casting shadows on neighboring properties.

The second-story addition is held towards the center of the property, allowing greater sunlight onto neighboring properties.

[1] Santa Barbara County Land Use & Development Code - Chapter 35.30.150.

Facade Articulation

Building wall gaps that articulate the walls of the house create shadows and contribute to the architectural character of the dwelling. These changes to the building form can have a great affect on the apparent building mass. Longer flat walls generally appear more massive and less interesting. Adding steps and breaks to long or tall walls will reduce apparent mass and add visual interest. Likewise, changes in building materials or colors and appropriate architectural details can help break up long or tall walls and keep a house from appearing massive or boxy.

Facade Articulation Guidelines:

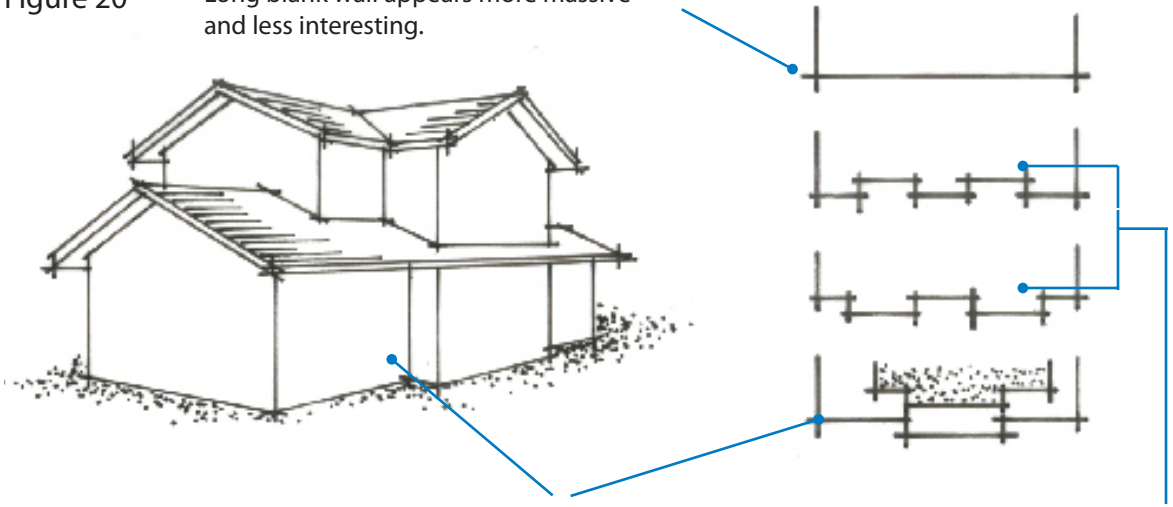
4.15 Encourage at least one step or offset extending to grade on the long dimension of the dwelling (Figure 20).

4.16 Use projecting or recessing architectural details (decks, bays, windows, and/or balconies) and changes in building materials or colors to visually break up building or walls (Figure 20).

4.17 Vary the height of building segments where appropriate to the design (Figure 20).

4.18 All sides of the dwelling should be consistently articulated.

Figure 20 Long blank wall appears more massive and less interesting.



Setbacks in the first and second stories help to break up appearance of a longer wall.

Changes in building footprint, roof forms, and windows reduce apparent building mass and add visual interest.

Architectural Styles and Features

Many architectural features can affect whether or not a dwelling appears to be compatible with its neighborhood. Important elements in defining compatibility include architectural style and details, such as window, door, and garage patterns and types.

When designing a new dwelling or an addition, architectural style should be evaluated by considering what building elements define the architectural style of the dwelling (e.g., building shape, roof design, exterior materials, window size and type, etc.), what defining elements are common to other dwellings in the neighborhood, and what elements characterize the natural setting (i.e., vegetation, landforms, etc.). The applicant should consider the impacts of the proposed project on the neighborhood in terms of more than just the mass, bulk and scale. One should understand that good design will enhance more than the individual dwelling, it will enrich the streetscape and community within which it is placed.

A project designer should strive for an architectural style that is not disruptive in appearance when compared to adjacent dwellings, and fosters compatibility through other elements of design. While no particular architectural style is prohibited, a style that reflects the Eastern Goleta Valley's character will more readily be found to be complementary to the neighborhood. Refer to "*A Field Guide to American Houses*" by Virginia and Lee McAlester for extensive information about building styles from Colonial to Modern. This guide enables the reader to identify and place houses in their historic and architectural context.

Finally, consideration should also be given to the natural setting, and a complementary style chosen depending on whether the site is, for example, steeply sloped, wooded, or more open in character.

Architectural Style Guidelines:

4.19 Architectural styles that complement the character of the subdivision or tract are encouraged. Contemporary and uncommon styles can be compatible if a graceful transition is made by choosing building shapes and materials to complement other dwellings in the neighborhood.

4.20 Architectural styles that complement the natural setting are encouraged.

Openings

Doors and windows are often the most visually distinctive features on a house. They are a link between private and public space and can provide a sense of security for both. They also can establish an architectural rhythm and affect the apparent mass of the house. Evaluate the openings on the house and in the neighborhood:

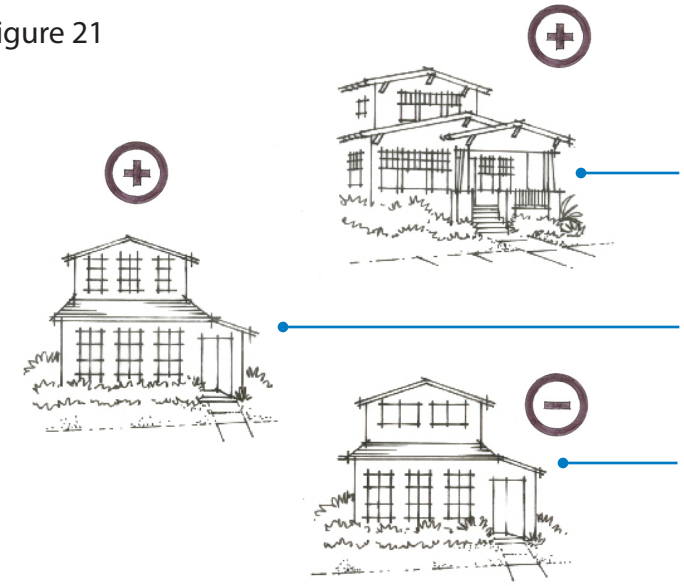
- Is there a proportion to the openings – vertical or horizontal – that is common to the house or the neighborhood?
- What are the dominant window materials on the house and in the neighborhood?
- Is there a window or door style – such as an arched shape or divided window lights – common on the house or in the neighborhood?
- What would be the effect of altering the established pattern or style of window or door openings?

Openings Guidelines:

4.21 Doors and windows in an addition should be the same shape and size or compatible with the dominant types on the principle structure including proportions, materials, and detailing (Figure 21).

4.22 Door and windows in a new dwelling should be compatible with the styles, materials, and proportions to those in the neighborhood.

Figure 21



Style and materials of new second-story windows match and appear compatible with the original first story of the house.

New second-story windows have similar proportions and are of same material as original first-story windows.

New second-story windows have different shapes, proportions and materials than the original first story and do not appear compatible.

Entries

Front walkways and front doors that face the street are common to most Eastern Goleta Valley neighborhoods. Front doors and windows that are visible from the street also make for safer neighborhoods by keeping "eyes on the street" and by providing opportunities for neighborhood connections. Evaluate the design and visibility of entries in the neighborhood:

- How prominent are the primary house entries in the neighborhood?
- Are front porches common, or if not, would they be desirable in the neighborhood?
- What would be the effect of altering the pattern of entries in the neighborhood?

Figure 22

This entry is well proportioned to the dwelling. It is simple and inviting at the front porch.

Figure 23

This entry is disproportionate to the dwelling. The entry dominates the front of the home.

Entries Guidelines:

4.23 Main entries should be visible and inviting from the street through the use of landscaped pathways.

4.24 Front entries should not be blocked with walls, screens, fences, or tall hedges.

4.25 Entries should be designed in proportion to the scale of the dwelling (Figure 22). Avoid use of columns, towers, and other entry features that are out of scale or style with the dwelling and/or neighborhood (Figure 23).

4.26 Use landscaped pathways to the main entry rather than the driveway.

Garages

The location and opening of garages can have a great effect on the appearance of a neighborhood. In most Eastern Goleta Valley neighborhoods, garages are located towards the front of the home. In some neighborhoods, they are setback from the front but connected to the house. In a few areas, they are detached and located towards the rear of the property. Changes to a dominant pattern would be disruptive to the neighborhood character. Consider the questions below in designing your project should garage location and/or size of your project change from what existed.

Evaluate the neighborhood pattern for garages:

- Is there an existing pattern for garages in the neighborhood?
- How are garages in the neighborhood located in relation to the house?
- What would be the effect of altering this pattern?

In neighborhoods where the predominant pattern is attached two-car garages, new or expanded attached garages for three cars should be turned sideways to the street or offset as two distinct garages—a two-car garage and a one-car garage. When designing a new house, the garage should not be the prominent design feature of the front elevation.

Driveways

Wide driveways create more paved area, reducing the front yard landscaped area and increasing stormwater runoff. The width of paved driveways as well as their curb cuts should be as narrow as possible, and should not be wider than the predominant pattern of the neighborhood.

Garages and Driveways Guidelines:

4.27 Garage location/opening should be consistent in style and location to those in the neighborhood.

4.28 For new construction, the garage should not be the predominate feature of the front elevation.

4.29 Minimize driveway and curb cut widths where possible.

4.30 Consider textured/patterned driveways and permeable paving material to complement architecture and to minimize the visual impact of the driveway.

4.31 Paving used for parking in the front yard should be limited to the width required for access to a garage or other required parking spaces.

Roof Design

Roof patterns are created through the roof slope, materials, and massing of roofs. Some neighborhoods have roof patterns that are distinctive and repeatable from dwelling to dwelling. Other neighborhoods have greater variety or less distinctive roof forms, and greater deviations from neighboring roof forms could appear acceptable. The mass of a roof and how it is articulated into different shapes contributes to the character of a building. Most dwellings with sloped roofs, and many with flat roofs, have a primary roof form and smaller secondary and minor forms that contribute to the overall style of the house. Evaluate the massing of the roof form and determine how it will benefit the appearance of the house and be compatible with the neighborhood.

Figure 24

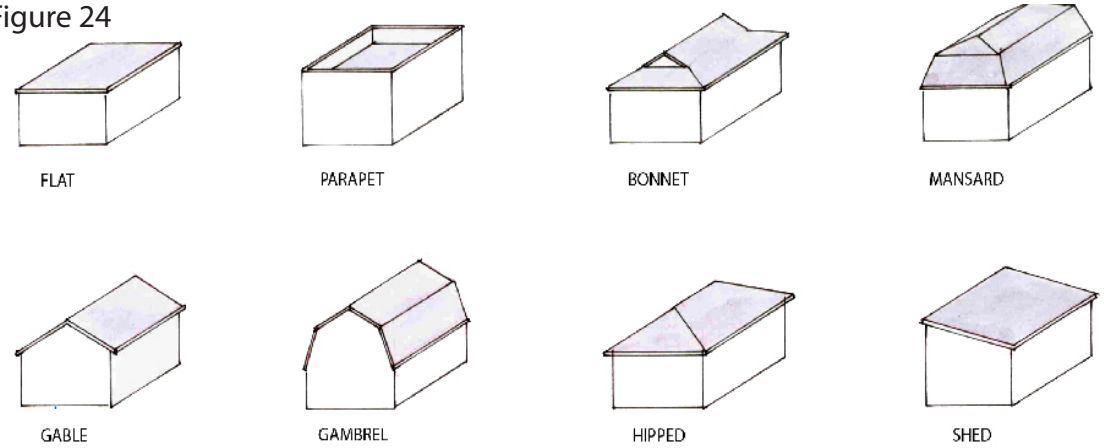
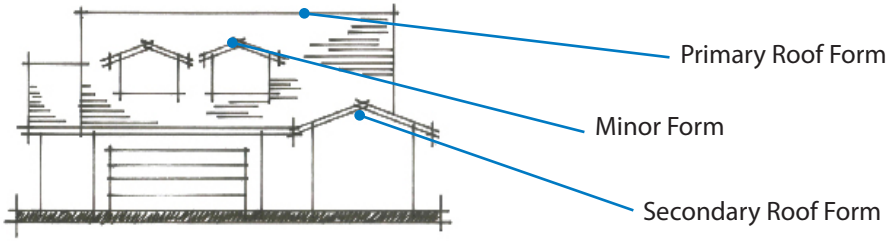


Figure 25



Roof Design Guidelines:

4.32 When planning a new dwelling or second-story addition, begin with a primary roof form that is compatible with the existing neighborhood (Figure 24).

4.33 Consider additions to the primary roof, such as secondary roof forms and dormers, to reduce the dwelling's apparent mass and scale and provide visual interest. Use an appropriate number of roof forms (Figure 25).

4.34 Additional roof forms should be architecturally compatible with the primary form's slope and material.

Exterior Materials and Colors

Exterior materials and colors should complement the style of the house and neighborhood, as well as blend with surrounding natural features when viewed from a distance. These guidelines are not intended to interfere with individual initiative, but rather to encourage compatibility within neighborhoods and with the natural setting. When selecting materials and colors, consider the type and character of materials and colors, the number of different materials and colors, the quality of materials, and how ornamentation is applied. While no building material or color is prohibited in these guidelines or per County policies, as with other design elements, the neighborhood context provides direction for the choice of materials and colors. Use of complementary materials and colors will help a house appear compatible with its neighbors and blend with its natural setting including surrounding vegetation and landforms. Darker rather than lighter exterior colors may be used to reduce the apparent mass of a home.

Exterior Materials and Colors Guidelines:

4.35 Use exterior materials and colors that complement and improve the neighborhood and are compatible with the dwelling.

4.36 Use exterior materials that are of a similar or better quality of those used in the neighborhood and are consistent with the architecture of the dwelling.

4.37 Apply an amount of exterior materials consistent with the neighborhood and the architectural style of the dwelling.

4.38 Apply ornamentation consistent with the style of the dwelling. Avoid using ornamentation that will make the dwelling appear overly decorated.

4.39 In rural areas subject to Ridgeline and Hillside Development Guidelines, materials and colors should be compatible with the character of the terrain and natural surroundings of the site.

4.40 Avoid reflective or metallic materials for roofs or walls or reflective materials on windows.

4.41 Use darker materials and colors to reduce the apparent mass of the dwelling.

5. Garage Conversions

The conversion of a garage to a living space is permitted in the County provided building codes and parking requirements are met.[1] Because space for off-street parking must be provided with the garage conversion, careful attention should be paid to how that parking is accommodated on a site, whether in a parking area, carport, or replacement garage. As with additions and new homes, the goal is to ensure that the garage conversion is compatible with and complementary to the main structure and the neighborhood.

Figure 26

This garage conversion shows good window placement and proportion, permeable paving, and drought resistant planting.

Figure 27

Garage door infill not well proportioned to main house and no mitigating landscape. Confusing entrance way with sliding glass doors.

Garage Conversion Guidelines:

5.1 Incorporate windows and doors that are similar or in keeping with the main dwelling (Figure 26).

5.2 New doors should avoid facing the street frontage.

5.3 Mitigate additional hardscape used to accommodate on site parking with landscaping. A landscape plan should be prepared for SBAR review when converting garages to living spaces.

5.4 Materials and color should match the existing dwelling.

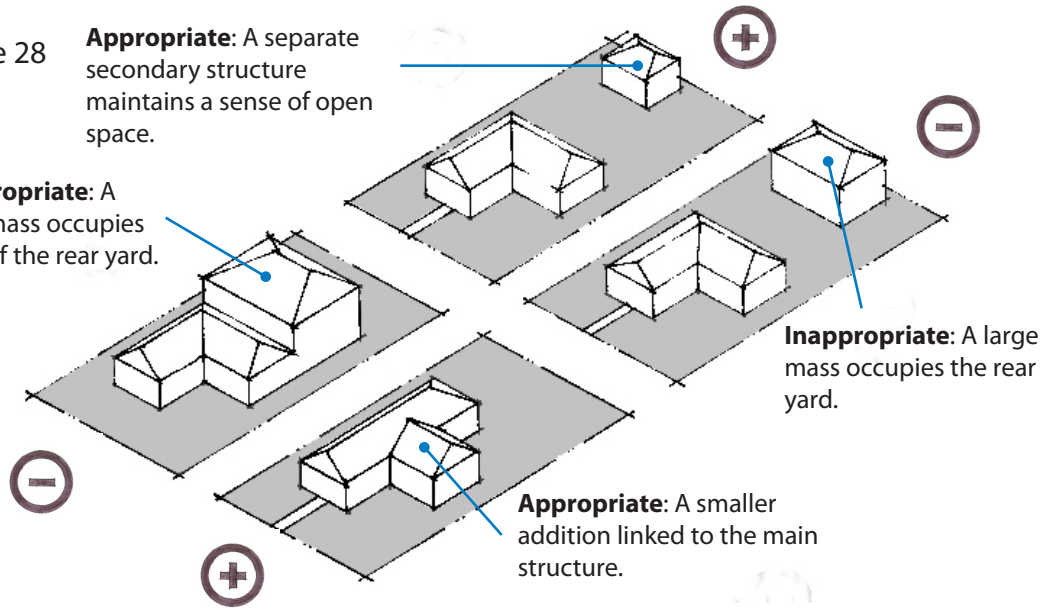
[1] Santa Barbara County Land Use & Development Code - Chapter 35.36.

6. Residential Second Units (RSU)

Residential Second Units (RSU) are not subject to discretionary review; thus, the guidelines are included to assist an applicant when designing a RSU to ensure that the look, fit, and feel of these units will be compatible with the character of the neighborhood. Residential second units require review from the South Board of Architectural Review (SBAR) chairperson or designee if the project would otherwise be subject to design review.[1]

As defined in the Land Use & Development Code (LUDC), a RSU is a dwelling unit that provides independent living facilities for one or more persons in addition to the primary dwelling on the same lot. Please refer to the RSU section in the LUDC for regulations regarding second units.[2] This unit may be either attached or detached from the main structure. The unique character of the neighborhood should be carefully considered in the siting of a new unit. The RSU should address the mass, bulk, and scale of the main house and enhance the architectural character of the overall site.

Figure 28



Residential Second Unit Guidelines:

6.1 Where feasible, locate residential second unit to the rear of the property and outside of any visually prominent area in order to maintain neighborhood quality, while not encroaching on neighbor privacy (Figure 28).

6.2 Use a combination of horizontal and vertical elements to avoid a boxy appearance.

6.3 Use architectural elements that are consistent with the mass, bulk, and scale of the main dwelling.

6.4 Place a detached residential second unit away from the main dwelling to avoid crowding (Figure 28).

6.5 Use materials and colors that reflect the exterior appearance and architectural style of the main dwelling.

[1] Santa Barbara County Land Use & Development Code - Chapter 35.82.070(C)(g).
[2] Santa Barbara County Land Use & Development Code - Chapter 35.42.230.

7. Hillside Housing

Hillside housing parcels have a slope of 16 percent or greater within 100 feet of the building footprint.[1] Please refer to the Ridgeline & Hillside Development Guidelines in the Land Use & Development Code (LUDC) for specific regulations regarding ridgeline and hillside developments.

The intent of these guidelines and the following strategies is to preserve, enhance, and protect the visual importance of Eastern Goleta Valley's hillsides and ridgelines. All development proposals should be thoroughly analyzed in regard to the site's physical conditions, natural features, visual character, unique qualities, and surrounding environment. This analysis should be reflected in the design proposal, resulting in projects designed in harmony with their sites' special visual characteristics (Figure 29).

Figure 29

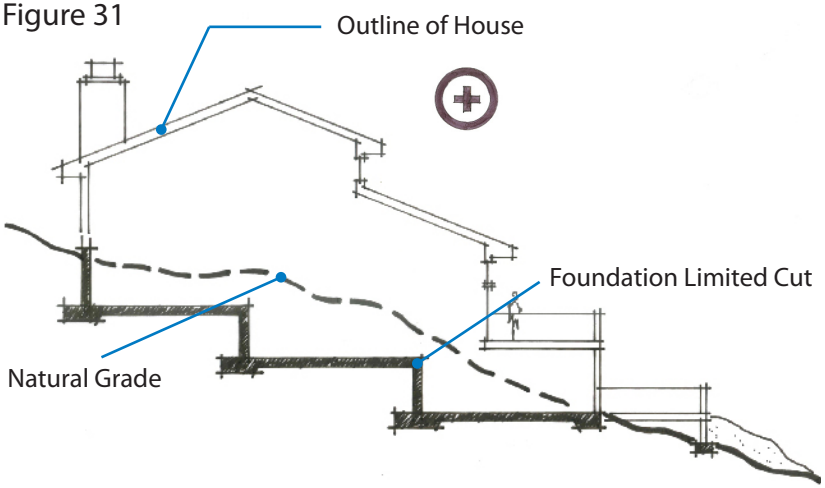
Overall massing is broken into smaller components, stepped walls, and good placement into site.

Figure 30

Four story building elevation with poorly articulated form does not address site context.

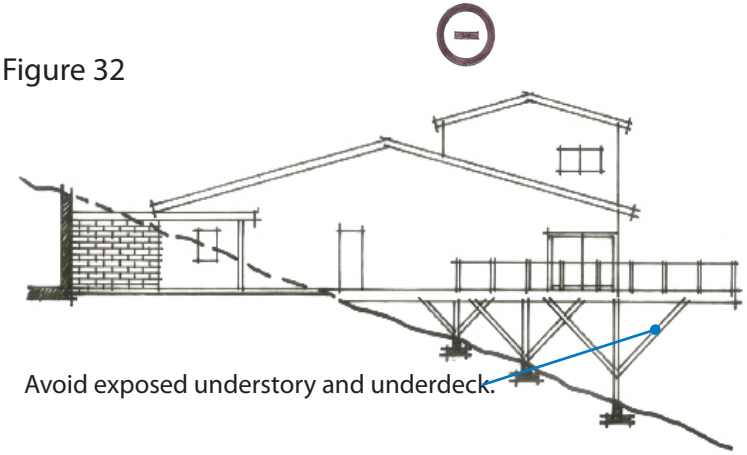
[1] Santa Barbara County Land Use & Development Code - Chapter 35.62.

Figure 31



Section View - Building foundation cut into slope.

Figure 32



Hillside Housing Guidelines:
Blend the house into its natural surroundings.

7.1 Balance stepping the building up or down the hill with avoiding excessive spilldown.

7.2 Balance setting the building into the hillside with minimizing grading in order to fit in with hillside topography and background (Figure 31).

7.3 Minimize large continuous paved areas. Paved areas should be broken up by using colored or textured materials.

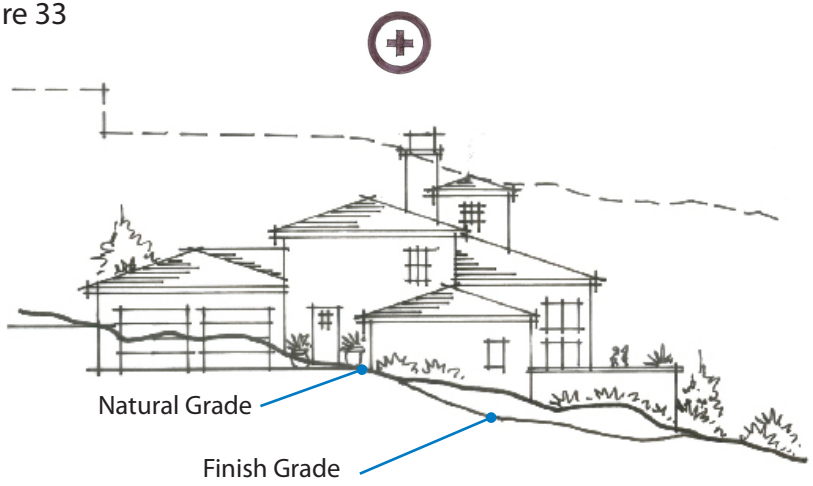
7.4 Minimize development on natural ridgelines and skylines by setting the building below these if feasible.

7.5 Use landscaping to integrate the building into the hillside. Landscaping should be compatible with the character of the surroundings, adjacent vegetation, and architectural style of the structure.

7.6 Use natural dark earth toned materials and colors to reduce the apparent mass of the dwelling and help blend it with the environment.

7.7 Avoid use of exposed under floor areas, large downhill cantilevers, and/or tall support columns for overhanging areas, which raise both aesthetic and fire safety concerns (Figure 32).

Figure 33



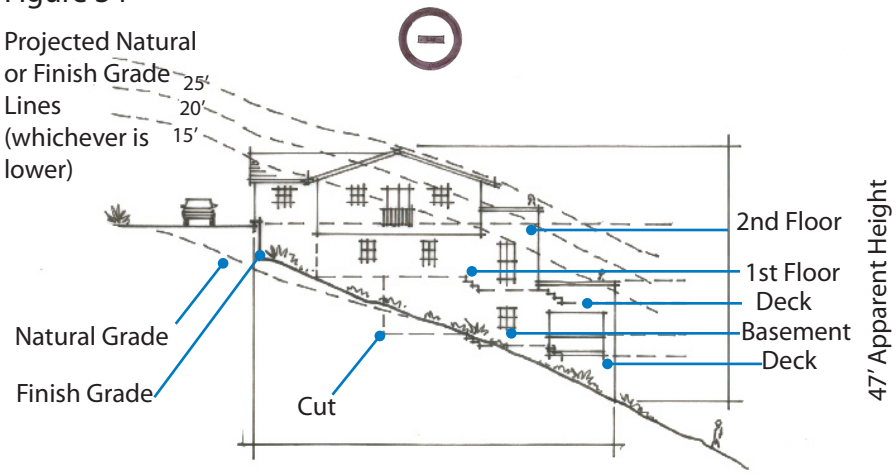
Hillside Housing Guidelines:
Building height should be in proportion to the style and size of the house and to the lot area and compatible with the neighborhood. (Also refer to supplemental section height standards, page 54.)

7.8 Higher portions of the building should be located to the center of the structure to reduce the apparent height (Figure 33).

7.9 Use designs intended for hillsides rather than flat areas.

7.10 Dwellings should be compatible with neighboring houses in terms of proportion, size, bulk, and height.

Figure 34

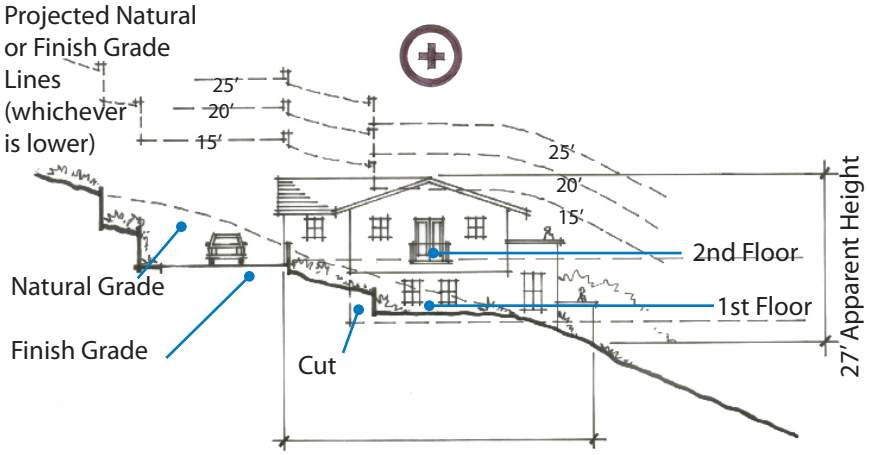


Hillside Housing Guidelines:
Structures should have a modest "apparent height" (lowest point of contact with grade to highest point of building dimension).

7.11 Dwellings with an apparent height less than the actual height limit are preferable. The SBAR will carefully consider appropriateness of houses with an apparent height that exceeds the allowed height for structures in urban and rural areas within the ridgeline and hillside development guidelines (Figure 34 and Figure 35).

7.12 More spilldown is appropriate on very steep lots to minimize grading than would be appropriate on moderately steep or gently sloping lots.

Figure 35



Hillside Housing Guidelines:
Limit the amount of grading to avoid erosion, visual, and other impacts.

7.13 Preserve slopes greater than 20% by avoiding grading and clearing, except for fire clearing purposes.

7.14 Avoid visual scarring of natural terrain/topography.

7.15 Retaining walls should be incorporated within the structure. Large, visually unbroken and/or exposed retaining walls should be minimized.

7.16 Minimize the visual impact of grading by doing most of the cut under the buildings (Figure 37).

7.17 Attempt to balance the cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.

7.18 Excess materials may be used elsewhere on the site if the grading results in minimum changes to the natural contours and would not be distinguished from the surroundings within a short period of time.

7.19 Man-made contours should mimic natural contours (Figure 36).

Figure 36

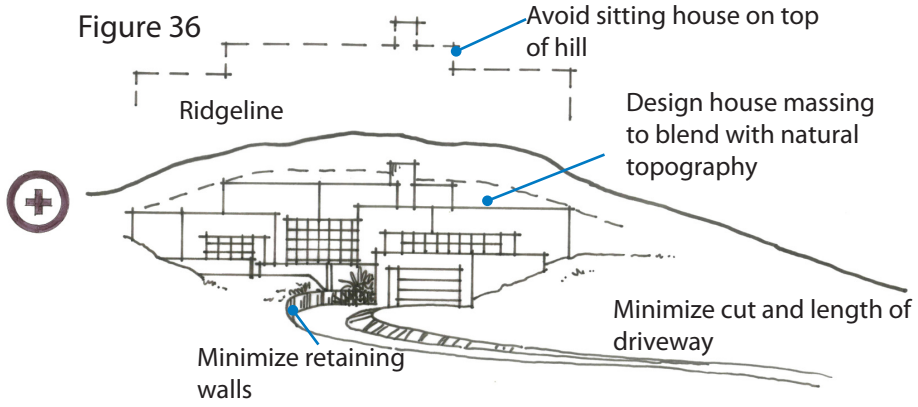
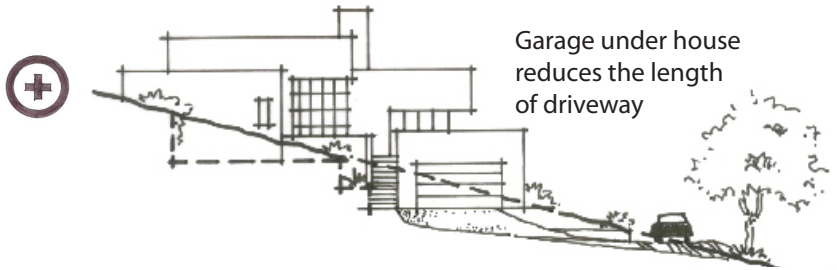


Figure 37



Hillside Housing Guidelines:
Minimize and mitigate visual effects of grading for driveway purposes.

7.20 Set the house on the site so that the length of the driveway is minimized (Figure 36, page 41).

7.21 Minimize the visibility of driveway cuts from the property.

7.22 Use planting, wall materials, and colors to minimize visual effects of driveway cuts.

7.23 Design driveway slope with the natural topography.

Hillside Housing Guidelines:
Locate decks and courtyards in areas compatible with the neighborhood.

7.29 Keep decks and courtyards within the setbacks listed for a zone district, even when not required, to maintain good neighbor relations.

7.30 Place outdoor fireplaces and chimneys in a location that will not impact neighbors' views, privacy, noise, or air quality.

Hillside Housing Guidelines:
Use architectural features that are consistent with the chosen style to break up unacceptable massing.

7.24 Vary rooflines.

7.25 Use a combination of vertical and horizontal elements.

7.26 Use doors and windows to create patterns.

7.27 Use stepbacks and projections in the design to create interest.

7.28 Tall elements should be placed toward the center of the uphill portion of the building (Figure 38).

Figure 38

Locate the tallest structures towards the center of the project to reduce the apparent massing.

8. Landscaping, Screening, Fences, and Walls

Landscape is the natural and introduced vegetation on a site. Screening is any element that impedes views onto and from a site. Fences provide a visual barrier that defines space. Walls are solid vertical elements that can act as a fence, retain soil, or hold up a building.

The unique quality of each site needs to be considered when designing projects. Careful consideration should be given to site specific qualities of natural topography, existing vegetation, drainage, and site access. A project should demonstrate an effort to preserve and protect natural features through the design of building location, driveways, parking areas, and accessory buildings. Drought tolerant plantings should be considered as shading trees (Figure 39).

Landscape designs within the front yard should appropriately reflect neighborhood context. The traditional 1950s and 1960s tracts placed an importance on open front yards (Figure 40). Expansive landscapes allowed children to run and play from house to house, while parents maintained a watchful eye. Now, landscape designs should strive to achieve a balance between traditional open front yards and the desire for resource efficiency. Carefully planned landscapes should reinforce the open front yards while introducing newer drought resistant species into these established 1950s and 1960s housing tracts.

Figure 39

Sensitive landscape that establishes entry, with good drought tolerant planting that balances the traditional open turf yard.

Figure 40

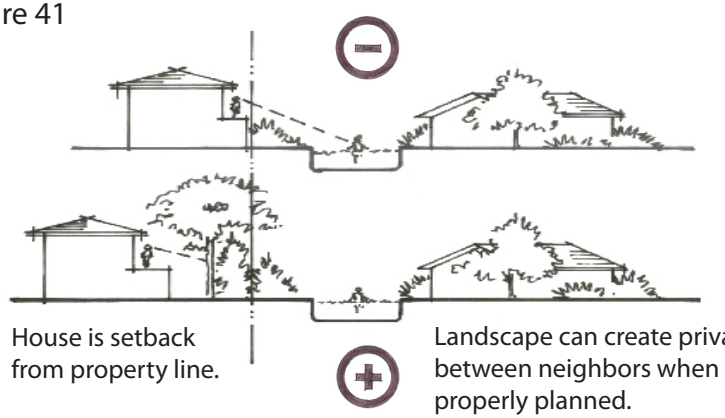
Traditional open yard that does not utilize drought tolerant planting.

Resource Efficient Landscaping

Similar to the architectural style and features in other sections of this document, landscaped areas should be configured to be compatible with the neighborhood and surrounding countryside. Front yard setbacks should be planted with shade trees, shrubs, and groundcover to maintain a pleasing streetscape. Turfgrass is the most costly feature in the suburban landscape to maintain; thus, turf should be limited to small areas.

Drought tolerant, low maintenance substitutes for turfgrass exist and should be considered for areas other than play yards and parks. The use of drought tolerant native species and species from other Mediterranean climates should be a priority.

Figure 41



House is setback from property line.

Landscape can create privacy between neighbors when properly planned.

Landscaping and Screening Guidelines:

8.1 Screening plants, such as hedges on side and rear property lines, should be considered to create privacy between neighbors and to screen living areas (Figure 41).

8.2 High screening plants at the front property line should be avoided.

8.3 Retain existing vegetation and mature trees that currently provide privacy between dwellings (Figure 41).

8.4 When features on a dwelling create direct views between neighbors that need to be shielded, such as when balcony placement may allow a line of sight into a neighbor's side or rear yard or if an applicant is not able to stagger windows, a landscape plan to provide additional screening may be required by the South Board of Architectural Review (SBAR) (Figure 41).

8.5 Careful consideration should be given to the existing microclimate when choosing appropriate planting.

Fences and Walls

Figure 42

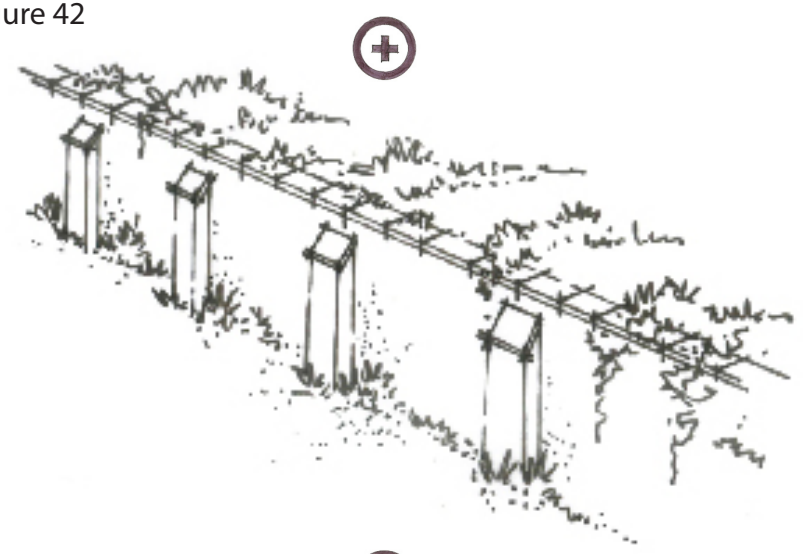
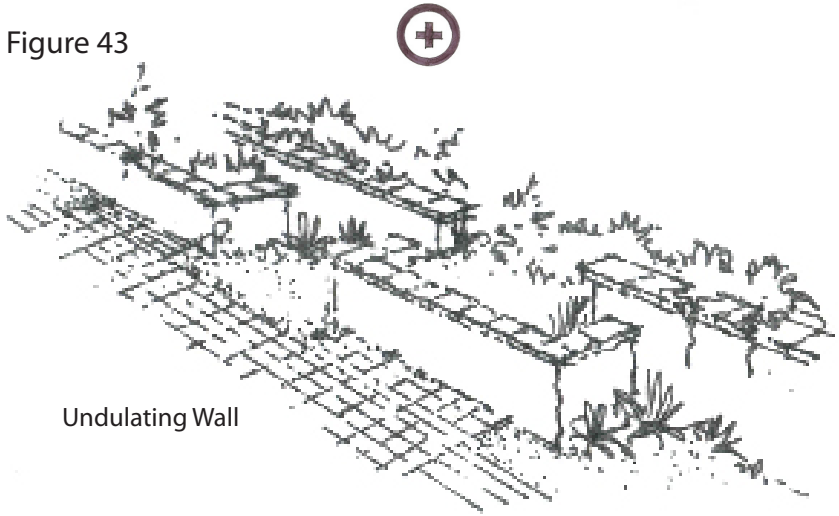


Figure 43



Undulating Wall

Fences and Walls Guidelines:

8.6 Walls and/or fences are discouraged in the front yard setback. If walls or fences are used in the front yard, adequate room for landscaping and pedestrian passage should be included in front of them and they should be landscaped to partially or completely screen them from view (Figure 43).

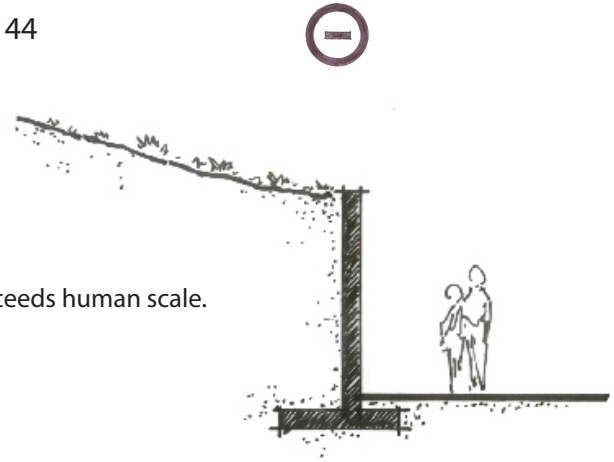
8.7 Walls, fences, entrance gates, and associated landscaping should be designed to address vehicular/ pedestrian access, circulation, and the greater context of the neighborhood.

8.8 Where walls, fences, and entrance gates are adjacent to structures, they should be compatible with the dwelling design.

8.9 Minimize length of solid fences and walls on hillsides.

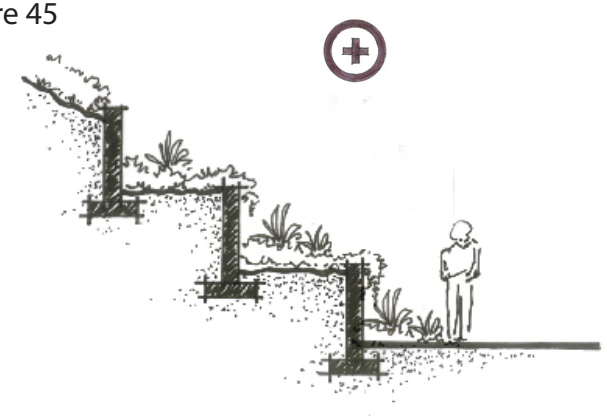
8.10 Long, continuous walls may be acceptable if they undulate, are broken up by buttresses or pilasters, and are of appropriate natural materials such as stone or adobe (Figure 42 and 43).

Figure 44



Wall exceeds human scale.

Figure 45



Landscaped stepped retaining walls contribute to human scale. Walls should be set back from property lines.

Fences and Walls Guidelines Continued:

8.11 Minimize fence and wall heights (Figure 44).

8.12 Follow the natural topography with fence and wall design.

8.13 Use stone or other native, natural material and colors that complement the surrounding natural colors to minimize visual effects.

8.14 Design retaining walls to blend into their surroundings and keep the height and length to a minimum (Figure 45).

8.15 Retaining walls should be located away from existing walls.

8.16 Use stepped or terraced retaining walls, with planting in between as an acceptable alternative to tall retaining walls (Figure 45).

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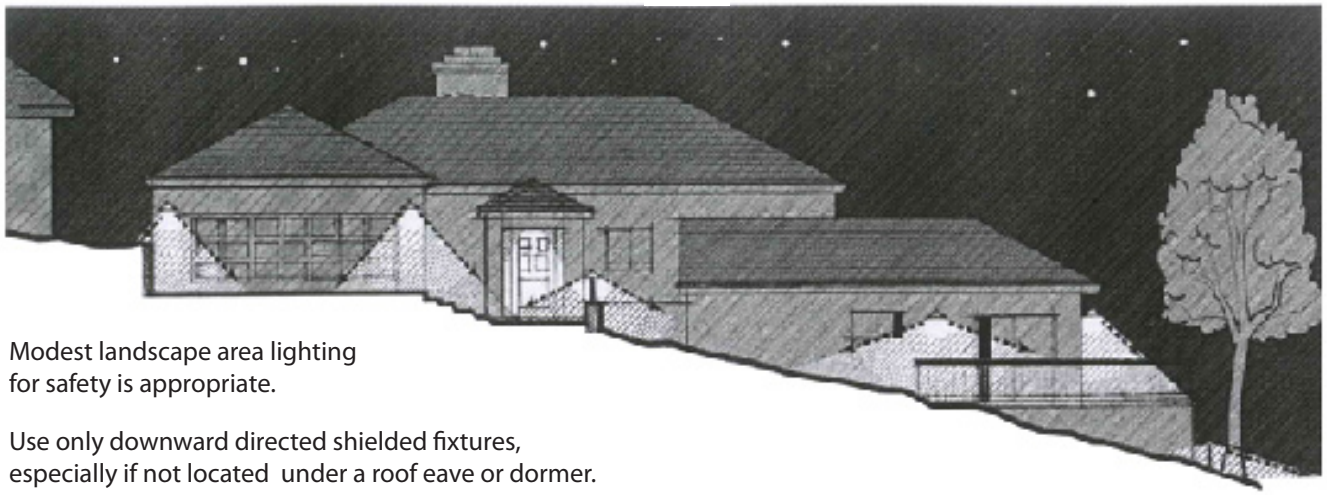
9. Exterior Lighting

Exterior lighting for a house is usually proposed for security reasons, and can be designed in such a way that it does not affect neighboring properties. More light is not necessarily better. Adhering to professionally recommended lighting levels should provide adequate illumination. If exterior lighting is not designed and installed correctly, unsafe glare can result, reducing the effect of lighting, contributing to accidents, and hindering visibility. In addition, lighting that is too bright interferes with the eye's ability to adapt to darker areas.

The location and style of the exterior lighting for dwellings can affect both the design of the home and that of neighboring properties. A well-structured light plan for a home will provide sufficient light for site security and complement the home design, while not imposing on surrounding neighbors. "Skyglow", the effect of artificial lights illuminating the night sky and making stars less visible, has become a concern in neighborhoods. Following these guidelines will help create a serene quality in your neighborhood and allow Goleta's stars to be more visible at night-time. Figures 46 and 47, page 49 show the subtle difference between excess lighting with unshielded fixtures and a well structured light plan.

Exterior lighting should not attempt to compensate for inadequate street lighting. Lighting in low density areas requires special attention and care. Due to the proximity of neighbors further away from each other, the effect of lighting is amplified with greater extents of darkness between buildings. The resulting lighting levels should be the minimum needed, still creating the desired effects, while maintaining the required safety.

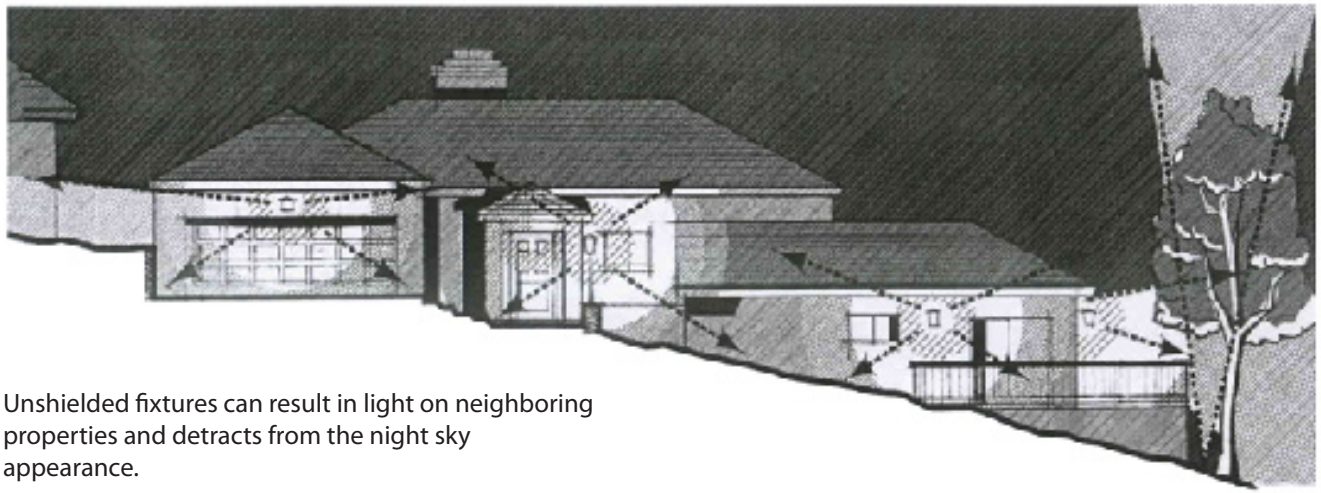
Figure 46



Modest landscape area lighting
for safety is appropriate.

Use only downward directed shielded fixtures,
especially if not located under a roof eave or dormer.

Figure 47



Unshielded fixtures can result in light on neighboring
properties and detracts from the night sky
appearance.

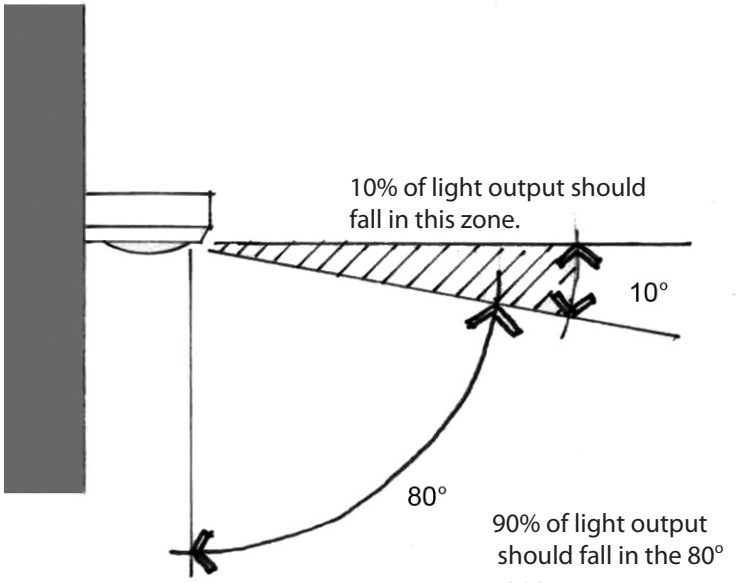
Avoid upward directed landscape lighting.

Landscape lighting should limit "up-lighting" of trees, but when done, it must be done with narrow angle focused fixtures with low wattage lamping. The lighting in the landscape should be predominantly hidden "cut-off" fixtures with low wattage lamping on timers.

In general, all exterior lighting should be designed, located and lamped in order to prevent or minimize:

- Overlighting;
- Energy waste;
- Glare;
- Light trespass; and
- Skyglow.

Figure 48



Exterior Lighting Guidelines:

9.1 Identify where and when lighting is needed on your site plan. Minimize lighting to meet safety purposes.

9.2 Direct light downward by choosing the correct type of light fixtures. Use "Full Cut-Off" designated fixtures, so that no light is visible above the lowest light emitting part of the fixture (Figure 48 and 49).

9.3 Select the correct light source (bulb type). Use minimum wattage to achieve desired illumination levels at ground plane.

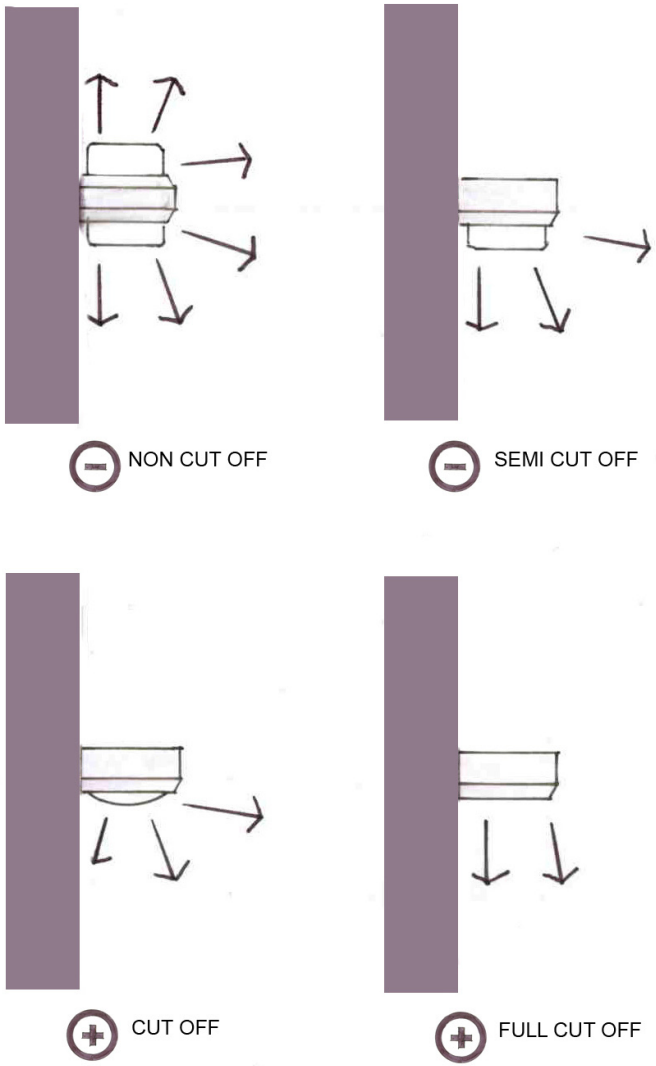
9.4 Use "shut off" controls such as sensors, timers, motion detectors, etc. Install automatic controls or turn off lights when not needed for anticipated pedestrian use.

9.5 Limit the height and quantity of fixtures.

9.6 Exterior lighting should not spill across property lines.

9.7 Use the correct amount of light, which can vary for different locations around the dwelling.

Figure 49



Exterior Lighting Guidelines Continued:

9.8 Floodlights with external shielding should be angled so that no light is directed above a thirty (30) degree angle measured from the vertical line from the center of the light extended to the ground.

9.9 Light fixtures should not be located within the side yard setbacks or within the rear setback or 20 feet from the property line, whichever is less.

9.10 Use translucent or opaque material in lighting units with the light source downcast and fully shielded.

9.11 Should uplighting for landscaping and/or structures be proposed, it will be reviewed on a case by case basis.

10. Supplemental

South Board of Architectural Review (SBAR) Process and Submittal Checklist

(for further details, see the SBAR application package available online at www.sbcountyplanning.org)

Review Cycle	Checklist
Conceptual Review: Initial review of the project when it is still in the early stages of design development. This allows the applicant and SBAR an opportunity to informally discuss a project, only once per administrative practice, prior to submittal of an application to the County. All projects are strongly encouraged to begin the design review process at the conceptual level. The planner assigned to the project can request concurrent Conceptual, Preliminary, and Final SBAR review provided all submittal requirements are met. After application submittal, projects can benefit from more than one conceptual review as design develops. For examples of conceptual plans visit http://countyofsb.org/plandev/comp/planareas/goleta/default.asp	☐ Vicinity Map. ☐ Site Plan. ☐ Topographic Map (showing elevation of property within 100 feet in any direction from the proposed building envelope). ☐ Building Elevations (rough draft acceptable). ☐ Mounted Color Photographs of the Site and Neighboring Areas (mounted on 8 1/2 x 11 paper). ☐ Grading Plan. ☐ Filing Fee.
Preliminary Review: Formal review of an application prior to preparation of working drawings. Fundamental design issues are resolved at this level of review. The SBAR may grant Preliminary and Final approval concurrently if the required information is provided and the design and details are acceptable.	☐ Vicinity Map. ☐ Site Plan. ☐ Site Sections or Supplemental Information (where required). ☐ Building Elevations and Sections. ☐ Floor Plans. ☐ Preliminary Landscape Plan (if required). ☐ Mounted Color Photographs of the Site and Neighboring Areas (mounted on 8 1/2 x 11 paper). ☐ Filing Fee. ☐ Topographic Map (showing elevation of property within 100 feet in any direction from the proposed building envelope). ☐ Topographic Map (showing existing topography of the site with the building roof plan superimposed). ☐ Grading Plan. ☐ Planner Authorization for Review.

Checklist Continued

Review Cycle	Checklist
Final Review: This review confirms that the working drawings conform with the project that received Conceptual and/or Preliminary approval. In most cases, full working drawings are not required for Final SBAR approval. In most cases, structural, plumbing, and electrical plans are not required.	**All Preliminary Review Requirements above plus the following:** ☐ Building Details (with colors printed on the original drawings prior to reproduction). ☐ Complete Color and Material Sample Board (no larger than 8 ½ by 11). ☐ Landscape Plan (if required) listing the plant names, sizes, quantity and location. Irrigation type to be noted on plans. ☐ Pictures of your streetscape including neighboring dwellings.
Consent Agenda: This level of review is to expedite review of minor projects or minor changes to approved preliminary or final plans. Projects on the consent agenda are reviewed and approved by one SBAR member.	☐ All Final Review Requirements.

Height Standards

The Land Use & Development Code (LUDC) sets height standards for structures in each zone district. Heights may be further limited by the application of overlay districts. For example, in the D-Design Overlay Zone, the SBAR may recommend modifications of setbacks, height limits, and other requirements to protect visual resources. The Ridgeline and Hillside Development Guidelines limit heights to 25 feet in urban areas and 16 feet in rural areas wherever there is a 16 foot drop in elevation within 100 feet of the proposed structure's location.

With a few exceptions, the methodology for determining the height of a structure (not including fences and walls) in inland areas is determined by the vertical distance between the existing grade and the uppermost point of the structure directly above that grade. In coastal areas, height is calculated by the vertical distance from the finish grade of the lot covered by the building to the highest point of the coping of a flat roof or the mean height of the highest gable of a pitch or hip roof. In either area, the height of the structure shall not exceed the applicable height limit as specified in the County's LUDC. Please reference the LUDC for current height standards in inland and coastal areas.

High Fire Hazard

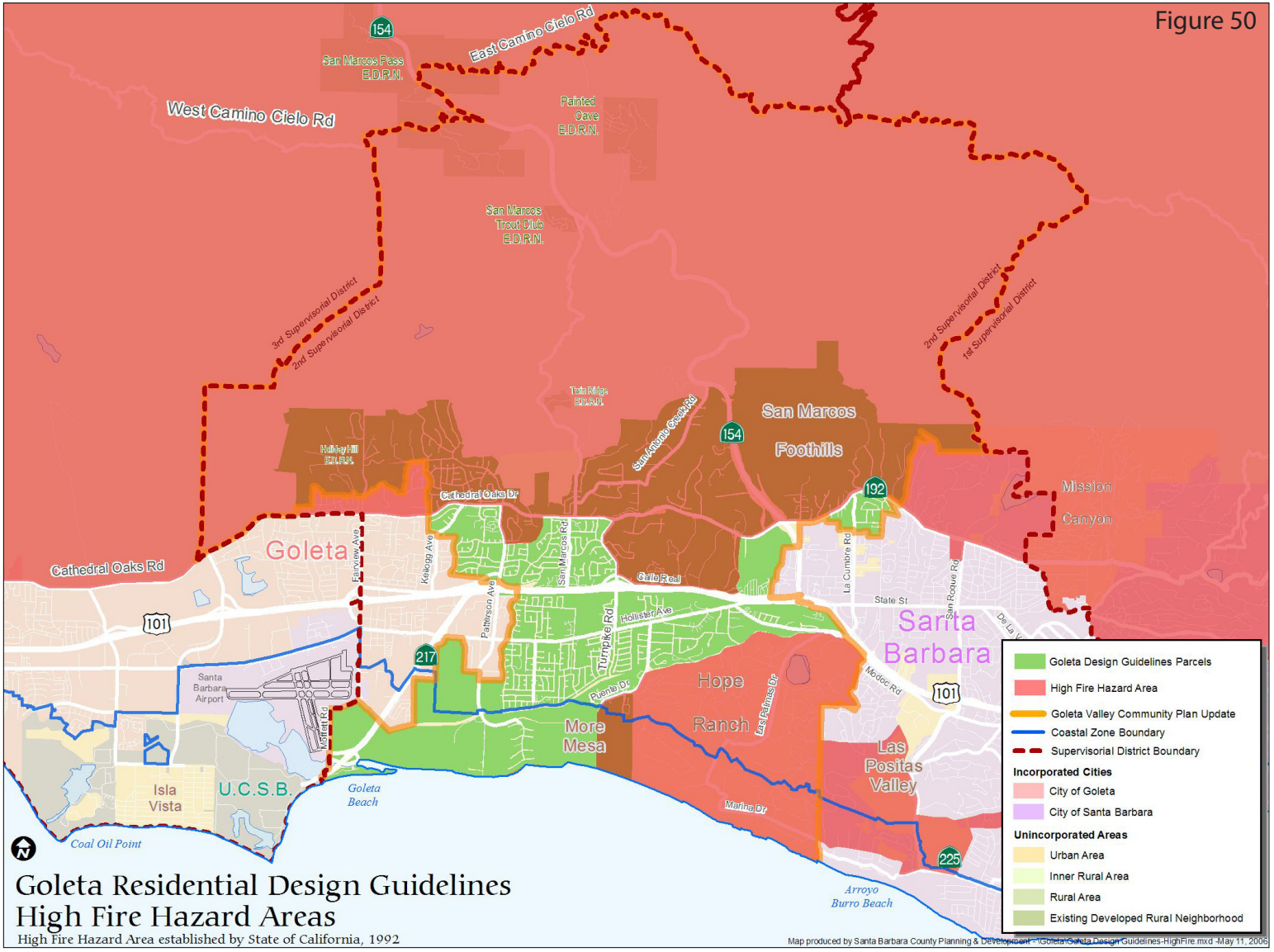
State designated "High Fire Hazard" areas within Goleta include all areas north of Cathedral Oaks Road, some areas south of Cathedral Oaks Road, and the community of Hope Ranch (Figure 54). Within the "High Fire Hazard" overlay, areas shown north of Cathedral Oaks Road are considered by the state as areas that may contain substantial forest fire risks and hazards and are therefore subject to the maintenance requirements of Public Resources Code (PRC) 4291. Recent changes to PRC 4291 expanded the defensible space clearance requirement maintained around buildings and structures, whether habitable or non-habitable (i.e., barns and garages) from 30 feet to a distance of 100 feet. Single trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids the spread of fire to other vegetation or to a building or structure. Irrigation is vital in a fire safe landscape to maintain plant moisture; thus, the first 30 feet around the house should be well irrigated. The State Board of Forestry and Fire Protection (BOF) created *General Guidelines for Creating Defensible Space* to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. Please refer to those guidelines when planning a new home, remodeling, adding a garage, shed, or accessory building, or landscaping the property.

Special attention should be paid to the high fire hazards associated with mature, dense chaparral brush fields on steep slopes north of Cathedral Oaks Road. Chaparral shrubs burn hot and produce tall flames. From the flames come burning embers which can ignite homes and plants. All these factors result in a setting where aggressive, defensible space clearing requirements are necessary, along with setbacks of buildings from particularly steep slopes, particularly to reduce the threat from up-slope (convection driven) fires.

For those areas mapped as "High Fire Hazard" located south of Cathedral Oaks Road, Government Code *§51182* requires maintenance of a 30 foot firebreak made by clearing flammable vegetation or combustible growth around occupied structures or dwellings. This does not apply to single trees or other well-pruned and maintained vegetation. In addition, whether the firebreak is 30 or 100 feet, it does not preclude insurance companies from requiring firebreaks of more than 100 feet if a hazardous condition warrants such a firebreak of a greater distance. *Living with Wildfire, A Guide for Homeowners in Santa Barbara County*, a pamphlet published by the Fire Safe Council and State Farm Insurance, contains useful guidelines for fire safe landscaping, power line clearance, and fire safe construction.

The County Fire Department reviews land use and building permits and has a set of development standards by which applicable projects are reviewed. Application of the Fire Department's development standards, which include fire hydrant spacing, automatic fire sprinkler systems, and vegetation management plans, is on a case-by-case basis depending on the type of project and where it is located.

High Fire Hazard Map



Green Building Overview

Property owners should consider "green building" measures that are energy-efficient, healthy, and durable, bearing in mind cost considerations. Green building is a whole systems approach to the design, construction, and operation of buildings, which emphasizes resource and energy efficiency, use of renewable energy resources and building materials, and increased healthy living environments for inhabitants. This approach benefits both builders and homeowners by reducing resource consumption, increasing livability, and saving money in the operation and maintenance of buildings.

Examples of Green Building

1) Durable construction materials such as cement fiber siding;
2) Green materials including recycled-content carpet, cellulose insulation, engineered lumber, certified wood, natural floor coverings, and recycled-content interior finishes;
3) Low and no Volatile Organic Compound (VOC) paint and finishes;
4) Natural ventilation and daylighting strategies in the design and placement of the buildings;
5) Energy and water efficient appliances and fixtures, lighting, and windows that meet or exceed state energy performance standards;
6) Waste recycling during construction;
7) Design and site units so as to take full advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities; and
8) Solar energy alternatives allowing for electrical and/or heat generation.

The County encourages residential projects to incorporate green building techniques. Two resources are available for those interested in using green building advantages in their residential projects:

1) **Innovative Building Review Program (IBRP)** page 58,
2) **Green Building Tips** (pages 59 - 65).

Innovative Building Review Program (IBRP) for energy efficiency + Targets and Incentives

The County's Innovative Building Review Program (IBRP) advises developers on how to make their projects more energy efficient. The advice is in the form of suggestions which can benefit the construction and operation of development in a number of ways, including energy efficiency and marketability. The IBRP is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials. These professionals have a vast amount of knowledge and interest in innovative, energy-efficient developments.

The IBRP provides a number of incentives to participants that reach one of three target levels. One is an expedited review of the development's plan check through the Building & Safety Division. Another is a 50% reduction on the energy plan-check fee. Other incentives are available depending on the target level the project development reaches. To reach a target, the project must exceed Title 24 (California Energy Efficiency Standards) by 20 - 40%, depending on which target level and incentives are available for the project, and include additional energy-efficient features outside the purview of Title 24 (e.g., recycled building materials, drought-tolerant or native plants, alternative energy systems). The program provides an Energy-Efficient Menu list of a number of energy-efficient features that a developer can choose from. Each feature is assigned a point(s). The point total and the percentage improvement upon Title 24 are used to determine the target achieved. The Energy-Efficient Menu also lists the three target levels and the associated incentives.

For more information, please call (805)568-2000
or visit **http://www.sbcountyplanning.org/projects**

Green Building Tips

	A. Community Design Tips	Benefits
1)	Orient homes on east/west axis for solar access.	Reduces the need for energy and lowers utility bills.
2)	Orient living rooms and porches to streets and public spaces.	Fosters community living and social interacting.
3)	Provide second units.	Creates more affordable housing.

	B. Site Tips	Benefits
1)	Recycle job site construction and demolition waste.	Reduces pressure on landfills, saves money by reducing landfill fees, and provides raw materials for future building products.
2)	Donate unused materials.	Reduces landfill deposits, helps local charitable organizations. Donations may be tax deductible.
3)	Install drip irrigation or other water efficient system.	Reduces landscape water use and lowers water costs.
4)	Minimize disruption of existing plants and trees.	Helps prevent soil erosion, maintains existing sources of natural cooling, diverts waste from landfills, and maintains a unique character to the community.
5)	Incorporate permeable paving.	Reduces the volume of polluted water that flows into rivers, streams, creeks, or the ocean. Slows the rate of runoff. Reduces irrigation requirements as well as lowers risk of flooding.
6)	Design resource-efficient landscapes and gardens.	Helps conserve water, reduces use of chemicals, and creates healthier soil and plants.
7)	Provide for on-site water catchment/retention (where appropriate given site size and topography).	Reduces the need to use treated, potable water for lawns and gardens.

	C. Foundation Tips	Benefits
1)	Incorporate recycled flyash (by-product of coal-fired electric generating plants) in concrete.	Increases the strength and durability of the concrete and reduces the amount of cement needed.
2)	Reuse form boards.	Saves money and conserves resources as solid sawn lumber is becoming increasingly expensive and scarce.
3)	Use recycled content rubble for backfill drainage.	Saves money and natural resources by using recycled materials.
4)	Insulate foundation before backfill.	Reduces energy loss and utility bills by minimizing heat loss.
5)	Use aluminum forms.	Reduces wood use, and despite higher initial cost, will pay for themselves quickly with reuse.
6)	Install rigid foam (i.e., Insulated Concrete Forms [ICFs]).	ICFs are not subject to rot and results in a better insulated foundation.

	D. Structural Tips	Benefits
1)	Substitute solid sawn lumber with engineered lumber.	Reduces demand for virgin lumber and is stronger, straighter, and more durable.
2)	Use Forest Stewardship Council (FSC) certified wood for framing.	Guarantees long-term availability of precious woods.
3)	Use wood I-joints for floors and ceilings.	Uses 50% less wood fiber, will not twist, warp or split; it's stronger and lighter than 2x10s or 2x12s and can span greater distances.
4)	Use Oriented Strand Board (OSB) for sub-floor and sheathing.	Reduces the need for large diameter old-growth trees and is as strong as traditional plywood sheet material and is less expensive.
5)	Use finger-jointed studs.	Uses recycled content materials, is straighter and stronger than solid sawn studs, and eliminates crooked walls, thereby reducing material waste.
6)	Use Structural Insulated Panels (SIPs) for walls/roof.	Reduces infiltration relative to frame construction, is energy-efficient, provides excellent soundproofing, is erected quickly, and saves wood by eliminating much of the conventional framing lumber.

	E. Exterior Finish Tips	Benefits
1)	Use sustainable decking materials.	Contains recycled content materials, is more durable, and reduces demand for old-growth timbers.
2)	Use treated wood that does not contain chromium or arsenic for decking and sill plates.	Reduces exposure to chromium and arsenic, which are particularly harmful to children who play on structures built with treated wood.
3)	Use alternative siding materials.	Lasts longer, is fire-resistant, and reduces maintenance costs.

	F. Electrical Tips	Benefits
1)	Install compact fluorescent light bulbs.	Lowers energy bills and reduces need for energy production.
2)	Install insulation-compatible recessed lighting.	Reduces the amount of heat loss/gain.
3)	Install lighting controls (automatic or motion-sensor).	Reduces need for energy and lowers energy bills.
4)	Install ceiling fans.	Reduces the need for air conditioning.

	G. Plumbing Tips	Benefits
1)	Insulate hot and cold water pipes.	Saves energy and water, and reduces water heating costs.
2)	Install flow reducers in faucets and showerheads.	Lowers water bills, saves water, and is a low cost option.
3)	Install chlorine filter on showerhead.	Eliminates chlorine absorbed by skin.
4)	Install tankless water heaters.	Saves energy, is quicker and more reliable.

	G. Plumbing Tips Continued	**Benefits**
5)	Install water filtration units at faucets connected to wells.	Reduces contaminants in water.
6)	Install on-demand hot water circulation pump.	Hot water arrives quicker to fixture, saving water and energy.
	H. Appliances Tips	**Benefits**
1)	Install ENERGY STAR® appliances.	Reduces water and energy use, and lowers utility bills.
2)	Install horizontal axis (front loading) washing machine.	Uses 40% less water and 50% less energy than conventional top loading washers.
	I. Window Tip	**Benefits**
1)	Install energy-efficient windows.	Lowers utility bills and provides greater comfort.
	J. Roofing Tips	**Benefits**
1)	Select light colored roofing (if appropriate to the community setting).	Reduces heat radiation through the roof, increases occupancy comfort, roofing lasts longer and decreases air conditioning bill.
2)	Select safe and durable roofing materials.	Reduces landfill deposits and saves money on replacement costs.
	K. Heating, Ventilation & AC	**Benefits**
1)	Use duct mastic on all duct.	Improves indoor air quality and keeps the homes more comfortable.
2)	Install ductwork within conditioned space joints.	Reduces energy loss and improves occupant comfort.

	K. Heating, Ventilation & AC Continued	**Benefits**
3)	Vent range hood to the outside.	Improves indoor air quality.
4)	Clean all ducts before occupancy.	Reduces dust around the house after occupancy.
5)	Install attic ventilation systems.	Increases comfort and reduces air conditioning use.
6)	Install whole house fan.	Reduces electricity usage and moves large volumes of air to achieve comfort at higher temperatures without air conditioning.
7)	Install Seasonal Energy-Efficiency Ration (SEER) AC rating 13 or higher.	Saves money and energy, reduces peak load problems, and non-HCFC refrigerants reduce ozone layer depletion.
8)	Install 90% or greater efficiency gas forced air furnace.	Reduces air emissions, costs less to operate, and saves natural resources.
9)	Eliminate wood burning fireplaces.	Reduces pollutant particulate matter by 75-90%.
10)	Install zoned, hydronic, radiant heating.	Saves energy by only heating the zone that requires heat.
11)	Install High Efficiency Particulate Air (HEPA) filter.	Makes living space healthier and reduces microparticulates from the air.
12)	Install Heat Recovery Ventilation (HRV) unit.	Improves indoor air quality and reduces energy.
13)	Install separate garage exhaust fan.	Creates healthier indoor environments.
	L. Insulation Tips	**Benefits**
1)	Upgrade wall and ceiling insulation to exceed Title 24 requirements.	Lowers utility bills, improves comfort, decreases heating and cooling requirements and makes home quieter.

	L. Insulation Tips Continued	Benefits
2)	Install recycled content, formaldehyde-free fiberglass insulation.	Reduces indoor air quality problems due to formaldehyde binders and can contain up to 30% recycled glass.
3)	Use advanced infiltration reduction practices.	Reduces drafts, and lower bills.
4)	Use cellulose insulation.	Uses recyclable materials and contains no formaldehyde.
5)	Use natural building materials such as straw-bales.	Lowers utility bills and is a positive use for renewable, agricultural products.

	M. Renewable and Solar Energy Tips	Benefits
1)	Incorporate natural cooling and passive solar heating.	Reduces cooling and heating requirements by 30-50% and saves energy and money.
2)	Pre-plumb for solar water heating.	Saves money if a solar system is to be installed in the future.
3)	Install solar water system.	Reduces the use of gas or electricity and pay-back is in as little as seven years.
4)	Install photovoltaic (PV) panels.	Decreases reliance on conventional power plants, reduces greenhouse gas emissions and is cost effective in areas that require night-lighting such as outdoor lights.

	N. Flooring Tips	Benefits
1)	Select Forest Stewardship Council (FSC) certified wood flooring.	Assures the long-term availability of woods while protecting ancient, old-growth forests.
2)	Use rapidly renewable flooring materials.	Reduces demand for old-growth hardwood.
3)	Use recycled content ceramic tile.	Uses recycled content materials and is easy to maintain.
4)	Use natural linoleum in place of vinyl flooring.	Reduces exposure to toxins and is healthier for occupants and installers.

	N. Flooring Tips Continued	Benefits
5)	Use exposed concrete as finish floor.	Eliminates the need for additional flooring materials, is easy to maintain, and very durable.
6)	Install recycled content carpet and underlayment.	Saves resources, diverts waste from landfills, is more resilient and colorfast than carpet made from virgin fibers.

	O. Indoor Air Quality/Finishes Tips	Benefits
1)	Use low/no- Volatile Organic Compounds (VOC) and formaldehyde-free paint.	Improves indoor air quality, reduces smog, and is healthier for installers and occupants.
2)	Use low Volatile Organic Compounds (VOC), water-based wood finishes.	Reduces smog and is healthier for home installers and occupants.
3)	Use solvent-free adhesives.	Improves indoor air quality, and are healthier for occupants and installers.
4)	Substitute particleboard with formaldehyde-free materials.	Reduces formaldehyde exposure to occupants.
5)	Use exterior grade plywood for interior uses.	Reduces formaldehyde exposure to occupants.
6)	Substitute formaldehyde-based Medium Density Fiberboard (MDF) with formaldehyde-free material.	Improves indoor air quality.
7)	Seal all exposed particleboard or Medium Density Fiberboard (MDF).	Reduces exposure of harmful emissions to occupants.
8)	Use Select Forest Stewardship Council (FSC) certified trim material.	Assures the long-term availability of these precious woods while protecting ancient, old-growth forests.
9)	Use finger-jointed trim.	Uses material more effectively, saves money and resources, and is straighter and more stable than conventional lumber.

Glossary of Terms

Accessory Structure: A structure located on the same site as the structure or use to which it is accessory. The use of an accessory structure is customarily incidental, appropriate, and subordinate to the use of the principal structure, or to the principal land use of the site.

Apparent Height: Lowest point of contact with grade to highest point of building dimension.

Bulk: The qualitative, readily visible composition and perceived shape of a structure's volume. Bulk is affected by variations in height, setbacks, and stepbacks of upper stories.

Coastal Zone: That land and water area within the County extending seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland to the boundary shown on the official Coastal Zone Maps, as amended from time to time (see Figure 2).

Conceptual Review: Initial level of review of a project by the South Board of Architectural Review (SBAR) when it is still in the early stages of design development. This allows the applicant and the SBAR an opportunity to informally discuss a project that will be subsequently submitted to the County.

Consent Agenda: Expedites review of minor projects, minor changes to approved preliminary plans, or projects that have been reviewed and approved by the SBAR.

D – Design Control Overlay District: Designated areas where, because of visual resources and/or unique neighborhood characteristics, plans for new or altered buildings or structures are subject to design review.

Dwelling: A room or group of rooms with interior access between all habitable rooms, including permanent provisions for living, sleeping, eating, cooking, bathing, and sanitary facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by a family on a non-transient basis and having not more than one kitchen. Boarding or rooming houses, dormitories, and hotels are not dwellings.

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Board of Architectural Review applications, that represent either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation, including grading approved in conjunction with the subdivision of the site.

Exterior Lighting: Temporary or permanent outdoor lighting that is installed, located, or used in such a manner to cause light rays to shine outdoors. Indoor lights that are intended to light something outside are considered exterior lighting for the purpose of these guidelines.

Facade: That portion of any exterior elevation of a building extending from grade to the eaves or the top of the parapet wall and the entire width of the building elevation.

Final Review: SBAR review of completed working drawings excluding electrical, plumbing, mechanical and structural drawings unless components of these plans would affect the exterior of the buildings. The final plans will be approved only if they are in substantial conformance with the plans given preliminary approval.

Floodlight: A light fixture that produces up to one thousand eight hundred (1,800) lumens and is designed to flood a well-defined area with light.

Floor Area, Gross: The area included within the surrounding exterior walls of all floors or levels of a building or portion thereof, exclusive of vent shafts and unroofed courtyards, as measured to the interior surfaces of exterior walls, or from the centerline of a common or party wall separating two buildings, and including: corridors and halls; stairways; elevator shafts; closets, storage, service, utility, and mechanical equipment rooms; attached garages; open or roofed porches, balconies, or porticos; roofed arcades, plazas, courts, walkways, and breezeways; permanently roofed and either partially enclosed or unenclosed building features used for sales, service, display, or similar uses; basements, cellars, or attic areas where the floor to ceiling height is six feet or greater and that are deemed usable by the Building Official; and in residential zones, additionally all roofed porches, arcades, balconies, porticos, breezeways, or similar features when located above the ground foor.

The gross floor area of a structure that lacks walls shall be the area of all floors or levels included under the roofed or covered area of the structure.

Full Cut-off Fixtures: A luminaire designed and installed where no light is emitted at or above a horizontal plane running through the lowest point on the luminaire.

Glare: Stray light striking the eye that may result in (a) nuisance or annoyance glare such as light shining into a window; (b) discomfort glare such as bright light causing squinting of the eyes; (c) disabling glare such as bright light reducing the ability of the eyes to see into shadows; or (d) reduction of visual performance.

Goleta Community Plan Area: The portion of the County located within the boundaries of the Goleta Community Plan as shown on the Goleta Community Plan Land Use Map.

Grading: Any excavation or filling of earth or a combination of these activities.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

Hillside: Lands with slopes exceeding 20 percent.

Landmark: Any place, site, building, structure, or object having historical, aesthetic or other special character or interest and designated as a Landmark under the provisions of County Code Chapter 18A.

Land Use and Development Code (LUDC): Chapter 35 of County Code. The LUDC carries out the policies of the Santa Barbara County Comprehensive Plan and Local Coastal Program.

Light Trespass: Light falling on the property of another or the public right-of-way when it is not required to do so.

Massing: The arrangement of the building's bulk, including relative openness and solidity.

Principle Structure: A structure in which the principal use of its lot is conducted.

Public Viewshed: Scenic elements visible from a publicly owned geographic point.

Residential Second Unit (RSU): A dwelling unit on a permanent foundation that provides complete, independent living facilities for one or more persons in addition to a primary dwelling on the same lot. The RSU may either be an attached RSU or detached RSU. 1. Attached Residential Second Unit: A residential second unit that shares a common wall with the primary dwelling. 2. Detached Residential Second Unit: A residential second unit not attached to the primary dwelling by a common wall.

Ridgeline and Hillside Development: A section of the LUDC that provides for the visual protection of the County's ridgelines and hillsides by requiring that the Board of Architectural Review evaluate each proposed structure where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Skyglow: The overhead glow from the light emitted sideways and upwards. Skyglow is caused by the reflection and scattering of light by dust, water vapor, and other particles suspended in the atmosphere.

Solar Access: The potential to receive adequate sunlight in order for certain areas of a dwelling or lot to catch the sun's energy.

South County Board of Architectural Review (SBAR): A seven member board committee appointed by the 1st, 2nd, and 3rd District Supervisors, with all members approved by the Board of Supervisors. Three members are licensed architects who must reside in the County but not necessarily in the district of the appointing supervisor or within the boundaries of the SBAR. The four remaining members must reside within the boundaries of the SBAR and must be "skilled in reading and interpreting architectural drawings and able to judge the effects of a proposed building, structure, or sign upon the desirability, property values, and development of the surrounding area." At least two of these members must be licensed landscape architects.

Streetscape: The visual appearance of the neighborhood as seen from the street.

Street Frontage: The portion of a property abutting a public or private street.

Structural Alteration: A change in the supporting members of a structure, including bearing walls, column beams, girders, or trusses, or in the dimensions, support members, or configuration of the roof.

Substantially Visible: An object is considered substantially visible if it stands out as a conspicuous feature of the landscape when viewed with the naked eye.

Uplighting: Fully shielded lighting that is directed in such a manner as to shine light rays above the horizontal plane.

Vertical Canyon: A narrow space between second story structures.

Volume: A building's quantitative three-dimensional measurement of the building's height, width, and depth combined.

Zoning Ordinance: An ordinance authorized by California Government Code *§65850*.

Findings Required for Approval

Required Findings for New and Remodeled One and Two-Family Dwellings

As required by County of Santa Barbara's Land Use & Development Code Chapter 35.82.070(F)(1)(i), the South Board of Architectural Review (SBAR) will base their approval of the project on their ability to make the "findings" below which are applicable to all new and remodeled projects.

I. General Findings

The SBAR shall make the following findings prior to approving, conditionally approving, or denying any design review application:

a. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.

b. Electrical and mechanical equipment will be well integrated into the total design concept.

c. There will be harmony of color, composition, and material on all sides of a structure.

d. There are a limited number of materials will be on the exterior face of the structure.

e. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

f. Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.

g. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.

h. Signs, including associated lighting, are well designed and will be appropriate in size and location.

i. The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone.

EASTERN GOLETA VALLEY RESIDENTIAL DESIGN GUIDELINES
SOUTH COUNTY BOARD OF ARCHITECTURAL REVIEW CHECKLIST

1. SITE PLANNING AND STRUCTURE PLACEMENT

New one-family and two-family dwellings, additions to, and accessory structures should be located, designed and constructed to retain and blend with the natural vegetation and land forms of the site.

- ☐ Site layout and orientation is designed in relationship to the environmental qualities, open spaces, and topography of the property.
- ☐ Tree and vegetation removal is minimized and mature trees are preserved.
- ☐ Runoff from the property is minimized.
- ☐ Grading is minimized and/or appropriate to the site.
- ☐ Impacts to public viewsheds are minimized.

2. ELEMENTS OF DESIGN

The shape, height, environmental character, and size of the dwelling, its architectural style, building materials, and landscaping are all elements that define the character of a house and contribute to the collective appearance of the neighborhood.

- ☐ Size, bulk, scale, and style are appropriate to the site and compatible with the neighborhood.
- ☐ The second story is located towards the center of the first story, away from property lines, and is generally not more than 50% in size of the existing ground floor footage.
- ☐ Solar access has been considered.
- ☐ Facade articulation is used.
- ☐ Main entries are obvious from the street and not blocked.
- ☐ Doors and windows are compatible in style, materials, and color to the existing house and the neighborhood.
- ☐ Garage doors are consistent in style, materials, and location to those in the neighborhood.
- ☐ The architectural style complements natural setting if applicable.
- ☐ Additional roof forms are compatible with the primary roof form.
- ☐ Exterior materials and colors complement and improve the neighborhood and are compatible with the house.

3. GARAGE CONVERSIONS

The goal with a garage conversion is to ensure that it is compatible and complementary to the main house and neighborhood.

- ☐ Windows, doors, and materials are similar to and compatible with the main residence.
- ☐ Landscaping is used to mitigate any additional driveway hardscape added to accommodate on-site parking.
- ☐ New doors avoid facing the street frontage.

4. HILLSIDE HOUSING

The intent of hillside guidelines is to preserve, enhance, and protect the visual importance of Goleta's hillsides and ridgelines.

- ☐ The dwelling blends into its natural surroundings.
- ☐ The higher portions of the project are set back.
- ☐ Building height is in proportion to the style and size of the house and to the lot area and is compatible with the neighborhood.
- ☐ Grading is minimized but used to set the building into the hillside where appropriate.
- ☐ Architectural features are used to break up unacceptable massing.
- ☐ The visibility of driveway cuts is minimized.
- ☐ Decks, courtyards, outdoor fireplaces, and chimneys avoids, impacts to neighbors' views, privacy, noise, or air quality.

5. LANDSCAPING, SCREENING, FENCES, AND WALLS

Landscaping should be used to create privacy, shade, and neighborhood character.

- ☐ Screening plants such as hedges are used on side and rear property lines but are avoided at the front property line.
- ☐ Existing vegetation is feasibly retained.
- ☐ Fences and walls are avoided at the front property line.
- ☐ Walls and fences are compatible with the design, materials, and colors of the main house.
- ☐ Wall and fence height and length is minimized.

6. EXTERIOR LIGHTING

Exterior lighting is usually proposed for security reasons, and can be designed in such a way that it does not affect neighboring properties.

- ☐ "Full cut off" fixtures and "shut off" controls are used.
- ☐ Exterior lighting does not spill across property lines.
- ☐ The height and quantity of lighting fixtures is limited.
- ☐ Translucent or opaque materials are used with the light source downcast and fully shielded.