

ATTACHMENT 11: DESIGN GUIDELINES RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING THE GAVIOTA) RESOLUTION NO. 16 -_____
COAST PLAN DESIGN GUIDELINES.)

WITH REFERENCE TO THE FOLLOWING:

- A. On October 20, 2009, the Board of Supervisors adopted Resolution 09-319 approving the formation of the Gaviota Coast Planning Advisory Committee (GavPAC) to assist staff with the development of the Gaviota Coast Plan.
- B. From November 2009 to July 2012, the GavPAC held several public meetings to advise staff with preparing draft Gaviota Coast Plan Design Guidelines.
- C. The proposed Gaviota Coast Plan Design Guidelines are consistent with the Santa Barbara County Comprehensive Plan, the Santa Barbara County Local Coastal Program, and the requirements of California planning, zoning, and development laws.
- D. In 2016, a Final Environmental Impact Report for the Gaviota Coast Plan, including EIR Revision Letter RV01, was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- E. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided opportunities to be involved in the preparation of draft Gaviota Coast Design Guidelines in duly noticed public hearings and meetings.
- F. The County Planning Commission held duly noticed public hearings on the proposed Gaviota Coast Plan Design Guidelines, at which hearings the Guidelines were explained and comments invited from the persons in attendance.
- G. The Planning Commission, after holding duly noticed public hearings on the Gaviota Coast Plan Design Guidelines, endorses and transmits to the Board of Supervisors said recommended Guidelines by resolution.
- H. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing on the proposed Gaviota Coast Plan Design Guidelines at which hearing the Guidelines were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors now finds that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to adopt the Gaviota Coast Plan Design Guidelines

(Exhibit 1).

3. Inland Area: This resolution and the *Gaviota Coast Plan Design Guidelines* shall take effect and be in force 30 days from the date of its passage.
4. Coastal Zone: This resolution and the *Gaviota Coast Plan Design Guidelines* and any portion of this resolution approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Exhibits:

Exhibit 1 Gaviota Coast Plan Design Guidelines

EXHIBIT 1



Draft Gaviota Coast Plan Design Guidelines

**Planning and Development Department
County of Santa Barbara**

October 2016

TABLE OF CONTENTS

INTRODUCTION	1
I. Site Selection	2
A. Terrain Characteristics	2
B. Site Analysis.....	2
C. Development Review	3
II. Visibility	3
A. Topography	4
B. Accessibility.....	5
C. Resource Sensitivity.....	6
D. Consideration of Agriculture.....	6
E. Fire and Hazard Protection	6
III. Architecture	6
A. Design Buildings To Fit The Specific Site	7
B. Mass, Bulk and Scale.....	8
C. Materials and Details.....	9
D. Colors	10
E. Lighting.....	11
F. Utility Structures and Fencing	12
IV. Grading	13
A. Excavation.....	14
B. Stepped Floor Levels/ Below Grade Rooms.....	14
C. Retaining Walls	15
D. Berming	15
V. Landscape	15
A. Landscape Terrain Characteristics	15
B. Landscape Design	16
C. Landscaping for Visual Softening and Screening	17
D. Landscape Plant Palette	18
VI. Summary	19
APPENDICES	A-1
A. Plan Area Map	A-1
B. Critical Viewshed Corridor Overlay (CVCO).....	A-2
C. Development Application Submittal Requirements.....	A-3

Introduction

The Gaviota area is a magnificent environment within the spectacular coastal California foothills of Santa Barbara County. The Gaviota Coast Plan Design Guidelines are intended to preserve the region's natural, agricultural and scenic resources by establishing architectural and aesthetic goals for the Gaviota Coast Plan Area. To accomplish this purpose, these Guidelines are set forth to ensure all building and landscape designs are compatible with the design objectives of the Gaviota Coast Plan, the overall environment, and the specific building site.

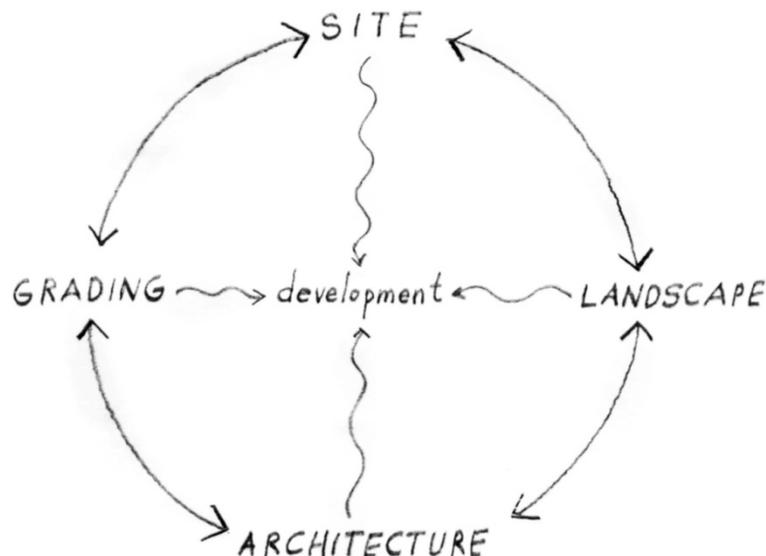
These Design Guidelines apply to:

- All residential structures and associated improvements, building additions, site work and landscaping within the Gaviota Plan area and,
- All projects within the Gaviota Coast Plan Area currently subject to Central Board of Architectural Review (~~confirm with County Planning and Development if your non-residential project is subject to this review~~).

A Critical Viewshed Corridor Overlay (CVCO) has been established in the visually dominant area along coastal Highway 101 from Goleta to the Gaviota Tunnel (see Appendix B). Development in the CVCO has a higher level of review, as outlined in these guidelines.

The Design Guidelines and all building and site improvements ~~shall~~ are to comply with all applicable Santa Barbara County Land Use codes and ordinances, including the policies of the Gaviota Coast Plan.

A holistic approach to the development process is recommended with all members of the development team involved from the initial planning stage. While a design hierarchy has been adopted with site selection of paramount importance, all aspects of the design process are interrelated and thus complement one another.



I. Site Selection

Site selection is the most important step in any successful building project. Each site environment has its own set of challenges from the interplay of the components of a specific location. Thoroughly researching and understanding the site potentials, constraints and environmental conditions of all possible sites will allow the landowner and design professional to achieve a sound, site-specific, environmentally sensitive development plan.

A. Terrain Characteristics

Canyons running perpendicular to the coastline offer varied building sites ranging from gently sloping pasture lands to hillsides and canyons, each with their own distinct flora. Each of these terrains will have different constraints and opportunities. In following sections of these guidelines, overarching goals will be provided for each terrain type. The three primary characteristic environments of the Gaviota Coast are:

- **Coastal Terrace & Grassland** – open, gently rolling to fairly flat, typically with uninterrupted open and broad views across and beyond the grassland.
- **Hillsides** – composed of potential intervals of steep slopes, open ‘grassy’ to scrubby landscape, as well as distant hillsides.
- **Canyons & Arroyos** – generally perpendicular to the coastline, this can be a landscape of varying slopes from pasture to gentle slopes and may include riparian, oak forests, grassland and habitat exposures.

B. Site Analysis

A formal site analysis is required for all projects within the CVCO to graphically identify physical constraints and site characteristics in order to properly evaluate the most feasible building sites for the proposed development, including possible alternatives.

Mapping a property’s development opportunities and constraints will help ensure that the characteristics unique to each site are identified and considered early in the design process. Constraints to be considered on all potential development sites include, but are not limited to:

- location in the Critical Viewshed Corridor Overlay line-of-sight from Highway 101
- structure footprint and square footage of the proposed development for the site
- slope assessment
- geologic constraints
- public view corridors
- environmentally sensitive areas, riparian and/or wildlife corridors (provided by SB County)
- existing landscape, including specimen trees
- existing and/or proposed access road
- easements

- setbacks
- solar orientation
- prevailing winds
- existing structures and utilities
- water availability, including quality and quantity

C. Development Review

Once the site analysis information has been compiled, formal development reviews, including site visits, are conducted by County Planning & Development staff, and the County's Central Coast Board of Architectural Review (CBAR). ~~and, w~~Where applicable, homeowner associations may conduct their own design review and/or site visits. Reviews of conceptual drawings and plans provide a familiarization of the immediate development area, while site visits allow for a comprehensive understanding of the proposed development. The initial site visit, conducted during the conceptual design review phase, fosters discussions that can provide early input and potentially simplify the review process. Property developers are advised to schedule site visits during the conceptual phase according to the following:

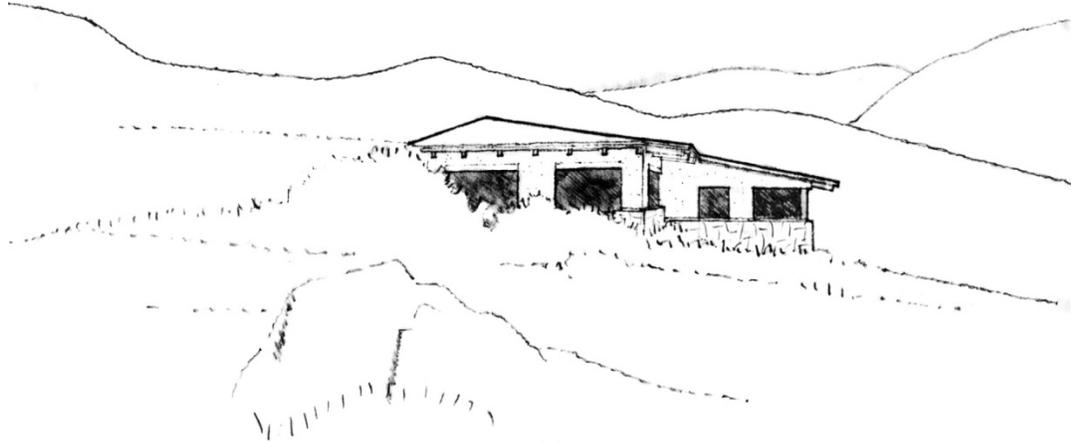
- All projects subject to a CBAR review that are within the CVCO are *required* to have a site visit with the CBAR during the conceptual phase. The required Site Analysis shall also be provided during the conceptual stage, preferably at the initial site visit.
- It is *recommended* that all other projects obtain a conceptual phase site review.
- It is *recommended* that all site visits are coordinated with the site analysis and initial project proposal review with the County Planning & Development staff in order to gain efficiencies and reduce costs.

II. Visibility

Site selection is the primary tool for minimizing the visibility of development. Successful site selection can eliminate or substantially reduce the visibility of the proposed development from public viewing places, and be respectful of the visual impact from private viewing places, including views from the hillsides to the ocean and from the lower elevations to the hillsides and ridges beyond.

Development within the Gaviota Coast Plan Area shall be subordinate to the setting, as seen from public viewing places, visually compatible with and complementary to the environment, and an integral part of the existing landscape.

Consistent with existing County policies, and to the maximum extent possible, landowners and developers shall eliminate or reduce the visibility of development on the skyline as well as lesser or subordinate public viewshed ridgelines. Siting structures on the highest ridgelines of the property shall be avoided.



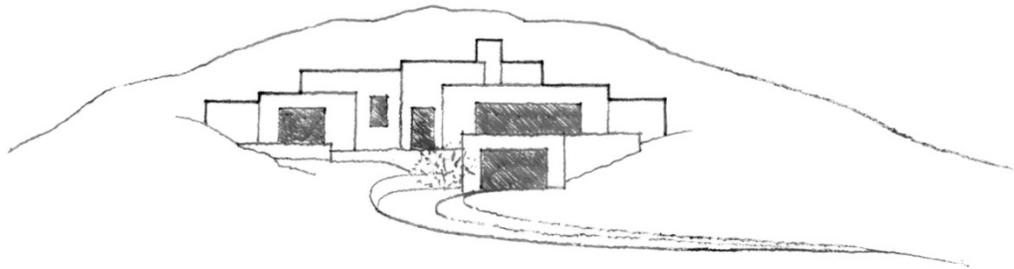
House sited below ridgeline to avoid skylining. Roof slopes mimic natural contours of site.

Critical Viewshed Corridor Overlay (CVCO) In addition, proposed development in the CVCO shall be designed to protect ocean and mountain views from Highway 101. Development within the CVCO shall be concealed to the maximum extent feasible as seen from public viewing places. To the maximum extent feasible, development in this corridor shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and, development shall be clustered. Building profiles should not silhouette against the ocean backdrop. Building height south of Highway 101 shall not exceed one story or 15~~16~~ feet above existing grade.

A. Topography

The natural topography of the site shall be utilized to the fullest extent possible to reduce the visibility of the proposed development, including all associated infrastructure. Building massing shall be stepped or sloped to follow the natural contours of the site.

Structures shall be subordinate to the natural terrain. Building sites with 'existing' slopes greater than 10% shall be required to incorporate stepped floor levels to help integrate the structure with the natural contours and reduce massing.



House designed to be 'of' the hill, not 'on' the hill, by integrating with natural topography and avoiding skylining.

B. Accessibility

Driveways, utility access roads, and all other development involving grading or paving (e.g., sports courts, motor courts, and parking areas) have a significant impact on visual quality, water permeability, agricultural operations, and wildlife corridors. All else being equal, development that minimizes the need for new access is preferred to development that requires significant new access roads or utilities. Shale and permeable base roads compatible with wildlife corridors and animal husbandry should be given priority.

1. All new roads or driveways shall follow the natural contours of the site, adapting to, and negotiating around and between the existing trees and rock outcroppings. Long, straight roads shall be avoided. Roads shall be non-linear, organic, and integrated with natural backdrop. Where feasible, necessary roads and driveways shall be incorporated into fuel management zone buffers. Roads shall be sited outside of public view corridors whenever feasible. Road surfaces shall be dark, textured, visibly unobtrusive and non-reflective (see colors discussion in section III.D, page 10). Non-agricultural outdoor parking shall be concealed from view.



Shale and permeable base roads are encouraged as they are compatible with wildlife corridors and animal husbandry, and are visually unobtrusive as in this case. Roads located in natural draws are encouraged.

C. Resource Sensitivity

County policy requires that development avoid environmentally sensitive habitat areas (ESHA) including riparian and wildlife corridors. Development plans shall be consistent with existing County policy in this regard.

In evaluating home sites, driveway locations, and/or other improvements, priority should be given to those sites that minimize the disturbance or removal of native vegetation, especially trees, and avoid 'species of concern' in proximity to the site.

D. Consideration of Agriculture

All proposed development shall avoid or minimize adverse impacts to agriculture to the maximum extent feasible by siting structures to minimize impacts to productive agricultural land, prime soils, and adjacent agricultural operations. Clustering of development should be utilized to reduce visual impacts as well as impacts to agriculture.

Agricultural structures shall be visually integrated and architecturally consistent with the historically rural vernacular of the Gaviota Coast and adhere to the color restrictions in section III.D, page 10.

E. Fire and Hazard Protection

Site selection shall include an assessment of the visual impact from public view corridors of fire safety clearing requirements. Locate development to reduce the visual impact of required fire turnaround access and vegetation clearance requirements. Preserve as much of the natural environment as possible with an organic approach of pruning up native trees and any required clearing of chaparral done in a mosaic pattern. Proposed landscaping plans shall incorporate a fuel ~~management~~ abatement program.

III. Architecture

The magnificent natural environment of the Gaviota Coast Plan Area demands architecture of the highest standard. The unique landforms, temperate climate, spectacular light, and a strong cultural heritage of the area combine to form a rich backdrop of unparalleled beauty. Development proposed within the Gaviota area need not subscribe to a particular architectural typology. Rather, the key to a successful design in this area is to blend the building(s) with the natural environment by employing creative and responsive building forms, natural materials, and earthen colors that, together, strive to integrate seamlessly with the immediate natural surroundings.

Buildings shall be sited and designed with restraint. They shall be subordinate to and complement the natural features of the site. Avoid placing building sites on ridgelines and within unobstructed public ocean views. Work designs with the land, not on the land. Allow the building design to emerge after careful consideration of the site's natural features, forms and biological context. All development elements should be designed in harmony with the immediate site and within the greater natural context of the Gaviota Coast. The following outlines provide basic design

guidelines when considering building proposals within the Gaviota Coast Plan area.

A. Design Buildings To Fit The Specific Site

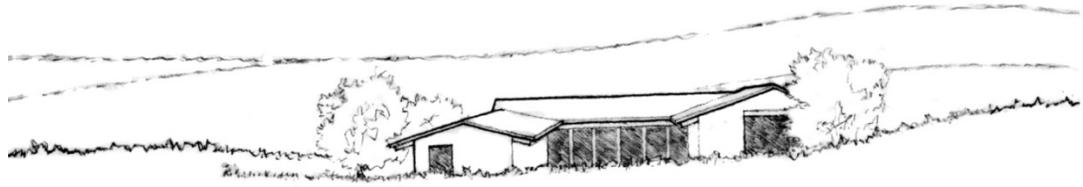
The height, scale, and design of structures shall be compatible with the character of the surrounding natural and agricultural environment. The primary architectural design objective is to integrate the structures into – and harmonize form and colors with – the site’s natural landforms and flora. While interesting architectural forms are encouraged, they should not distract from nor overpower the natural setting. Buildings shall be designed to integrate with the specific natural attributes of the chosen site. Design the building to respond “to” the site, do NOT design the site to respond to the building. For example, do not create a level building pad for a flat slab structure on a sloping and/or ridge top site.



Building forms designed to fit the site – not the site to the building.

Principal architectural goals for the three primary terrain types (see section I) are:

- **Coastal Terrace & Grassland** – On these lower sloping sites (typically 0-10%) architectural proposals shall work with, and become a part of, the visually simple, uncluttered, and open landscape. Buildings located in this terrain should have roof slopes that approximate and complete the shapes and contours of the surrounding landforms resulting in a low profile building mass which is articulated to mimic the natural topography.

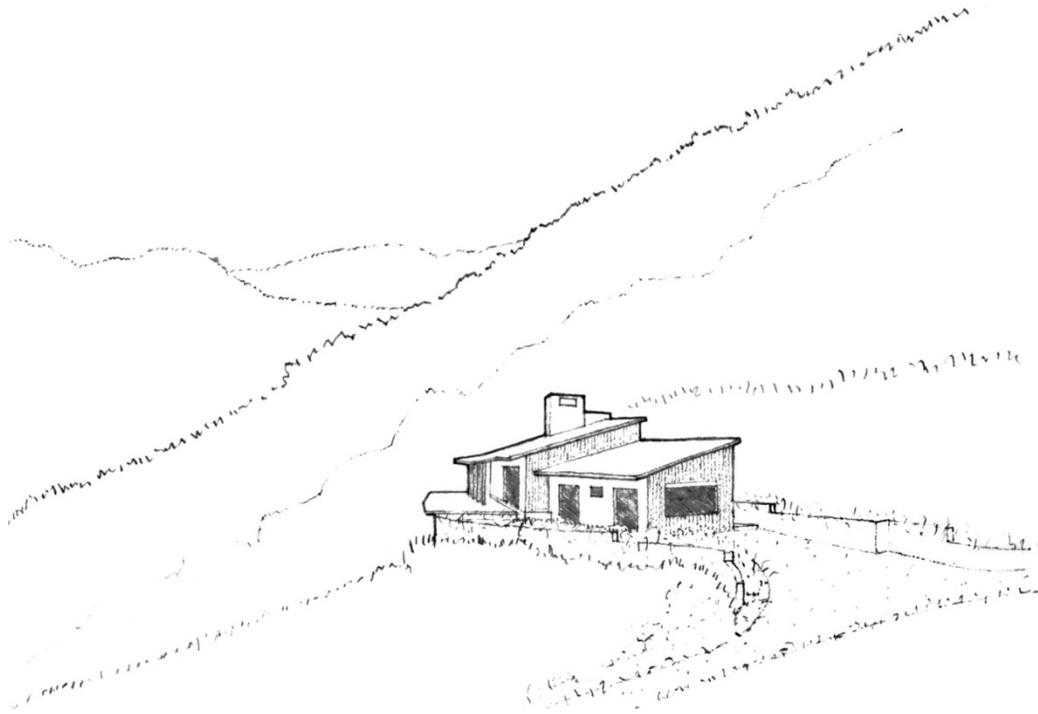


Low, horizontal forms integrate with the gently sloping topography of the coastal grasslands.

- **Hillsides** – Architectural proposals in this steeper sloping terrain (typically 10-30%) will respond to the landform by stepping, turning with topography and incorporating materials that complement and blend with the near site natural materials. Where new structures are to be located on sloping sites, split-level and stepped foundation design concepts should be used to minimize the visual disturbance of the natural contours. Depending upon the site and the specifics of the development, it may be appropriate to increase grading to preserve agriculture and habitat and reduce visibility of the development. Low-pitch roof forms, and/or stepped flat roofs following the predominate topography oriented in the same direction as the natural terrain, and staggered wall planes will aid to visually reduce the building mass. Visible exterior retaining walls should be minimized.
- **Canyons & Arroyos** – This terrain is particularly sensitive due to potential down canyon views from public view corridors and proximity to environmentally sensitive habitat areas such as wetlands and creeks. Care should be taken to use natural features as immediate backdrops for any proposed structures to avoid skylining and to visually shelter the development from view. Buildings shall be subservient to the dominant natural features of this terrain.

B. Mass, Bulk and Scale

Building masses should be interesting and articulated, allowing the forms to integrate, accommodate, and respond to the natural features of the site. Large monolithic elements shall be avoided. The building's massing and roof profile shall roughly follow the natural topography of the site to integrate with the terrain and minimize the structure's profile against the sky.



House integrates with natural site topography by utilizing fragmented building massing, stepped floors and roof elements, and roof pitches that match existing contours.

When more than one structure is proposed in proximity to others, they shall share a consistent or complementary architectural design vocabulary and shall be arranged in a harmonious grouping.

The size and scale of any structure shall be determined by the natural features of the site, the impact of the development's footprint, and the proposed structure's visibility from off site. Visibility of the development can be reduced with a lower roof pitch, below grade rooms, reducing attic space, and minimizing plate height. A detailed site analysis is required to initially assess the proposed development's size and public visibility. The size and location of the proposed development shall be carefully considered to avoid visually 'over-burdening' the site.

C. Materials and Details

Materials that are compatible and complement the surrounding area shall be used. No reflective finishes (other than window glazing, hardware fixtures, and photovoltaic panels) shall be used on exterior surfaces. Natural materials, such as stone and wood, are preferred. Natural finishes and naturally weathering metals are preferred as they tend to patina over time to integrate with the natural surroundings and minimize refinishing and/or painting. Articulated surfaces are encouraged.

In order to provide texture, consider options such as board formed, exposed aggregate, hand troweled, or rough sawn surfaces. Windows should be recessed to the greatest extent possible. Creation of shadows to break up

building massing is recommended through the use of architectural design elements.

Structures and landscape elements shall maximize the use of natural building materials and colors, such as native stone and wood, which if not of local origin are synonymous with regionally sourced material. Roof design shall incorporate simple forms with deep overhangs to provide ample shade at large window areas, entries and/or porches.



Example of design that utilizes a variety of natural materials and textures, with well articulated openings and roof overhangs.

D. Colors

Exterior colors shall blend harmoniously with the site's natural features, provide a variety of textures, and complement the subtle, natural characteristics of the site. Avoid colors that contrast sharply with their surroundings or draw attention from a distance due to their hue, tone, reflectivity or texture.

Exterior surfaces, materials and products, including siding, trim, window sash, roofing, fences, driveways, water tanks, and other painted, stained or color-treated surfaces shall have a light reflective value (LRV) of less than 30. Darker tones are highly recommended, especially for roofs and wall surfaces. White, off-white, or other light colors of similar brightness or reflectance do not blend with the environment and are not permitted.



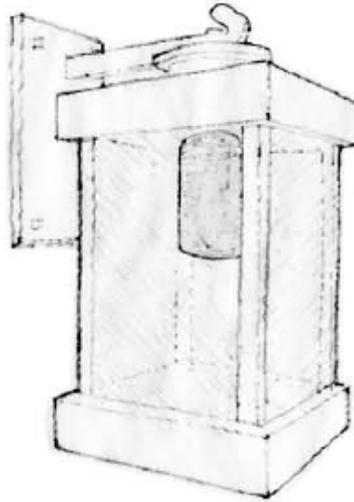
Darker, earth-tone natural colors and materials blend harmoniously with the natural surroundings.

E. Lighting

The night sky and surrounding land uses shall be protected from excessive and unnecessary light associated with development. All forms of lighting shall be carefully planned to prevent light spread.

1. Exterior lighting shall be minimized and shielded to reduce impacts on nocturnal ecosystems and night sky access. Illumination of trees, landscaping, and building facades is not permitted. Where walkway and/or driveway lighting is deemed necessary for safety reasons, zero cut-off fixtures shall be used (0% of total initial designed fixtures lumens are emitted at 90 degrees or greater from straight down). Driveway illumination, lining of driveway with light standards, and floodlight type fixtures are not permitted.

2. Interior lighting emission should be low-level and carefully planned to prevent exterior light spread and a 'lantern effect'. Avoid siting structures which allow for public viewing up and under the roof structure.



Downlight with shielded light source minimizes intrusion into night sky

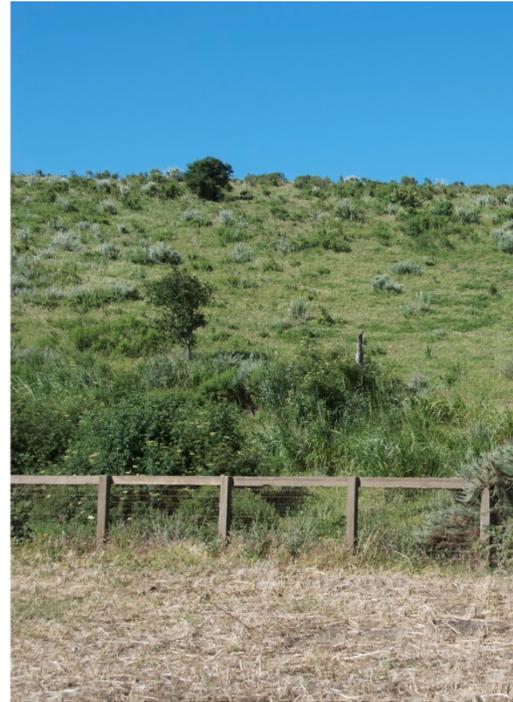
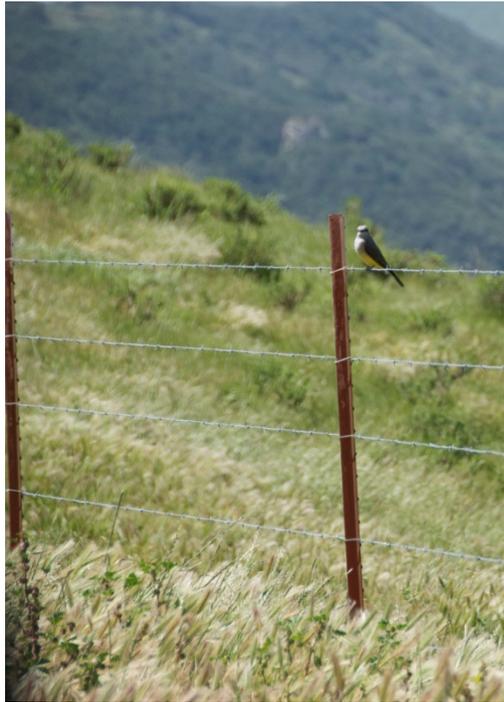
F. Utility Structures and Fencing

Residential utilities and fencing will fall under the review of the CBAR to ensure that the development complies with the same standards and color requirements for exterior materials as all other development.

1. Utility Structures and Mechanical Equipment:
 - a. The visibility of utilities and associated structures shall be eliminated or minimized to the greatest extent possible from public viewing places.
 - b. Residential water tanks shall be designed and sited to blend in with natural land forms and background colors and textures.
 - c. Energy sources (e.g., wind, solar, oil and gas, and associated infrastructure) shall consider the visual requirements of development on the Gaviota Coast.
2. Fencing (including entry gates and associated structures):
 - a. Fencing should be unobtrusive, visually subordinate and comply with the same standards and color requirements for exterior materials.
 - b. Limit fencing to the immediate development envelope and agricultural operations.
 - c. Property line fencing, which has no demonstrable function other than to identify a property line, is strongly discouraged.
 - d. Agricultural fencing and fencing for cattle should be as invisible as possible, post and wire fencing, without a top rail, and of dark materials. Tee posts shall be of a dark color and should not have white tips. Pasture fencing for horses, which will often require wooden

posts and rails, is best left unpainted, or if colored, shall be in dark shades (under 30 LRV).

- e. Fencing installed through established stands of coastal shrub and/or chaparral shall be installed with minimal removal of vegetation. Fencing shall consider wildlife passage and/or corridors, and shall be sited to avoid wildlife passage and/or corridors, where appropriate and feasible.



Examples of appropriate fencing that are visually unobtrusive.

IV. Grading

The unique topographical features of the Gaviota Coast – including mountain ridges, foothills, canyons, arroyos and coastal terraces – provide a spectacular, but challenging physical environment when considering building design and the requirement to conceal development from public viewing places to the maximum extent possible. Grading design shall be harmonious with the natural surroundings, and shall holistically integrate with the building and landscape design.

Grading design shall be ‘with’ the land, with special care taken to establish new contours and landforms that complement and extend the natural shapes and features of the specific site. The goal is an integrated, restrained design that blends seamlessly into the natural fabric of the Gaviota Coast. The principal goals within the three primary terrain types are:

- **Coastal Terrace & Grassland** – Grading should preserve and integrate with the open, gently rolling to fairly flat features of this terrain. Artificial landforms shall only be utilized to help conceal development from public

view and shall conform to the surrounding, subtle forms of the natural landscape.

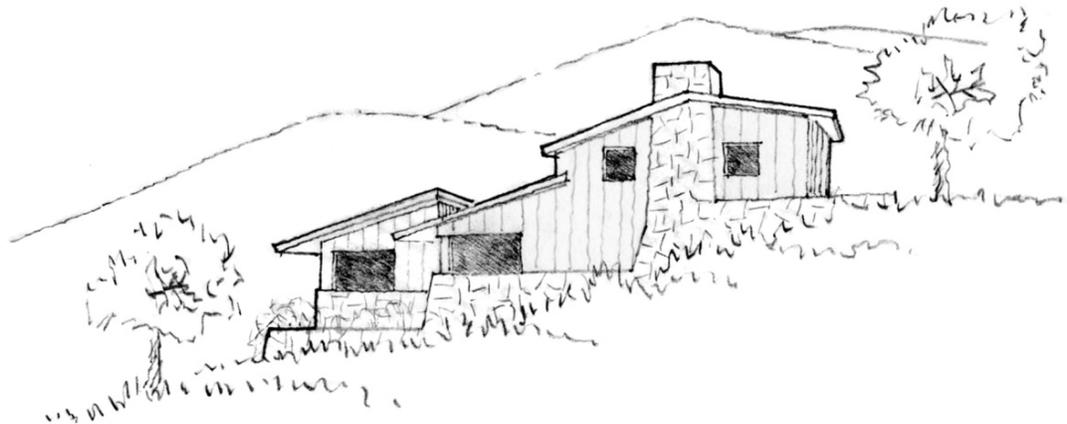
- **Hillsides** – Integrate grading and building design to blend harmoniously with the natural contours of the predominantly sloping sites of this terrain. Design grading to keep building profiles low by settling development ‘into’ the hillside, not upon it.
- **Canyons & Arroyos** – This terrain type may limit building sites to steeper slopes due to potential proximity to environmentally sensitive habitat areas, such as wetlands and riparian corridors. Creative grading design is necessary to conceal development from down canyon public view corridors and preserve dominant natural features.

A. Excavation

Site selection that minimizes significant grading is generally preferable. However, significant grading may be advantageous if the bulk of the excavation is under the building and it results in partially undergrounded structures that reduce visibility and/or creates stepped building massing that allows for better architectural integration with the natural topographical features. For example, increased grading or cuts can be used to minimize skylining by siting structures into an adjacent, higher landform.

B. Stepped Floor Levels/Below Grade Rooms

On building sites with existing slopes greater than 10%, stepped floor levels and/or below grade rooms shall be utilized to decrease the overall footprint and help integrate the building massing with the natural topography and features of the site. Stepping the floor levels to follow the existing contours can also facilitate the fragmenting and stepping of roof lines, providing a means to break down building massing, provide visual interest and shadow, and further integrate the building forms with the natural, organic forms of the immediate surroundings.



Stepped floor levels required when existing grade exceeds 10%.

C. Retaining Walls

On building sites with existing slopes of greater than 10%, retaining walls shall be utilized to the greatest extent possible to integrate the structure with the natural contours of the site. Retaining walls shall have a shape which complements the natural contours and be composed of and/or compatible with, the natural materials and colors on the site.

Materials and plantings shall be used to screen and integrate the wall with the existing environment. Gravity walls, rock walls, or wall materials that have a natural and/or rustic appearance are preferred.

D. Berming

Berming to visually conceal a structure is discouraged. Berms should only be used as a screening method if other methods have been fully exhausted, and the shape and configuration of the berm reflects a continuation of, or conforms to, the existing landforms.

V. Landscape

Design traditions evolve in response to the specific climate, in this case coastal California, and readily available indigenous materials. Supporting and blending agricultural and 'natural' landscapes, for example grazing rangeland uses and grassland communities of native grasses, is the goal of landscape design in the Gaviota Coast Plan Area. As with architectural design, landscape design shall explore the subtle nuances of fitting in – by helping structures to blend into the existing environmental setting and the context. Landscape design in the Gaviota Coast Plan Area is to be designed in a site-responsive and environmentally sensitive manner, while simultaneously producing a unified and harmonious community.

As arrived at through the analysis of the entire property and evaluation of potential building sites, the selected building site is to have a landscape design that responds to the setting (grassland, hillside, or canyon/riparian, for example) by utilizing plant and materials selections, individual form, and overall massing that will complement the setting and minimize impacts to the land. Use of endemic plants and other local materials in conjunction with the agriculturally derived landscape is fostered by this plan.

A. Landscape Terrain Characteristics

The Gaviota Coast comprises several visually distinct terrain types (see section I). Each of these has several unique characteristics leading to their diversity and their different landscape challenges. The principal goals within the primary terrain types are:

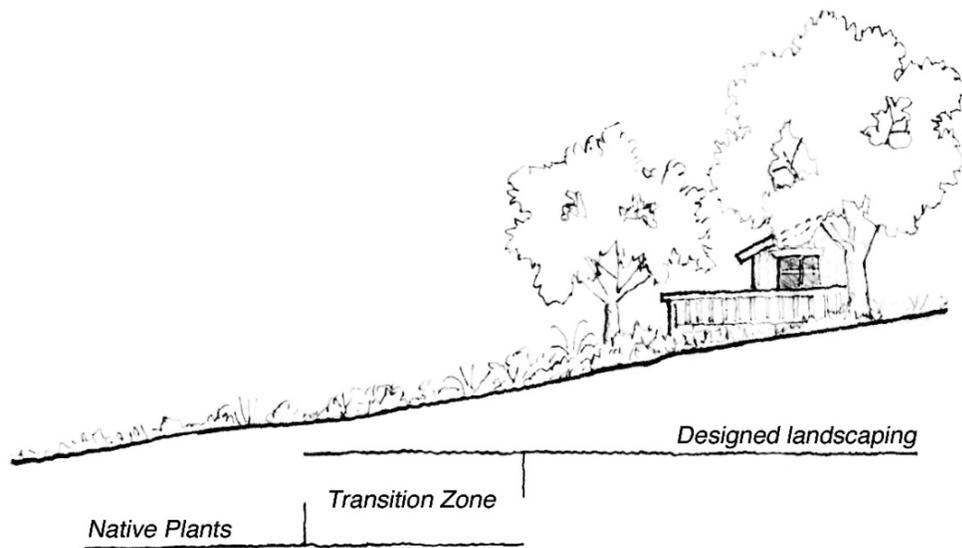
- **Coastal Terrace & Grassland** – characterized by open, gently rolling to fairly flat, typically with open and broad views across and beyond the grassland, landscape proposals here will work with and become a part of the visually simple, uncluttered, and open landscape.

- **Hillsides** – Landscape materials (organic and inorganic) will settle structures into the hillside, working with extant plant communities, and supplementing those native communities as appropriate.
- **Canyons & Arroyos** – This terrain is particularly sensitive due to potential down canyon views from public view corridors and proximity to environmentally sensitive habitat areas such as wetlands and creeks. Care should be taken to use and preserve existing native flora as immediate backdrops for any proposed structures to avoid skylining and to visually shelter from view. Buildings shall be subservient to the dominant natural features of this terrain.

B. Landscape Design

Landscape design shall facilitate the blending of development into the natural surroundings. Utilize the following concepts in landscape design on the Gaviota Coast.

1. Incorporate unique solutions that are responsive to the individual characteristics of the specific site and sensitive to the California coastal environment. Designs that recede into the surrounding landscape rather than attract attention are encouraged.
2. Avoid landscape designs that outline areas such as driveways, streets, property lines, structures, etc. with trees or shrubs, or that place planting in straight lines as these design concepts would not visually integrate into the surrounding landscape.
3. Maximize the use of natural and indigenous materials for all landscape and site improvements, including retaining structures, walls, and outdoor living areas. These materials are to complement the environment as well as the site's buildings.
4. Integrate natural/existing landscape features, rock outcroppings, vegetation and topography with site design to soften the demarcation between indoor and outdoor spaces.
5. Develop outdoor areas that take advantage of views, provide wind protection, capture sun, and respond to the sheltering/shading function of surrounding landforms and trees.
6. New trees should be located to mimic the naturally occurring distribution pattern that exists in the immediate surroundings or terrain conditions characteristic of the site.
7. In coastal grassland areas, large and distinct groupings of trees should be avoided.
8. Landscaping should show a gradual transition from designed landscape areas in and around development to the indigenous landscape. This strengthens and integrates the connection between the home space and the natural space.



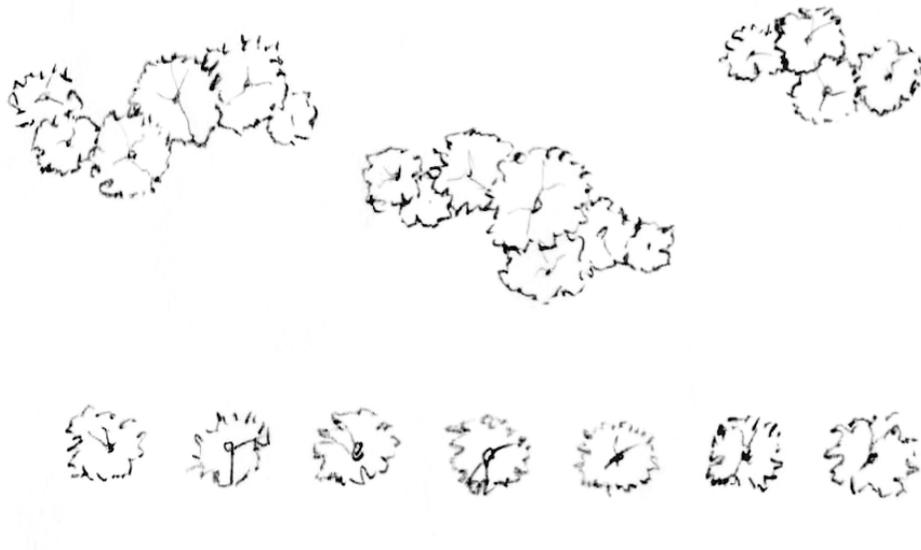
9. Cultivated landscaping, with the exception of agricultural plantings, should be in proximity to the development with larger areas of land remaining undisturbed (with the exception of S.B. County Fire Department clearing requirements). Creative landscape design is necessary to accommodate required brush clearances and still maintain an organic, integrated natural appearance.
10. Design landscaping with the recognition that water is a limited resource. Plants with higher water usage should be placed in close proximity to the development footprint to create a microclimate and thus reduce irrigation needs as well as create a moisture buffer in the event of wildfire. Strive to minimize landscape irrigation as landscaping becomes established.

C. Landscaping for Visual Softening and Screening

Landscaping should compliment and be an integral part of the architecture of a building, and not used in place of good siting or design. Where landscaping is providing a visual softening or screening function, particularly within the CVCO, apply the following concepts:

1. Landscaping used primarily to visually 'screen' a structure is discouraged.
2. Landscaping is not permanent and shall not be relied upon for permanent reduction of visual impacts.
3. Landscaping shall be used with restraint because too much landscaping can visually increase the bulk and mass of the development it is meant to screen.

4. For screening or windbreaks, trees and shrubs shall be planted in small groupings slowly decreasing in density and size with distance from the structure(s) to avoid an unnatural appearance.



Clusters of plant material blend with the organic, informal natural landscape where lineal, formal arrangements do not.

5. Utilize materials consistent with the surroundings and the intended screening function, prioritizing the use of endemic natives, ahead of adaptive non-native plants.
6. Non-agricultural landscaping, when mature, shall not obstruct public ocean views, or mountain views from Highway 101.

D. Landscape Plant Palette

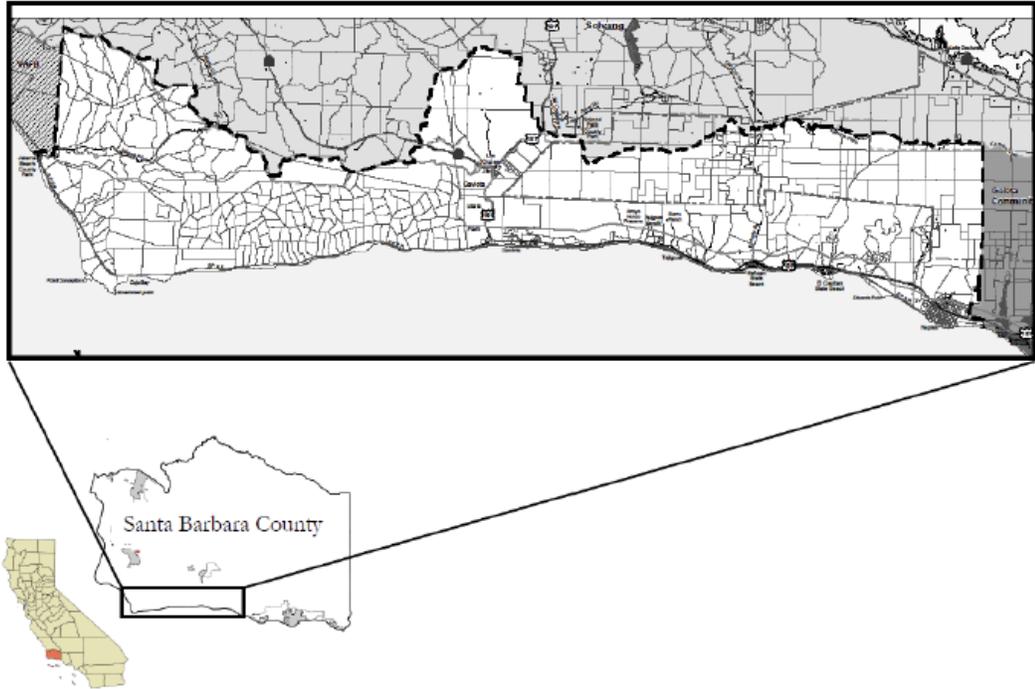
1. Encourage the use of native plants in the plant palette before considering non-native plants. When considering non-native plant materials, increase the success of landscape plantings with the selection of locally proven, adaptive, drought tolerant, and/or fire resistant plant materials that when properly placed and maintained will not spread into the natural environment. Including plants that support pollinators, intercropping, and plants for habitat buffers is encouraged.
2. Non-native trees shall be similar to native species in size, shape, and color.
3. Landscape plans and palettes shall exclude plants considered invasive by the California Invasive Plant Council (Cal-IPC) and plants that are considered noxious according to the California Code of Regulations, Title 3, Section 4500.

VI. Summary

The primary goal of these guidelines is to protect the visual resources of the Gaviota Coast. These guidelines are further designed to direct the applicants' development proposal and assist with Santa Barbara County's review of the proposed development. The guidelines are intended to be used throughout the design process and to incorporate the interconnection of the various design disciplines including Site Selection, Architecture, Grading and Landscape. Development proposals which successfully incorporate these concepts should result in designs that are more compatible with the sensitive character of the Gaviota Coast, and should result in a more expeditious and efficient review process.

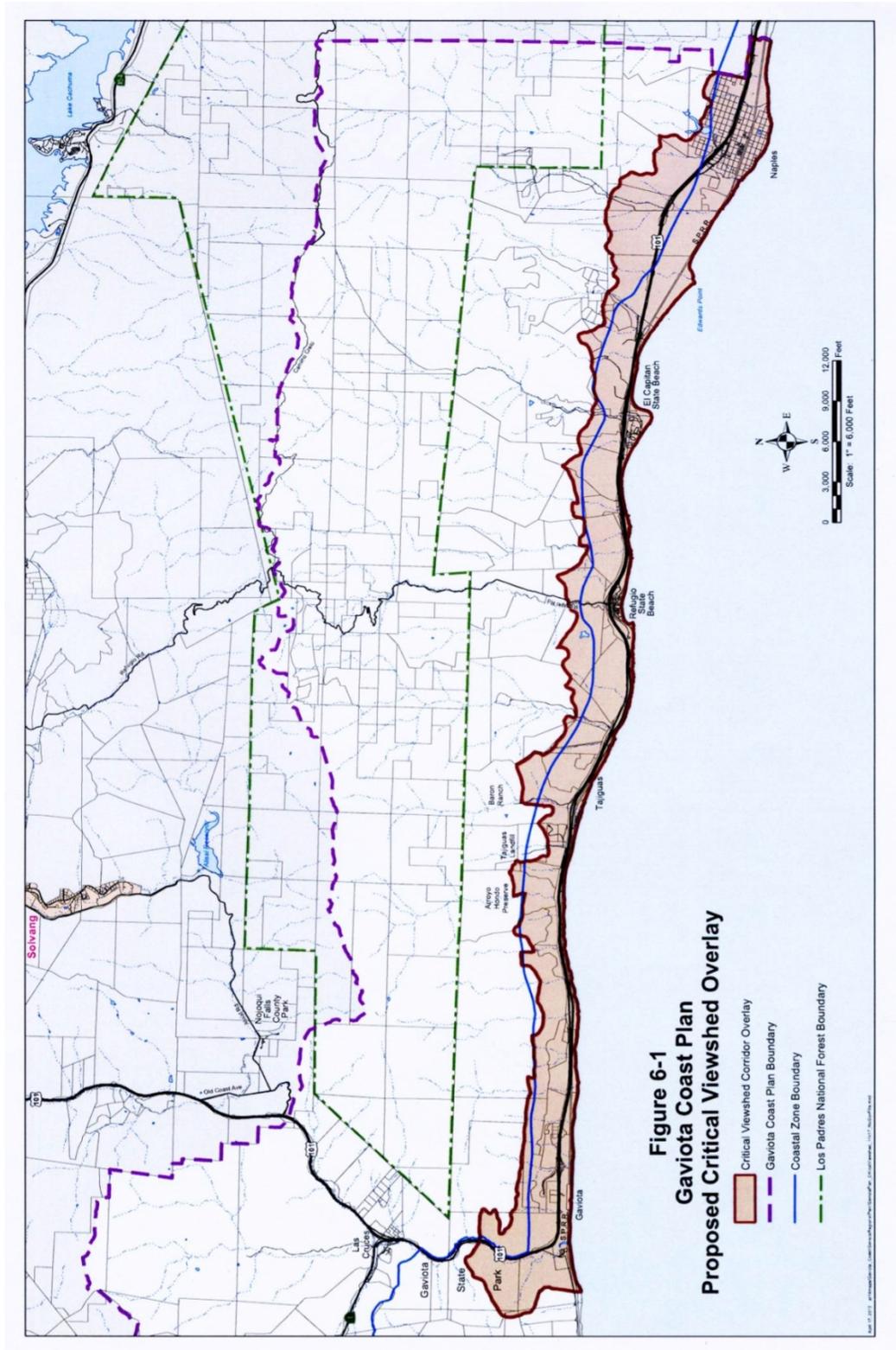
Appendix A

Plan Area



Appendix B

Critical Viewshed Corridor Overlay (CVCO)



Appendix C

Gaviota Critical Viewshed Corridor Overlay (CVCO) Development Application Submittal Requirements

(Required in CVCO, Recommended for Development in Entire Gaviota Area)

- 1. Applicable site photographs, at least 3x5, to define the site.
- 2. Site Analysis Documents
 - a. Base Property Map at a scale of scale 1" = 40' (minimum) with layers showing the following. If the site is too large for this scale, then provide an overall site plan that will fit on one sheet to provide the appropriate context.
 - topography showing contours and shading slopes of 20-30% and >30%,
 - geologic constraints
 - public view corridors
 - existing and/or proposed access roads
 - easements and setbacks
 - existing development (structures, driveways, infrastructure and fencing)
 - existing landscape, including specimen trees
 - environmentally sensitive areas, riparian and/or wildlife corridor
 - b. Proposed Development Map (the Base Map with proposed development overlaid on top).
 - Proposed and all alternate site(s)
 - Building footprints and square footage
 - Proposed private driveways
 - Utility Easements, if any.
- 3. Copies of all available biological, geological, hydrological and wildlife reports affecting the property.