COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
LONG RANGE PLANNING
MEMORANDUM

Date: April 30, 2014

To: Board of Supervisors

From: David Lackie, Interim Deputy Director

Subject: Summerland Community Plan Update – Revised Attachment H for May 6, 2014 Board Letter

Staff has revised Attachment H – Exhibit 1 and Exhibit 2 of the May 6, 2014 Board Letter for the Summerland Community Plan Update. The revisions to the Summerland Residential and Commercial Design Guidelines were necessary to address document format issues identified after the April 22, 2014 Board of Supervisors set hearing. No substantive changes were made.

Attachments:

Attachment H: Resolution – Adopting the Summerland Residential Design Guidelines and Summerland Commercial Design Guidelines and rescinding the 1992 Board of Architectural Guidelines for Summerland.
Exhibit 1: Summerland Residential Design Guidelines (Revised 4/30/2014)
Exhibit 2: Summerland Commercial Design Guidelines (Revised 4/30/14)

Attachment H

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BABARA, STATE OF CALIFORNIA

IN THE MATTER ADOPTING THE SUMMERLAND RESIDENTIAL DESIGN GUIDELINES AND SUMMERLAND COMMERCIAL DESIGN GUIDELINES AND RESCIND THE BOARD OF ARCHITECTURAL REVIEW GUIDELINES FOR SUMMERLAND	)))))	RESOLUTION NO. 14-____

WITH REFERENCE TO THE FOLLOWING:

A. In 1992, the Board of Supervisors adopted the Board of Architectural Review (BAR) Guidelines for Summerland to provide guidance on locally appropriate architectural and landscape design to ensure compatibility with the character of Summerland.

B. On November 27, 2007, the Board of Supervisors adopted Resolution 07-379 approving the formation of the Summerland Planning Advisory Committee (SunPAC) to assist staff with the development of the Summerland Commercial Design Guidelines and an update of the BAR Guidelines for Summerland (to be called the Summerland Residential Design Guidelines).

C. From December 2007 to July 2009, the SunPAC held two workshops and 21 public meetings to advise staff with preparing draft Summerland Commercial Design Guidelines and Residential Design Guidelines.

D. On July 25, 2008, the South Board of Architectural Review (SBAR) held a hearing to review the draft Summerland Commercial Design Guidelines and on July 24, 2009 and August 28, 2009 the SBAR held hearings to review the draft Summerland Residential Design Guidelines.

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 Summerland Commercial Design Guidelines and Summerland Residential Design Guidelines in duly noticed public hearings and meetings.

F. The Planning Commission has held duly noticed public hearings on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.

G. The Planning Commission, after holding duly noticed public hearings on the above described amendments, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.

H. The Board received and considered the Planning Commission's recommended actions and held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments at which hearing the amendments 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, consistent with its authority in Government Code Section 65358, 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:

   a. Rescind the 1992 Board of Architectural Review Guidelines for Summerland.

   b. Adopt the Summerland Residential Design Guidelines dated May 2014 (Exhibit 1).

   c. Adopt the Summerland Commercial Design Guidelines dated May 2014 (Exhibit 2).

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS

ATTEST:
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:
1. Summerland Residential Design Guidelines
2. Summerland Commercial Design Guidelines

Summerland
Commercial Design Guidelines

Prepared by:
County of Santa Barbara
Long Range Planning Division
Adopted May 2014

ADOPTED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS IN MAY 2014

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Chapter 1: Introduction

PURPOSE AND APPLICABILITY OF THE DESIGN GUIDELINES

The Summerland Commercial Design Guidelines have been developed under the authority of the Summerland Community Plan, which was adopted in 1992 and updated in 2014. The Summerland Commercial Design Guidelines are intended to guide all property development in the C-1 - Limited Commercial Zone, described herein as the "Commercial Core," to ensure that the area's seaside charm and eclectic character and valuable natural resources are conserved and enhanced. The C-1 - Limited Commercial Zone allows diverse uses, restricted to those that are also compatible with neighboring residential land uses. One single family residence is allowed on a lot where there is no commercial use, or, on lots where commercial uses are present, residential uses that are secondary to the primary commercial use are allowed.[1] Single family residential development in the Commercial Core is subject only to Chapters 2–6 of these guidelines, as well as to the Summerland Residential Design Guidelines.

Because good architecture and design exists in many forms, the incorporation of architecture into the fabric of the community is the primary purpose of the South Board of Architectural Review (BAR). With implementation, the Summerland Commercial Design Guidelines are expected to complement recent streetscape improvements and to promote a distinctive and unifying visual environment that both residents and visitors will appreciate and enjoy.

Purpose of the Summerland Commercial Design Guidelines

- To provide reasonable, practical, and objective guidance to assist business owners, developers, and designers in identifying the key design characteristics and components that define the character of the neighborhood and to use this information when designing new commercial structures, additions, or alterations;
- To guide creativity in projects so they contribute to the design objectives of the Summerland community; and
- To provide the tools needed for planning staff, the Board of Architectural Review, Planning Commission, other decision makers, and the community to properly evaluate development proposals based upon the following goals:

Goals of the Summerland Commercial Design Guidelines

- To encourage appropriate site placement and building design;
- To promote sustainable design practices;
- To protect and enhance the existing areas of residential, social, and historical interest;
- To protect the scenic character of Summerland;
- To preserve the architectural and historic qualities of Summerland;
- To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks, and landscaping;
- To promote neighborhood compatibility;
- To promote high standards of architectural design, quality materials, and construction of aesthetically pleasing

1 Coastal Zoning Ordinance Section 35-77A.

structures;

- To encourage protection of public views;
- To encourage protection of privacy for adjacent individual residences;
- To encourage development of attractive and appropriate commercial or mixed-use development and the signage therein;
- To encourage appropriate landscaping featuring drought-tolerant native plants wherever possible; and
- To encourage appropriate night lighting that provides for safety while respecting adjacent light-sensitive uses and the night sky.

DESIGN GUIDELINES BACKGROUND

In the mid-1980s the Summerland Community, in concert with the County of Santa Barbara, began a planning effort to guide future growth. The effort resulted in two main documents for Summerland: The Summerland community plan and the Board of Architectural Review (BAR) Guidelines for Summerland. These documents were adopted in 1992 and have guided development to the present day. The Community Plan established goals, polices, action items, and development standards for development within the Summerland planning area. The 1992 Board of Architectural Review Guidelines for Summerland contained guidelines for both residential and commercial development; those existing guidelines pertaining to commercial development have been the starting point for the development of these commercial Design Guidelines.

DESIGN GUIDELINES ORGANIZATION

The organization of Chapters 1–7 follows a consistent format: an introductory paragraph that describes the topic, numbered guidelines in boxes that provide specific direction for project design, and descriptive sketches, graphics, or photographs to convey the concepts. Complying with the numbered guidelines will help expedite the development review and approval process.

LEGAL AUTHORITY

Design Guidelines are adopted by the County Board of Supervisors by resolution. Design Guidelines supplement other County ordinances, including zoning regulations and overlay zones, which apply additional standards to select areas. Planning staff, South County BAR, and other decision makers will reference these Design Guidelines and relevant County ordinances when reviewing development plans and land use permit applications in Summerland. These additional standards include:

1. Local Coastal Plan;
2. The Summerland Community Plan;
3. County Zoning Ordinances (Article II Coastal Zoning Ordinance;[2] hereinafter referred to as the Zoning Ordinances);

2 Summerland includes both coastal and inland areas within the Plan Area boundary; areas within the Coastal Zone boundary are subject to Article II Coastal Zoning Ordinance, inland areas are subject to the Land Use and Development Code.

4. Building code regulations, which govern structural, mechanical, fire hazard, electrical, and plumbing requirements;
5. Public Works standards, which address driveways, curb cuts, and other work in the public right-of-way; and
6. Grading Ordinance, which establishes standards for grading activity.

PLAN AREA DESIGNATIONS

Overlay designations are used throughout the County to designate areas that require special considerations when proposing development. Overlays may designate planning areas, slope stability areas, historic areas, fire hazard areas, and public viewshed areas. The Summerland Commercial Core area contains the following overlay designations, which are indicated in Figure 1.1.

Urban And Rural Designations

The 1992 Summerland Community Plan established the Urban/Rural Boundary for the community; the Urban Area is where principally urban land uses exist and the Rural Area is where land uses are rural or agricultural in nature. The Commercial Core is in the Urban Area.

Urban Grid and Commercial Core

The Summerland Community Plan Update further delineated the Urban Area into two new subareas: the Urban Grid and the Commercial Core. The Urban Grid is comprised mainly of the original "tent" lots that were typically 25 feet by 60 feet, many of which were merged together to create larger lots more suitable for development. The Commercial Core is a subarea within the Urban Grid, comprised of the commercial businesses along Ortega Hill Road and Lillie Avenue, distinguished by the C-1 - Limited Commercial Zone. These subareas have characteristics that are distinctive compared to the wider Urban Area definition.

Summerland Community Plan Overlay

The provisions of this overlay applies to all parcels within the boundaries of the Summerland Community Plan Area. The Zoning Ordinance (the Commercial Core is within the Coastal Zone and is therefore subject to the Coastal Zoning Ordinance) contains a series of Summerland-specific findings that must be satisfied in order for the review authority to grant approval of various types of development and associated coastal development/land use permits.

ESH - Environmentally Sensitive Habitat Overlay District

A small area of the Commercial Core near Greenwell Avenue is subject to the ESH overlay due to willow riparian habitat associated with Greenwell Creek. The purpose of the overlay is to protect and preserve easily disturbed areas in which plant or animal life or their habitats are either rare or especially valuable because of their role in the ecosystem. The intent is to ensure that all development in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

OTHER AREA CONSIDERATIONS

Special Problems Areas

The County of Santa Barbara passed Ordinance 2715 in 1975, establishing a Special Problems Committee (SPC) and empowering the Board of Supervisors to designate "Special Problems Areas," defined as geographical areas that possess special and unique problems relating to flooding, soils, geology, access, sewage disposal, water supply, location, or elevation. In 1985, the Board designated a portion of Summerland (mainly comprising the Urban Grid) as a "Special Problems Area," and therefore, development proposals within this area are reviewed and approved by the SPC, in addition to undergoing the normal County development review.[3]

The SPC is made up of members from Public Works Flood Control and Transportation Divisions, Planning and Development/ Grading, Environmental Health, and the Carpinteria/Summerland Fire Department. The SPC reviews application materials for a coastal development/land use permit prior to grading/building issuance within a Special Problems Area. The SPC may impose any and all reasonable conditions to prevent or mitigate present or anticipated problems that may result from the project. The SPC can also prohibit construction if the committee unanimously agrees that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons. After project review, the SPC delivers its findings by written response to the applicant's assigned Planner. Refer to the Santa Barbara County Code, Chapter 10 – Building Regulations, Section 10-13.1, for more information regarding development in a Special Problems Area.

Resource Protection Standards

Resource protection standards applicable to Summerland are for development on sloping lots and for protection of archaeological resources. Depending on site-specific conditions, these may apply to parcels in the Commercial Core. The Ridgeline and Hillside Development Guidelines provide for the visual protection of the County's ridgelines and hillsides by requiring design review for conformity with Development Guidelines for structures proposed where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint. The Archaeological Resources Standards require avoidance or mitigation of impacts on archaeological or other cultural sites. Refer to Chapter 3 for further information on site design.

Fire Hazard Severity Zones

Portions of Summerland are mapped by the State of California as a fire hazard severity zone, which is used to designate where wildland-urban interface building codes and flammable vegetation clearance requirements for structures apply. The Commercial Core is not within a fire hazard severity zone.

REVIEW PROCESS

The review process refers to the procedures needed to obtain entitlements from the County of Santa Barbara. Commercial development in Summerland requires review and approval from the Planning and Development Department and Board of Architectural Review to ensure compliance with the Summerland Community Plan, Design Guidelines, Zoning Ordinance requirements, and building codes and standards to promote quality design, construction, and development compatible with the existing area. Certain discretionary projects also require a public hearing and decision-maker action. The Summerland

3 Santa Barbara County Code, Chapter 10, Section 10-13.1 – Special Problems Area, Resolution 85-199.

Commercial Design Guidelines apply to all development zoned C-1 - Limited Commercial, and they will be used by the BAR to evaluate the design of each project. Commercial design review is triggered when a proposal includes any of the following:

- A new structure;
- Alterations to existing structures; and
- Signs and sign changes.

Board of Architectural Review

The County has four appointed Boards of Architectural Review based on geographic areas. The County review board for the Summerland Community Plan Area is the South County Board of Architectural Review. The BAR is responsible for reviewing and approving the design of a project (concept, preliminary, or final). Detailed submittal requirements and an application are available on the County's Planning and Development website at: http://sbcountyplanning.org/

Optional Advisory Boards

In addition to County-appointed Boards of Architectural Review, many communities have established local advisory boards and design review committees. Summerland and the Summerland Citizens Association established such a board called the Summerland Board of Architectural Review. The Summerland Board of Architectural Review provides advisory recommendations to the County's South Board of Architectural Review (BAR). It is strongly recommended that applicants consult with the Summerland Board of Architectural Review early in the process to facilitate design review approvals.

Process

Applicants should always verify the current process, practices, and fees with the County Planning and Development Department. These procedures are adopted by ordinance and a review fee is required.

Recommended optional steps include:

- An informal conference with a Planner (consult or pre-application assessment) to discuss the project including any special elements that may generate questions such as overlay or "designation" areas that require stricter standards, possible zoning issues, and the paperwork needed to complete the application. This step requires payment of a fee.
- Review by the Summerland Board of Architectural Review,[4] prior to submittal to the County for conceptual review.

4 The Summerland Board of Architectural Review is not affiliated with County. Their review is not required as part of the County development review process.

GOOD NEIGHBOR PRACTICES

Good neighbor practices are voluntary and intended to provide suggestions for project applicants, designers, and Summerland residents to maintain good neighbor relations. It is important to talk to your neighbors and neighborhood or community groups when you are considering demolition, new construction, and additions in the early design stages. This assists in developing an understanding of important issues and considerations, which should, to the extent feasible, aid in the design of the project.

In the Commercial Core, neighbors are those living in the adjacent properties that could influence the design of your project when determining Neighborhood Context (See Chapter 2). Talking to your neighbors early on is important and is a detail that the BAR takes into consideration when reviewing the design. It is also helpful to document issues that have been identified during your discussions with your neighbors. The following points are important times to implement good neighbor practices:

Design Phase

This is the ideal time to talk with neighbors and community groups to resolve issues such as neighborhood compatibility, views and privacy concerns. Solving problems at this stage can save applicant resources and expedite the review process.

- Provide adequate time for neighbors to review plans and a "Please respond by" date. Good Neighbor Practices are a shared responsibility. Residents and owners reviewing a project should give neighbors' plans careful and respectful consideration. Endeavor to understand and convey concerns to come to a mutual agreement. Conflicts over views and privacy often arise and are encouraged to be resolved prior to BAR review (see Chapter 3, Site Design for further good neighbor guidelines).
- Submit conceptual plans to the Summerland Board of Architectural Review before filing a permit application with the County. This is not a required step, but it is strongly encouraged.
- Retain a knowledgeable architect or designer familiar with Summerland design and geologic issues.
- Consider minimal lighting to preserve the night sky viewsheds of Summerland.

Implementation and Construction Phase

If not properly managed, the construction phase of the project can be noisy, dirty, expensive, and often frustrating for the property owner. This can unravel the hard work of developing a good plan and can damage good relations with neighbors. A few simple practices will help keep issues to a minimum.

- Upon approval and issuance of a permit, advise your neighbors of the construction schedule. Provide a contact number to resolve concerns.
- Before deciding on a contractor, always ask for references and visit a few of the contractor's current construction sites.
- Maintain a clean construction site. Keep construction dumpsters onsite as briefly as possible. Portable toilets should be placed well away from your neighbors and preferably out of sight. Service them regularly.
- Contractors, workers, and delivery trucks should park off the street whenever possible and should not block traffic.
- Keep the workday within the hours of 7:00 am to 4:30 pm; perform only noiseless construction on weekends and

holidays.

- Be considerate of neighbor objections to noise from construction work, radios, littering, careless smoking, etc.
- Complete your project in a timely manner and remove construction materials immediately upon completion.

Conflict Resolution: Tips for Managing Conflict with Neighbors

A proposed addition or new structure may cause friction between neighbors. It is preferable to resolve problems and avoid conflict while the project is still evolving and can be modified. Appeals before governmental bodies are time consuming and costly, with often unsatisfactory results for both parties. The following suggestions may help resolve unsettled issues:

- It's all right to disagree and have different perspectives on design and planning issues.
- Neighbor concerns merit thoughtful consideration.
- Focus on the concern—not just the symptoms or personalities.
- Work toward a mutually agreeable solution—not just convincing others of your point of view.
- Listen, maintain perspective, and be attuned to other points of view.
- Disagreement and conflict are not unexpected when people interact. By working toward conflict resolution, relationships are often enhanced rather than strained. Seize the opportunity to befriend your neighbors.

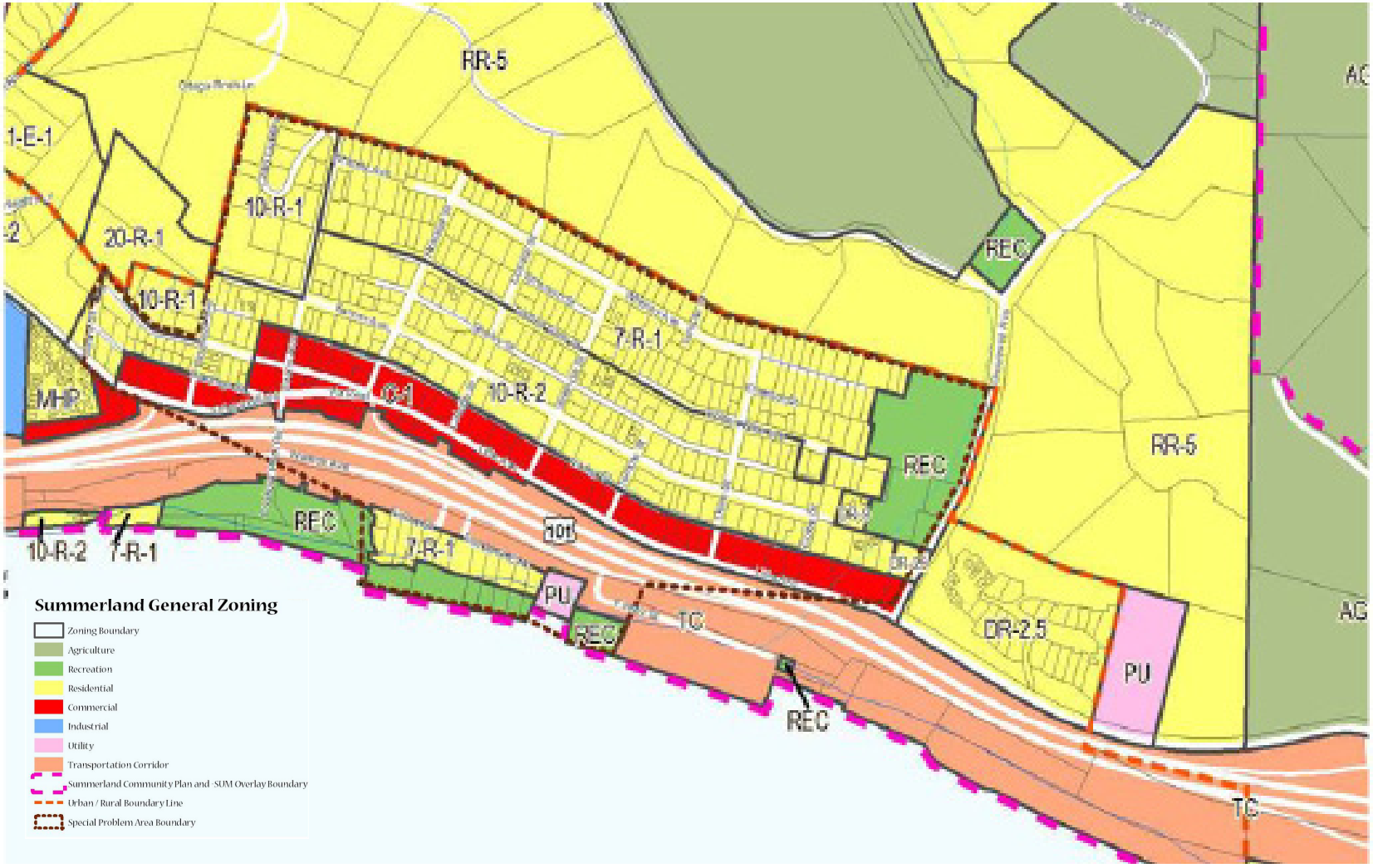

Figure 1.1 – Summerland Commercial Zoning Base Map with Emphasis on Commercial Area

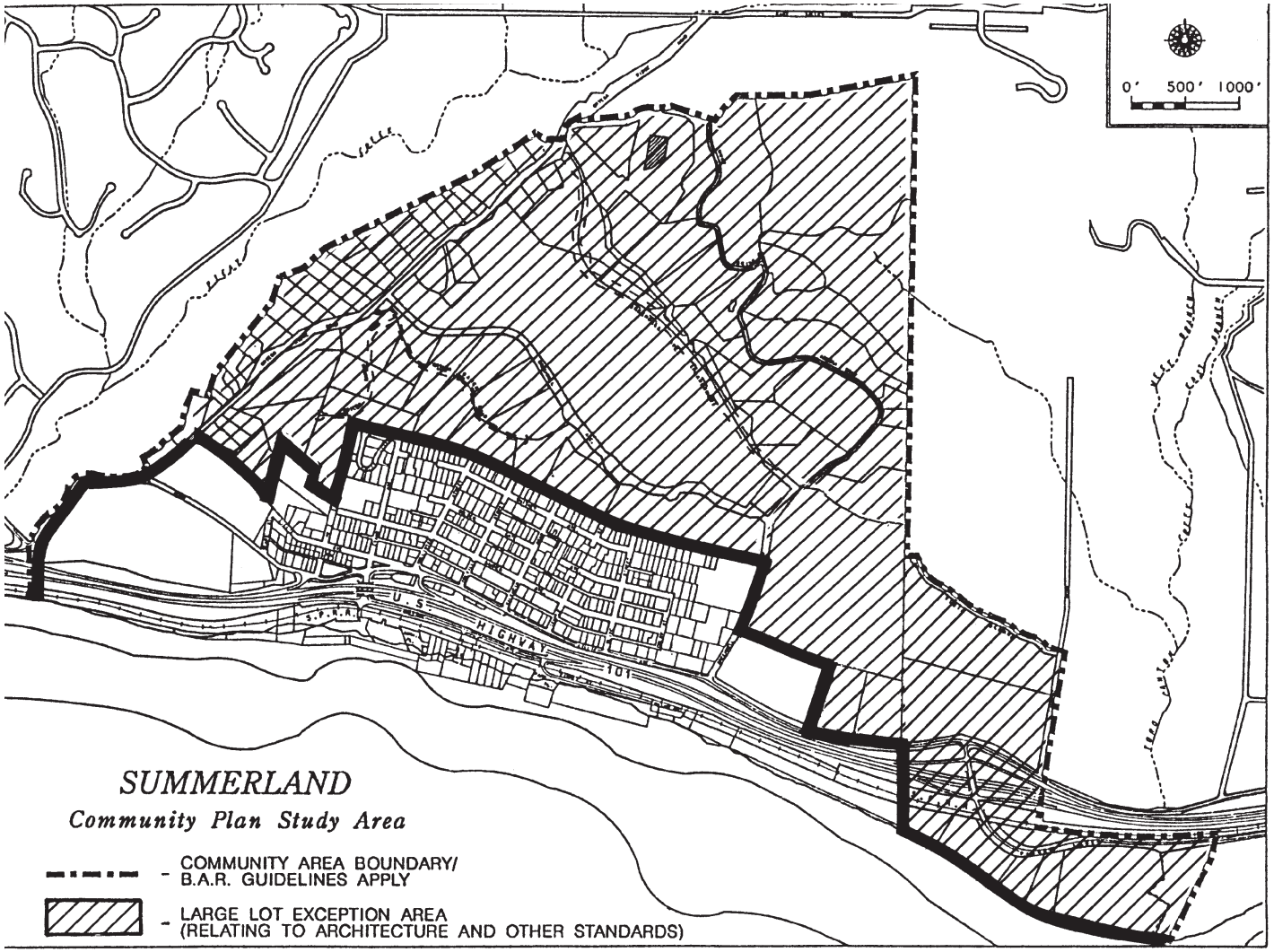

Figure 1.2 - Summerland Large Lot Exception Area

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Chapter 2: Neighborhood Character

OVERALL CONCEPT

Developing an understanding of the physical and visual characteristics of the neighborhood and identification of opportunities to preserve and enhance the character should be the first step in the design process. This understanding and identification should become the foundation for any proposed additions and new structures.

SUMMERLAND HISTORY AND CHARACTER[5]

The overriding purpose of these guidelines is to provide guidance to an applicant on locally appropriate architectural and landscape design concepts to ensure that a project will complement the character of Summerland. Summerland's character is a product of the community's location and the events and surviving elements of its past. To better understand Summerland, it helps to think of this character as having three aspects: natural, historical, and cultural.

Summerland's Natural Character

Summerland's defining natural attribute is its blufftop location next to the Pacific Ocean, overlooking the Santa Barbara Channel. From this setting above the beach on three steep south-facing hillsides, Summerlanders enjoy impressive coastal and ocean views. This exposes the seaside community to the ocean's marine influence, at times bringing hazy and humid weather, days of persistent fog, or moderate temperatures that are comfortably cooler on hot days and warmer on cold days. Winters and springs can be especially clear and warm, when the sun, brightly reflected in the Santa Barbara Channel, arcs low above the southern horizon and distant Channel Islands.

Summerland shares its series of broad knolls with U.S. Highway 101 and the Union Pacific railroad tracks. In no small way, the noise and pollution from both can affect the natural ambiance. At the same time, this stretch of U.S. Highway 101 offers countless commuters and travelers sweeping views of the coastline, the community, and the Santa Ynez Mountains beyond. Summerland's natural character persists in its elevated seaside location, sandy shore and bluffs, and two coastal canyons.

Historical Character

In historic times, Summerland was first promoted as a spiritualist colony and a place for folks seeking a healthful retreat. The community was subdivided into 25-foot-wide by 60-foot-deep lots to accommodate members' tents. This peaceful makeshift haven was soon interrupted by the discovery of oil and gas, and subsequent intense industrialization of the shoreline and coastal terrace. Oil development caused a tremendous transformation of the area, substantially altering its character with widespread oil piers, beach and bluff-top oil facilities, warehouses, businesses, and new homes replacing old tents. For a while, Summerland was a rough-and-ready boom town.

Before long, petroleum supplies and related fortunes faded along with most of the remaining tents, mystics, and mediums, and for decades Summerland was a humble rural seaside train stop between Carpinteria and Santa Barbara—charming and rustic enough, though, to be the setting for some early western films.

5 Summerland's Character Description written by Summerland Planning Advisory Committee Member Mr. Reeve Woolpert.

Summerland slowly grew with little outside influence and government regulation into an alternative beach-surfer-hippie town. The Yater and White Owl surf shops were a central attraction of the 1960s. But by the end of the '60s, much of the lower area of Summerland fronting the ocean had been paved over, wiped out by U.S. Highway 101. Substantial removal and rearrangement of homes, businesses, and streets began years earlier with highway widening improvements, and continued later with the elevating of the new lanes. The community was practically disconnected from its prized seashore. Few other California coastal towns have faced such blunt alteration.

For a decade, threatened by a water shortage, Summerland experienced a building moratorium. For many years prior to the moratorium, it had been difficult to get construction loans for Summerland properties. This state of little change and calm suddenly ended in mid-1980 when the Summerland Water Board began releasing water to over 130 new meters. Less than two years later came another release of about 100 meters. An extraordinary building boom began, and local citizens feared that Summerland would nearly double in size without the aid of effective local planning policies. As broad fields of mustard, horse pastures, and acres of open space began disappearing, citizens scrambled for Santa Barbara County's attention and help. Planning meetings and workshops that followed resulted in Summerland's first community plan.

Cultural Character

From a distance, Summerland is relatively well defined. Its boundaries are delineated rather clearly. Within them is an urban pattern of narrow streets, small-scale buildings, and relaxed landscaping on former tent lots. Casual, low key, and quaint beach town residential areas merge with upscale cafés, antique shops, and other commercial development in the business corridor along the base of two of the hillsides. Surrounding areas comfortably sprawl outward on rural-sized, contemporary styled properties. The ocean bluffs are a mellow, humble place where a limited number of modest homes coexist comfortably with popular recreational areas and naturalness. A post office serves as the hub of the community.

Summerland is valued for its small town character, coastal resources and recreational areas, and great views. Its eclectic charm is derived from a range of influences. Architecture and landscaping consistent with this character help convey a sense of local identity. Such design respects, complements, and strengthens the community of Summerland.

NEIGHBORHOOD CHARACTER

The character of a neighborhood is evaluated through an understanding of the "Broader Context" and the "Immediate Context" of the area surrounding the proposed project (Figure 2.1). Context is influenced by lot sizes, block patterns, and block face character; these elements shape the character of a neighborhood.

The Broader Context

The broader context considers how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street (where applicable) in

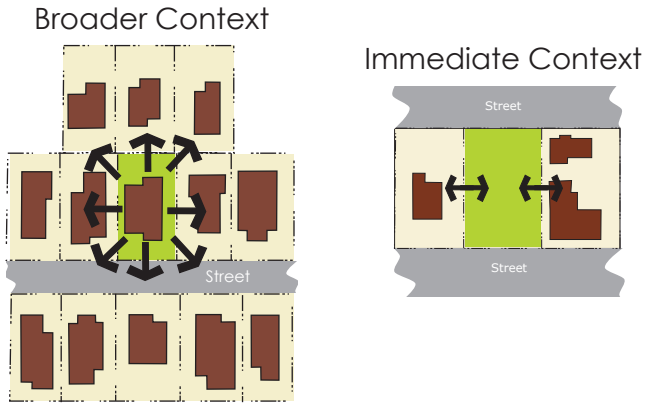


Figure 2.1 – Broader versus Immediate Context

which the project is located are particularly relevant.

In addition to the immediate vicinity, changes in physical and natural elements can define a broader context. The description of this context is useful for determining how a new building or building improvements can integrate into the setting by understanding subtle differences between different areas of Summerland. These differences can include the following elements:

- Land use: changes in use, zoning, lot size, and public services such as sewer versus septic;
- Streets and streetscapes: presence of wide streets or main traffic routes, the predominance of private versus public roads, or the relationship of structures and their landscapes to the street; and
- Topographic/natural features: proximity to open space, a riparian corridor or arroyo, or significant changes in topography.

The Immediate Context

The immediate context considers how the building relates to adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

Block Pattern

Individual buildings are generally one piece of a larger block context that helps to define the main streets and pedestrian realm. The proximity of buildings to the street and their mass, bulk, and scale establishes the rhythm of the block. This establishes the public pedestrian environment. Service functions such as driveways, garages and parking lots, trash collection and utilities can detract from this environment.

Lot Pattern

As noted above, the Urban Grid area of Summerland was originally developed with small "tent" lots that were typically 25 feet by 60 feet, and many have been merged together over the years to provide larger lots more suitable for development. The recognition of the origins of Summerland are important considerations in design. Figure 2.2 illustrates the lot configuration patterns for Summerland.

Block Face Character

Block face character refers to the common patterns and rhythms of buildings along the street for the length of the block (Figure 2.3). When evaluating a project's compatibility with the neighborhood, the adjacent buildings and those found across the street are taken into consideration. Depending on the issues relevant to a particular project, it may be appropriate to consider not only the block face but also the larger neighborhood context.

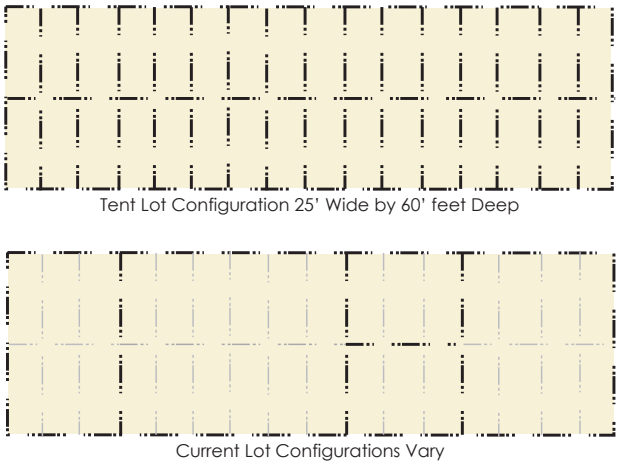


Figure 2.2 – Block Patterns

This especially applies to "through parcels" that contain frontage on two or more streets. A sudden change in the building pattern can be visually disruptive. Development or renovation must build on the common rhythms and elements of architectural expression found in the Commercial Core. There is a distinction between development and topography east and west of Valencia Road (located approximately in the middle of the Commercial Core), which merits slightly different treatment in setbacks and siting, further explained in Chapter 3, Site Design.

New buildings should build upon the positive elements of the existing surrounding buildings. "Positive" elements are to be interpreted as those consistent with the concepts encouraged in these Design Guidelines.

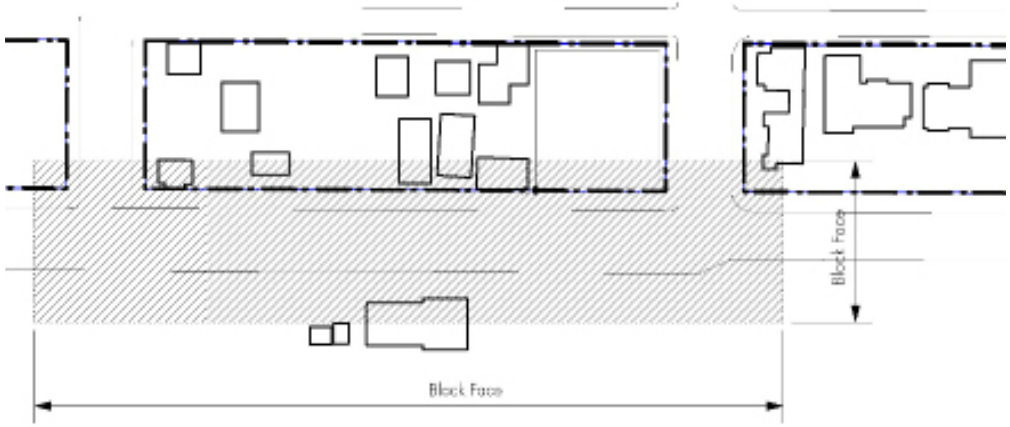


Figure 2.3 – Block Face Character

Defined Visual Character

Some blocks are comprised of a strong visual character defined by buildings with compatible siting, form, proportions, texture, and architectural details. On other blocks, building form and architectural character are more varied, yet the buildings still have a unified character. In these situations, new buildings and renovations changing the design of a structure must be designed to be compatible with the preferred scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block. Figure 2.4 illustrates defined character.

Mixed Visual Character

Other blocks do not have an apparent overriding visual character, or the character may be mixed or changing. The bottom row in Figure 2.4 illustrates mixed character. When no clear pattern is evident on a block, a designer has a greater opportunity and responsibility to help define, unify, and contribute positively to the existing visual context. The design and architecture of a project should draw on the best features of surrounding buildings. Existing incompatible or poorly designed buildings on the block do not free the designer from the obligation to enhance the area through sensitive development and quality.

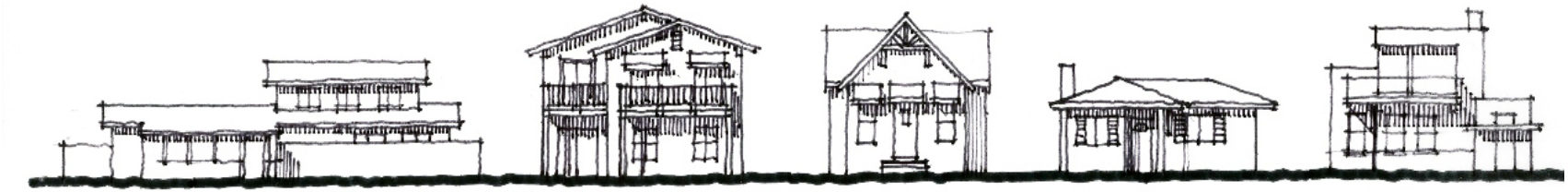
Historic Character

As part of the environmental review process for the proposed expansion of U.S. Highway 101, Caltrans conducted historic resource studies in Summerland, focused along Lillie Avenue and several adjacent streets. The study identified nine properties that meet the criteria for listing in the National Register of Historic Places (NRHP) because they are at least 50 years old,

maintain historic integrity, and are associated with events, activities, or developments that were important in the past.[6] The NRHP eligible properties, as well as others that retain or interpret historic architectural features, form the historic character of the Urban Grid. The recognition of the history of Summerland is an important consideration when designing a new or remodeled structure.

The Historic Landmarks Advisory Commission (HLAC) makes recommendations to the Board of Supervisors on whether to designate a structure or site as a historic landmark and reviews development and proposed changes to designated landmarks for conformance with preservation guidelines. The World War I Monument on Lillie Avenue is the only County-designated historic landmark in Summerland; however, any structure 50 years or older could be considered historic and may be considered a significant resource per County Guidelines. Refer to the County's Environmental Thresholds and Guidelines Manual for the criteria for determining the significance of a historic resource.

Defined Character



Mixed Character

Figure 2.4 – Illustrations of Defined and Mixed Architectural Character

6 For more information, refer to the Caltrans South Coast High Occupancy Vehicle Lanes Draft Environmental Impact Report, March 2012.

NEIGHBORHOOD CONTEXT GUIDELINES

C2.1 Streetscape photomontages illustrating the Broader Context and Immediate Context should be included with the proposed plans.

C2.2 Photos illustrating Architectural Character of the neighborhood should be included with the proposed plans. Projects on through lots should provide photos of both sides of the block.

C2.3 In areas with a defined visual character, building design should be compatible with the patterns and architectural features of surrounding buildings.

C2.4 In areas with a mixed visual character, building design should help define, unify, and contribute positively to the existing visual context while respecting the eclectic charm of the community.

C2.5 Commercial development on lots with a width of 50 feet or more should provide variation in the façade at approximately 25-foot intervals with a minimum façade stepback of 6 feet. The use of gable elements consistent with the character of Summerland should be used.

C2.6 If a structure is deemed historically significant by the County, consult with the Planning and Development counter and the Historic Landmarks Advisory Committee (HLAC) when considering major additions, alterations, or demolition.

C2.7 Alterations, repairs, additions, or changes to historic structures should comply with the Secretary of the Interior 1995 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Chapter 3: Site Design

OVERALL CONCEPT

Site design refers to the arrangement of buildings, landscaping, and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation, pedestrian access, and views. Proper site design can enhance the pedestrian realm and further establish the identity of a neighborhood or area through sensitive placement of a structure and required elements such as setbacks, parking, trash collection areas, landscaping, appropriate storm water collection, and drainage. All these elements play an important role in the identity of an area, improve the pedestrian experience of the Commercial Core, and help to draw the pedestrian further down the block.

Commercial development or renovations should promote a "village feel" that is sensitive to the small scale and livability of the adjacent residential neighborhoods. Solutions that enhance the residential feel of Varley Street are encouraged. The following site design guidelines encourage proposed development to enhance the pedestrian realm while remaining compatible with the existing environment.

TOPOGRAPHY AND GRADING

Topography and orientation provide many residents of Summerland with south-facing ocean views. Proper grading and associated soil movement can allow construction to blend into and reflect site topography. An understanding of topography, grading, and soil conditions allows applicants and designers to use slope to maximize the potential of a proposed project. Generally, slope is measured rise over run, or the change in elevation between point A and point B divided by the linear distance between the two points. Grading refers to the extent of disturbed soil that remains or will be removed from the site.

The Commercial Core is made up of a varied topography connected by Ortega Hill Road and Lillie Avenue. Many of the parcels abutting these streets contain a variety of slopes ranging from gentle to very steep. Enhancement of the Commercial Core and pedestrian realm requires the establishment of a clear relationship between the street/sidewalk and the commercial space. This relationship is accomplished by placing commercial space at or near the same level of the sidewalk or street. In some cases, this may result in on-site grading in amounts necessary in order to nestle the structure into the slope adjacent to the sidewalk level.

The Coastal Zoning Ordinance encourages architectural design and landscaping that conforms to the natural topography to protect the County's ridgelines and hillsides. Specific Ridgeline and Hillside Development Guidelines apply to structures where a 16-foot drop in elevation occurs within 100 feet in any direction from the

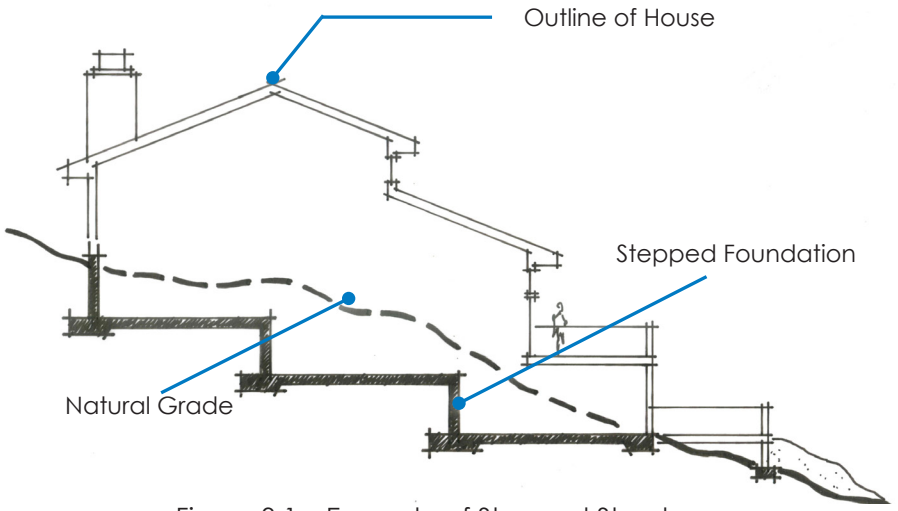


Figure 3.1 – Example of Stepped Structure

TOPOGRAPHY AND GRADING GUIDELINES

C3.1 Design proposals should reflect a thorough analysis of the site's physical conditions.

C3.2 Buildings should relate first to the pedestrian realm and second to the natural topography.

C3.3 Buildings should be designed to use topography to allow for underground parking and to minimize views of parking and other negative visual effects.

C3.4 Structures should reflect the topography by stepping architectural elements.

C3.5 Retaining walls required to lower a structure into the site near the sidewalk should be hidden from public view.

C3.6 Retaining walls greater than 6 feet in height and visible from the public right-of-way should be broken into in a smaller series of 4-foot-high stepped walls and should be landscaped appropriately.

C3.7 Creation or enhancement of public scenic view corridors should be provided when feasible. Direct views of the ocean should not be obstructed.

proposed building footprint. These guidelines may apply to some properties within the Commercial Core.

The Topography and Grading guidelines encourage grading that brings the commercial first floor to or near the level of the adjacent sidewalk. The existing topography may be reflected in the structure through stepped massing (Figure 3.1); this will ensure visual relief in the Commercial Core.

SETBACKS C-1 - LIMITED COMMERCIAL ZONE

The C-1 - Limited Commercial Zone is appropriate for both retail and service commercial activities that serve the local community. This zone allows uses that are sensitive to neighboring residential uses to minimize negative impacts including noise, odor, lighting, traffic, or degradation of visual aesthetic values. The Zoning Ordinance specifies required design standards for setbacks based on the zoning. Attention to design enhancements is also a consideration for secondary streets. These Commercial Design Guidelines outline additional considerations for the design of setbacks.

As noted in Chapter 2, Neighborhood Character, the design and placement of a structure should consider existing patterns to understand the character of the neighborhood. The Commercial Core contains a point of contrast in the pattern and character of development at Valencia Road; therefore, new construction and alterations along Lillie Avenue should take into account the existing different development patterns that have occurred east and west of Valencia Road in order to provide a more unified visual character.

LANDSCAPING AND HARDSCAPE MATERIALS

A landscape plan prepared by a licensed Landscape Architect is required for all development within the C-1 - Limited Commercial Zone. Landscape plans must meet the requirements outlined in the Zoning Ordinance and should comply with these Design Guidelines. All landscaping must be properly maintained. Commercial projects where the landscaped area is 2,500 square feet or more are subject to the County's Water Efficient Landscape Ordinance supplement for efficient use of water.

Landscaping can soften the appearance of buildings and can integrate new construction into the overall commercial neighborhood. Beginning in 2007, the County added landscaping and sidewalk improvements along Ortega Hill Road and Lillie Avenue. New landscaping should relate to and be consistent with the streetscape improvements, existing landscape/hardscape treatments along the adjacent street fronts, and the architectural style of the proposed development. Landscaping should have form and substance to define edges and paths to provide visual focal points and to buffer less-desirable views. Living roofs (i.e., vegetated coverings for a roof) are encouraged in the commercial zone.

SETBACK GUIDELINES

C3.8 Commercial structures may provide a larger setback if they enhance the pedestrian realm through elements such as front patios, courtyards, and landscaping.

C3.9 Create a visually unified block face by planning the orientation of buildings and building setbacks to enhance the character of the street.

C3.10 Setbacks and building orientation should be compatible with surrounding development.

C3.11 Structures located on corner properties should have a varied setback to promote an open feel.

C3.12 Commercial structures should be built from side setback to side setback. Exceptions may be granted for increased side yards that provide access to rear parking.

C3.13 Rear setbacks should take into account the surrounding area, especially nearby residential structures.

C3.14 Commercial development west of Valencia Road at Lillie Avenue should maintain front setbacks between 5 and 15 feet (not to exceed 15 feet). Areas east of Valencia Road should have a setback of 15 feet.

Paving materials enhance design and soften the appearance of hardscape surrounding a building. Paving within the setback areas should be distinctly different from that of the adjacent public sidewalk (e.g., red brick or pavers, see Figure 3.2) to set them apart from public sidewalks. However, the addition of hardscape can result in increased storm water runoff, which ultimately travels to the ocean, carrying with it oil and other urban materials. The careful integration of hardscape and landscape can and should minimize the amount of storm water runoff from a project site (Figures 3.3 and 3.4). Note that some development projects (e.g., new commercial development or redevelopment of 0.5 acre or more of impervious area and new restaurants) must incorporate Low Impact Development (LID) measures to slow, detain, and infiltrate storm water runoff[7].

Figure 3.2 – Hardscape Materials (Red Brick and Pavers)

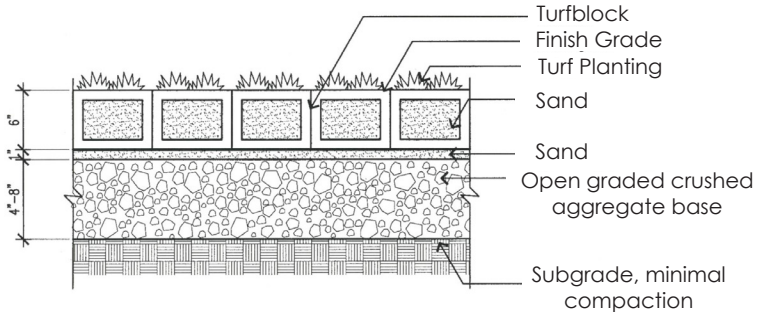


Figure 3.3 – Pervious Surface Detail

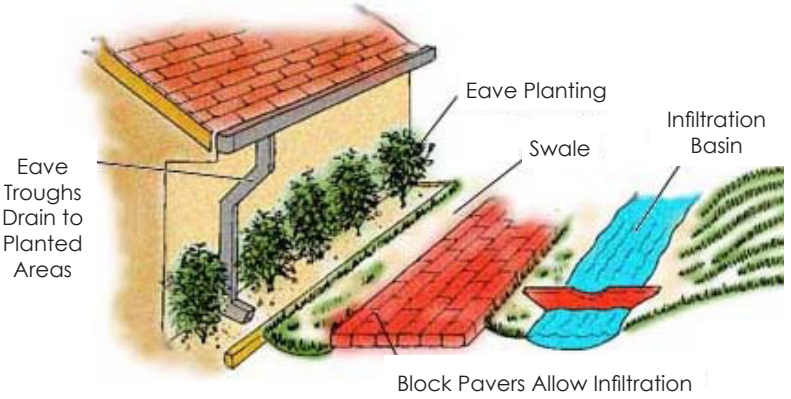


Figure 3.4 – Example of Appropriate Drainage Treatment

7 Refer to County of Santa Barbara, Guide to Low Impact Development.

Plans for new or altered buildings or structures should be reviewed by the County's Public Works Department for potential frontage improvement conditions prior to permit approval. If Public Works determines that street frontage improvements are necessary and would be reasonably related to the proposed use of the property, the owner should dedicate rights-of-way and should engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage. An Encroachment Permit is required whenever any activity is proposed within the County road right-of-way.[8]

Resource Efficient Landscaping

Resource efficient landscape design typically makes use of slow-growing, drought-tolerant plants that require less water and maintenance, significantly reducing water consumption. Native California plants and well-adapted non-native plants can be combined in wildlife-friendly and visually attractive landscapes. Locate landscape features to collect runoff from impervious surfaces such as roofs and driveways, lower or depress landscape beds to encourage infiltration, and use appropriate mulch that binds tightly and will not float away. Plants with similar water requirements should be grouped into common irrigation zones that match precipitation heads and emitters. Drip irrigation should be used for trees, shrub beds, and areas of groundcover to eliminate waste, runoff, and evaporation losses.

In order to reduce the use of fertilizer, test soils to determine their nutrient content, organic matter, and necessary soil amendments. Add mulch and compost to soils prior to any major landscaping palette change. Supplemental mulch and compost should be added at least once a year to continuously add nutrients to the soil; however, keep dry mulch and compost piles away from structures. Avoid fertilizing during dry periods, as this activity can stimulate vegetative growth and increase water needs.

Resource efficiency also encompasses appropriate types of landscape plants for use in different microclimates. For example, the marine-influenced Urban Area can use plant species that are better adapted to higher humidity and slightly cooler temperatures than those in the Rural Hillside Area.

8 Santa Barbara County Code, Chapter 28, Article 1.

LANDSCAPING AND HARDSCAPE GUIDELINES

C3.15 Landscaping along the public right-of-way should enhance the overall character of the Summerland commercial area and the pedestrian experience by providing shade while screening less-desirable elements such as parking and utility areas.

C3.16 Plant materials appropriate for the California coast should be used, including native and drought-tolerant plants.

C3.17 Landscaping should provide a colorful palette that includes texture and scent. These elements play an important role in the entire pedestrian experience.

C3.18 Plants should be spaced according to their mature size, allowing for maturation without crowding or root damage to hardscape areas.

C3.19 Mature height potential of new plantings should be considered to avoid unnecessary pruning and hedging, especially under windows and eaves, along property lines, and near power lines.

C3.20 Sidewalk improvements should be installed for the extent of the property frontage consistent with the proposed improvements and specifications of the Public Works Department. Red brick and other distinctive pavers are encouraged adjacent to the County road right-of-way (ROW).

C3.21 Storm water runoff should be directed into landscaped areas to minimize offsite runoff.

C3.22 Hardscape improvements should be constructed of elements that will help soften the pedestrian traffic areas. The uses of pervious pavers and red brick are encouraged.

C3.23 Other landscape enhancements such as planters, benches, and pots are desirable around the pedestrian traffic areas and storefronts. Where space is inadequate for in ground planting, container plantings may be used.

TRASH, SERVICE, AND LOADING AREAS

Visibility of off-street loading, trash collection, and other utility services should be screened from public view. Other elements such as standpipes and gas and electrical meters should be taken into consideration early in the design of a site to allow adequate room for architectural screening elements, landscaping and access.

TRASH, SERVICE, AND LOADING GUIDELINES

C3.24 Avoid tacked-on screening elements for trash and service areas such as metal prefabricated enclosures.

C3.25 Where screened elements are within the public view, provide additional detail appropriate to the design of the main structure (e.g., wall caps similar to those on a primary structure).

C3.26 In some instances, natural elements in combination with landscaping may be used to soften the appearance of a building's utility elements.

PARKING DESIGN, LOCATION, AND CURB CUTS

The location and access to required parking can disrupt the pedestrian environment. The location of parking, driveway, and curb cuts should be carefully considered during the initial stages of project design (Figure 3.5). Generally, points of interaction between automobiles and pedestrians should be minimized to the extent feasible while maintaining the relationship of the buildings to the pedestrian realm. Visibility for cars, bicyclists, and pedestrians should be maximized to reduce potential conflicts and to increase safety. In addition, new curb cuts should be located appropriately to minimize the loss of on-street parking. If the only possible parking location is between or in front of buildings, parking area frontages should be screened and well landscaped, and the use of hardscape should be minimized.

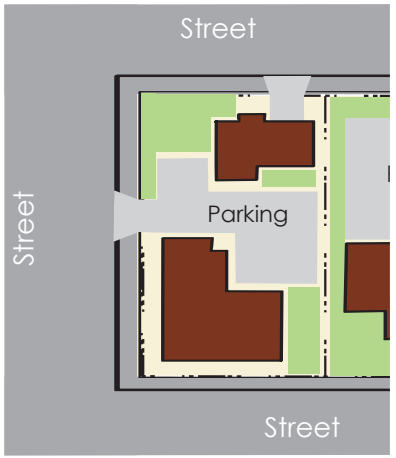


Figure 3.5 – Parking Locations, Interior Lot Versus Corner Lot

PARKING DESIGN GUIDELINES

C3.27 Parking should be located at the rear of the site, behind the front building, or underground if feasible while recognizing limitations of a change in grade and lot size.

C3.28 While parking should be placed in the rear of the lot away from Lillie Avenue street frontage, it should be accessed via Lillie Avenue when possible (e.g., on through lots).

C3.29 On corner lots, rear parking should be accessed via side streets.

C3.30 Parking placement should encourage the residential feel and minimize any negative effects to Varley Street.

C3.31 The use of shared access and parking is encouraged to reduce curb cuts.

C3.32 Locate surface parking areas away from the street edge to minimize visual effects on the streetscape. Visibility should be minimized by the implementation of a combination of the following:

1. Incorporate landscape buffers (e.g., canopy trees with horizontal growth habits) between the pedestrian space and the parking area that do not obstruct views.
2. Use appropriate hardscape materials.
3. Divide parking areas into smaller segments with landscape strips.
4. Provide low walls and landscaping at parking lot edges adjacent to public streets.

ADA ACCESSIBILITY

It is important that all commercial buildings provide safe and adequate means of access. Generally, additions (depending on the valuation) and new structures are required to comply with the Americans with Disabilities Act (ADA), including the ADA Standards of Accessible Design. The application of ADA requirements ensures that access to the structure and interior necessities can accommodate persons with disabilities. The requirements establish, among other things, a maximum slope for ramp access to a structure.

If ADA compliance is an afterthought, it can result in expansive concrete or wood ramp additions, which could detract from landscaping and separate the commercial space from the public realm. While disabled accessibility standards are mandated by state and national codes and ordinances, every attempt should be made to ensure that design of disabled access (e.g., ramps and railings) are compatible with these Design Guidelines (Figure 3.6).

ADA GUIDELINE

C3.33 Disabled access requirements should be well integrated into the design of the building in the early stages of site and design development.

Figure 3.6 – Compatible ADA Ramp Example

VIEWS AND PRIVACY

Summerland's topography creates unique ocean, canyon, and mountain views from many areas. Views of the Santa Ynez Mountains at intersections and public spaces provide a point of reference. The steep topography generally allows development to occur with minimal disruption to existing views. In addition, the topography assists in maintaining privacy for existing residential uses adjacent to and within the Commercial Core.

Public views from parks, open space, and streets (Figure 3.7) should be maintained through proper site and architectural design, which can minimize view impacts resulting from additions or new development.

Good neighbor practices (including Conflict Resolution), as contained in Chapter 1, Introduction, play an important role in the early identification of potential design issues relating to privacy.

Figure 3.7 – Example of a Public View

Privacy

Privacy is a major neighbor concern, and it should be addressed in the initial design stages. The following points should be considered to address privacy impacts:

- Respect residential privacy in the placement of your structure, accessory buildings, and exterior lighting. Increase the visual distance between structures as much as possible.
- Locate utilities in screened areas away from noise sensitive areas such as adjacent dining areas and bedroom windows. Better yet, enclose them to reduce sound.
- Avoid windows, decks, and balconies in two-story projects that overlook residential rooms or outdoor areas.
- Allow illumination while protecting residential privacy by using translucent windows or windows placed high and recessed from the main façade.
- Whenever possible, set back second stories, especially when they face an adjacent second story along the side yard setback.

Views

Private views (views offsite from a particular property) are not protected by the County. Nevertheless, they are a community concern and should be addressed between neighbors early on. Good neighbor practice recognizes, respects, and, if possible, enhances established and potential neighbors' views and strives to minimize private view impacts. New development should give consideration to established views from existing structures on properties affected by the proposed development.

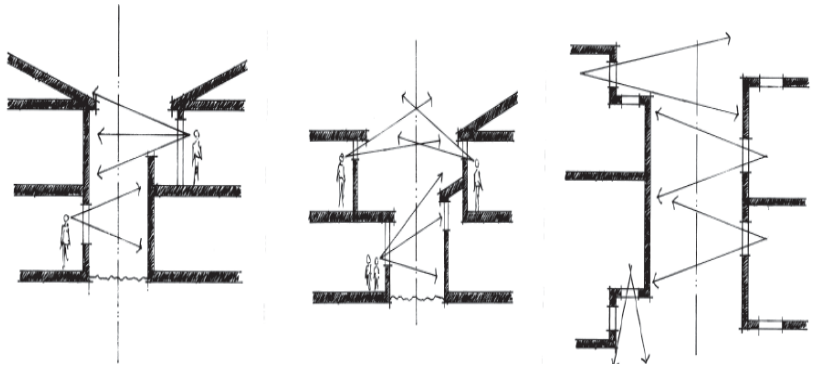


Figure 3.8 – Privacy Window Placement Illustration

- Consider your neighbor's existing views in the placement of your structure, particularly long views to the ocean and mountains. As much as possible, work with your project designer to accommodate neighbor concerns.
- "Share" the view with your neighbors. Offsetting the structure or its footprint may provide a balance to the benefits views provide you and your neighbor.
- Be considerate when selecting trees and shrubs, especially those that may grow to a tall height. In addition, they should be located in a manner that will not block neighbor's unimpeded views as they mature.

VIEW AND PRIVACY GUIDELINES

C3.34 Proposed designs should consider views from public spaces, such as parks, roadways, and open space and minimize impacts to public views.

C3.35 Structures located at the uphill side of a parcel should particularly respect the character of adjacent structures and those found across the street.

C3.36 Windows should be located or constructed in a manner that provides privacy for residential uses.

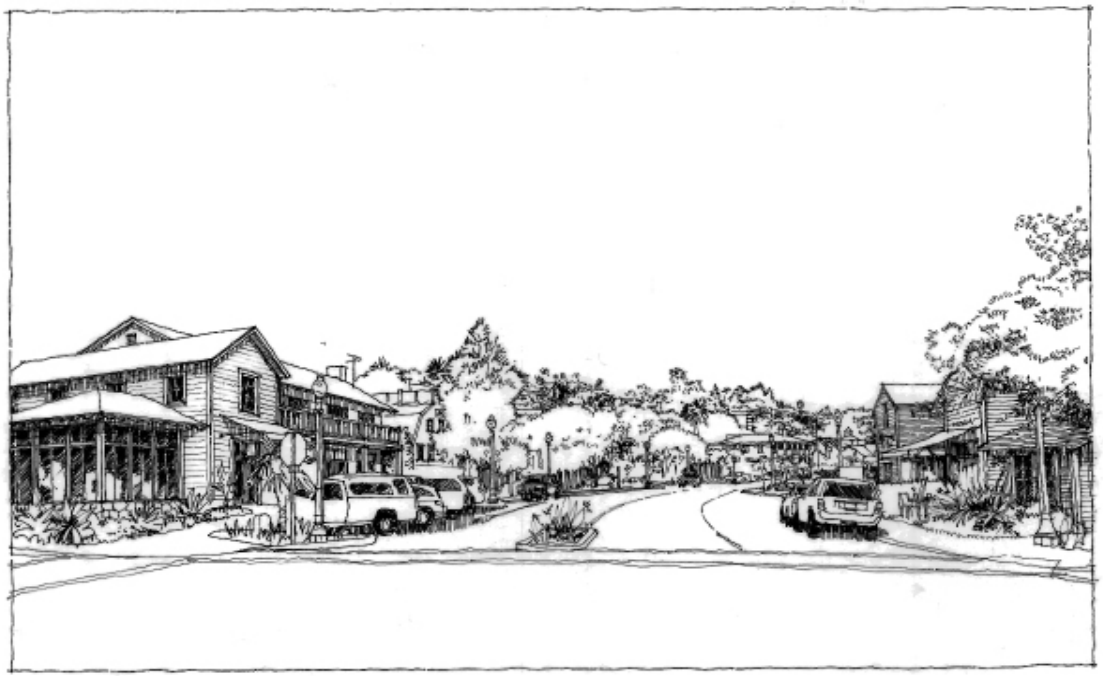


Figure 3.9 – "Gateway" at Evans Avenue and Ortega Hill Road

South County Board of Architectural Review View and Privacy Considerations

In cases where resolution cannot be reached prior to design review, the South Board of Architectural Review (BAR) may find that a project has the potential to create negative public view effects. The BAR and applicant should consider a combination of the following as solutions:

- Reduction of building height and/or footprint;
- Excavation of building into site;
- Hip roofs / direction of roof pitch / break up roof mass;
- Siting of new structure;
- Reduction of mass of the second story by moving mass to the first story;
- Appropriate location of windows, decks, or balconies (Figure 3.8); and
- View blockage of only "secondary" views, (i.e., bedroom instead of living room).

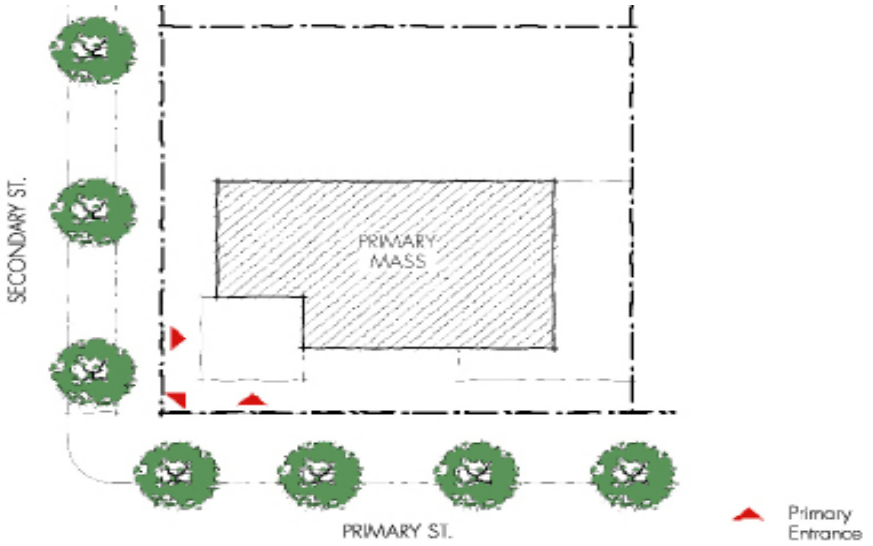


Figure 3.10 – Corner Building Treatment

BUILDING PLACEMENT

Larger architectural elements properly oriented can anchor or frame an intersection to provide a human scale, define the pedestrian space, and calm traffic. Buildings that are oriented to the street with doors, windows, and public spaces facing the street encourage street activity and create an inviting atmosphere. Building placement is especially important at gateways, corner properties (intersections), and parcels adjacent to public spaces.

Gateways

These are the points where visitors and residents enter into the Summerland Commercial Core. These areas play an important role in establishing the extent of the corridor. The main gateways for the Commercial Core are the intersections of Ortega Hill Road at Evans Avenue and Greenwell Avenue at Lillie Avenue (Figure 3.9). Structures located at these intersections should apply the same principles as corner buildings, with special attention to building detail, signage, and lighting to protect and enhance the character of Summerland.

Corner Buildings

Corner buildings should provide a strong visual and functional connection with the sidewalks of adjacent streets. This can be accomplished by placing entrances on each abutting street frontage or by placing an entrance on the corner itself (Figure 3.10). Other features including windows at pedestrian height, wall detailing, and public art can also be used to provide visual interest for pedestrians. Avoid siting corner buildings with their primary mass at an angle to the corner. This does not

BUILDING PLACEMENT GUIDELINES

C3.37 Corner buildings should serve as architectural anchors, enhancing the character and pedestrian activity of the area.

C3.38 Architectural elements should be used to enhance human scale and the pedestrian environment.

C3.39 All exposed sides of the structure should provide the same level of architectural detail.

C3.40 Structures next to public spaces should be designed in a manner that enhances the space through quality design that ultimately limits impacts to light and air.

preclude angled or sculpted building corners or open plazas at corners. Insets or reliefs at corners are encouraged. Corner building design should enhance the character and pedestrian activities of the entire intersection, taking into consideration the contributions of the other existing corner buildings along Lillie Avenue.

Buildings Abutting Public Spaces

Buildings adjacent to public spaces, if properly designed, can frame and enhance the space. Public spaces play an important role in the vitality of the commercial network by providing space for pedestrians to relax and enjoy the area. In these cases, buildings must visually relate to public space and provide a pedestrian scale. Buildings should be designed with great attention to scale and detail for all sides. Structures should minimize impacts to light and air in public space through the use of sloped roofs, setbacks, and other architectural elements.

New development should demonstrate consideration of building composition and detailing with the goal of achieving a human scale environment. This should be shown through elevation drawings or models presented to the BAR. As a general rule, views of the proposed project should be shown from public areas (i.e., streets and sidewalks). If the application of the suggested techniques are not successful, the BAR may request additional changes to the proposed project, such as a reduction in size or changes in the roof forms.

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Chapter 4: Building Scale and Form

OVERALL CONCEPT

Building scale refers to building elements and details as they proportionally relate to each other and to humans. The commercial and urban residential areas of Summerland are diverse in style, unimposing, and small in scale. The scale of a proposed project in relation to both the size of the site and the scale of the neighborhood and community is an important consideration in project design. The combination of these elements and details establishes the form of the building. Size, bulk, and mass are common terms used when referring to building scale and form, defined as follows:

- **Size:** The two-dimensional measurement of the length multiplied by the width (i.e., square feet).
- **Bulk:** The qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks, and stepbacks of second stories.
- **Mass:** The volume of the building; variation in building shape and form; the relationship between a structure and the size of adjacent structures; and the building site and its relationship to the sidewalk, street, and human scale.

Note: The following sections of this chapter provide a summary of Coastal Zoning Ordinance development standards in the Summerland Overlay for Floor Area Ratio (FAR) and height. Please refer to the Zoning Ordinance for details.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a method commonly used to measure the percentage of the square footage of a structure in relation to the lot area (Figure 4.1). The FAR is an established number which determines the amount of building area (floor area) allowed on a parcel. Building area or floor area is based on a measurement of the structure, excluding certain portions, as specified in the Zoning Ordinance. The following summarizes the FAR requirements for the Summerland commercial area:[9]

Definitions

In order to determine exactly how FAR is defined and calculated, the Zoning Ordinances include definitions of the following terms: Basement, Floor Area Ratio, Floor Area Net, FAR for Existing Nonconforming Structures, and Lot Area Net.

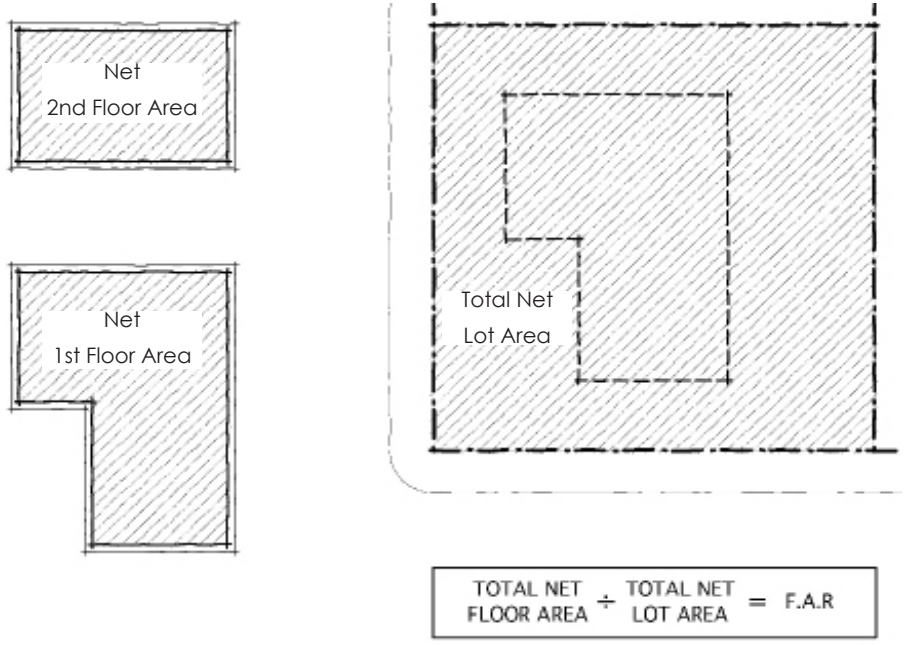

Figure 4.1 – Floor Area Ratio

9 Except parcels in the C-1 - Limited Commercial Zone devoted 100% to a residential single family (SFD) use. For SFD FARs, refer to the Zoning Ordinance and Residential Design Guidelines. Except as noted, a SFD parcel is subject to all other portions of Chapters 2–6 of these guidelines, in addition to the Residential Design Guidelines.

Far Allowance – Commercial And Mixed Use

The maximum allowable FAR for development within the Commercial Core[10] is **0.27** for development that is entirely commercial and **0.33** for mixed-use development. Due to constraints of a particular lot's characteristics and configuration, the maximum allowable square footage theoretically allowed under FAR regulations may not be reached. Limitations and exceptions to FAR, including garages, basements, residential second units and accessory structures are detailed in the Zoning Ordinances.

HEIGHT

Height is a companion method to FAR commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Height is regulated by the Zoning Ordinances. The Urban and Rural Areas and Urban Grid have different height limits and roof pitch exceptions. The Commercial Core is located entirely within the Urban Area. The following height requirements apply to the Commercial Core:

Height Limit Commercial[11]

The following height requirements apply to the C-1 - Limited Commercial Zone.

Height Limit: **25** feet for all parcels in the C-1 - Limited Commercial Zone[12]. (No roof pitch adjustment except for structures subject to Ridgeline/Hillside Development Guidelines.)

Height Methodology (Measurement)

Except for structures located within the Coastal Zone on property with the VC - View Corridor Overlay, the height of a structure (not including fences and walls) is determined by the vertical distance between the existing grade and the uppermost point of the structure directly above that grade (Figure 4.2). If the structure is located within the VC - View Corridor Overlay, then the height of the structure (not including fences and walls) is determined by the vertical distance between the average finished grade and uppermost point of the structure directly above that grade. The height of the structure may not exceed the applicable height limit except for certain limited exceptions discussed below.

Ridgeline and Hillside Development and Urban Grid

In addition to height limits, the Zoning Ordinances establish maximum heights for ridgeline and hillside developments. The height limit above may not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents, and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the finished grade or the existing grade, whichever is lower (Figure 4.3).

In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum

10 Except parcels in the C-1 - Limited Commercial Zone devoted 100% to a residential single family (SFD) use. For SFD FAR, refer to the Residential Design Guidelines. Except as noted, a SFD parcel is subject to all other portions of Chapters 2–6 of these guidelines, in addition to the Residential Design Guidelines.

11 Please see Height Exemptions on the next page and in the Zoning Ordinance.

12 Including parcels in the C-1 - Limited Commercial Zone devoted to 100% residential single family (SFD) use. Except as noted, a SFD parcel is subject to all other portions of Chapter 2–6 of these Design Guidelines, in addition to the Residential Design Guidelines.

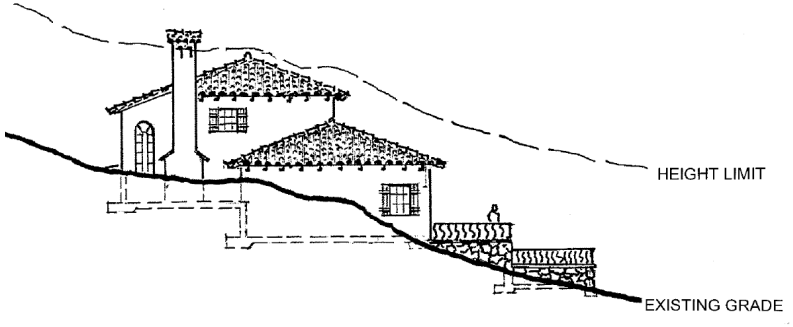

Figure 4.2 – Illustration of Height Limit (note Mediterranean style acceptable only in Summerland's Rural Area)

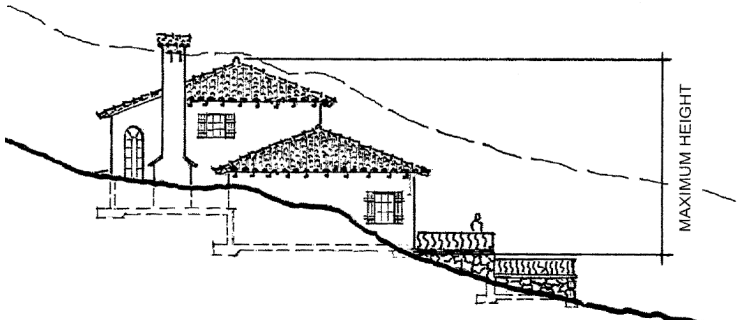

Figure 4.3 – Maximum Height Hillside/Ridgeline (note Mediterranean style acceptable only in Summerland's Rural Area)

height includes the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

This 32-foot limit may be increased by no more than 3 feet where the highest part of the structure is part of a roof element that exhibits a pitch of 5/12 or greater.

BUILDING HEIGHT GUIDELINES

C4.1 Structures located on parcels with an average slope of 5 percent or more should provide steps in the structure and roofline to reflect the natural topography (refer to the glossary).

C4.2 Corner buildings should serve as architectural anchors, enhancing the character and pedestrian activity of the area.

C4.3 Basements should be cut or dug into existing grade. The use of fill to qualify a portion of the structure as a basement is discouraged.

BUILDING FORM

Building form is another means used to adjust the apparent mass of a structure. This is accomplished by breaking up the forms, such as the structural components and roof, into elements that relate to both the size of the site and the scale of the neighborhood and provide a pedestrian scale. Variations in the building's shape reduce the perceived mass of the structure. An applicant should visualize the project from different areas within the neighborhood and from higher and lower elevations within the community as recommended in Chapter 2, Neighborhood Character. Proper building massing and design can help create a human scale by providing elements that relate to the pedestrian realm. The treatment of large surfaces, landscaping, grading, and retaining walls should be compatible with a small scale community. Each of the elements noted below influence the perceived mass of a structure. See Figure 4.4 for examples of building form elements.

Architectural Mass

The apparent mass of a structure may be reduced by breaking larger components into smaller elements relative to the neighborhood character and block context. As a building extends up or down hill from the front property line or as it is increased in height from one story to two, applicants should be sensitive to the location of the floor level or additional levels or stories in relation to the first or main floor and the topography and adjacent structures. The appearance of mass will also be dependent on site location, topography, and visibility. The following elements influence the apparent mass of a structure:

- Plate height is the distance between the floor and the place where the wall intersects with the roof or the floor joists of the story above. Generally, ground-floor commercial space should provide a generous plate height to allow flexibility for future tenants and to increase visibility into the retail space. Plate heights should be consistent with the surrounding neighborhood, and second or upper floors should generally provide plate heights lower than those of the floor below. This reduces the apparent size of second or upper floors.
- Stepbacks are breaks or recesses in the wall surface to provide interest and shadow lines. Often these are used on the second floor or above to reduce apparent mass. Stepbacks can also be used at the first floor level to provide interest and landscape elements at the pedestrian level.

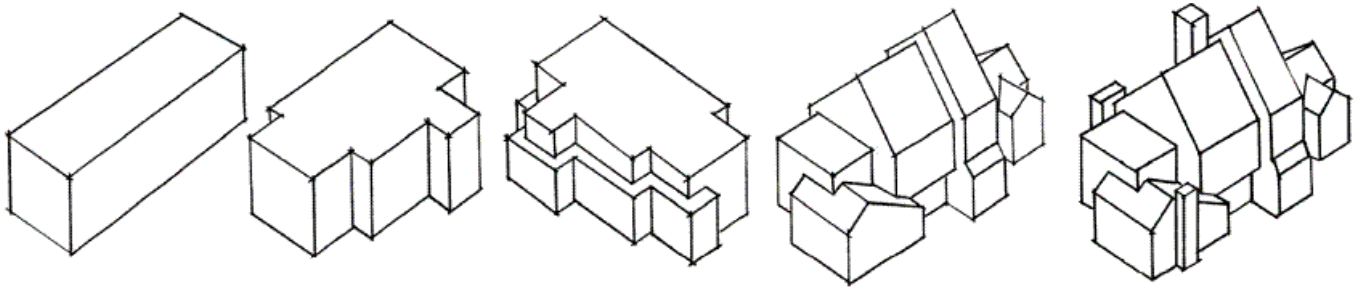

Figure 4.4 – Example of Building Form Elements

BUILDING FORM GUIDELINES

C4.4 The mass of a large building should be reduced by dividing its body and roof into several smaller parts relative to the neighborhood context and block face character.

C4.5 Commercial first floor space should provide a taller plate height.

C4.6 The second floor plate height should generally be less than that of the first floor.

C4.7 Residential components of mixed-use development should be consistent with proportions found within the existing broad context, including the single family residential (north) side of Varley Street.

C4.8 Recesses and projections to visually divide building surfaces (wall planes) into smaller scale elements are encouraged.

C4.9 Variations in height and roofline are encouraged to reduce the perceived height of the building.

C4.10 Large expanses of side walls should provide architectural interest through varied stepbacks or through the use of architectural elements.

C4.11 Street frontage providing functional and visual continuity should be maintained, and all projects should be sympathetic in form, scale, and height to adjacent structures

C4.12 New or renovated buildings should appear proportional and complementary to other nearby structures.

C4.13 Long roof structures should provide breaks in long elements consistent with the architectural style. Traditional gable proportions of 12 - 18 feet should be used.

Solar Access

Access to sunlight is important for energy efficiency and landscaping as well as for buildings that use solar energy. It is also important to ensure adequate access to sunlight on the south side of properties so that passive solar heating opportunities are available and solar energy systems can be installed.

The height of structures should be limited near northerly property lines to ensure that the structure does not cast a significant shadow on neighboring structures (see Figure 4.5). Also note that the California Solar Shade Control Act limits the amount of shade that a tree or shrub can cast onto a neighbor's solar energy system after that system is installed.

Even if an active solar energy system is not included in a project, simple design considerations can make installing such a system at a later date much easier. For example, leaving at least 300 square feet of roof space free of mechanical equipment and vents facing south, west, or east could make that area available to accommodate a solar energy system in the future.

SOLAR ACCESS AND SOLAR ENERGY GUIDELINES

C4.14 Wherever possible, place building volumes and second stories farther back than the required setback from the property line to allow solar access to neighboring properties.

C4.15 Development plan(s) should ensure that structures do not encroach into a solar access plane defined as a 30-degree angle measured from the horizontal, at a point 12 feet above existing grade on the northerly property line.

C4.16 Wherever possible, trim or locate trees, shrubs, and new structures to avoid casting shade onto a neighbor's solar energy system after that system is installed.

C4.17 Consider adding a solar energy system or including space for such a system when designing a new structure or significant addition.

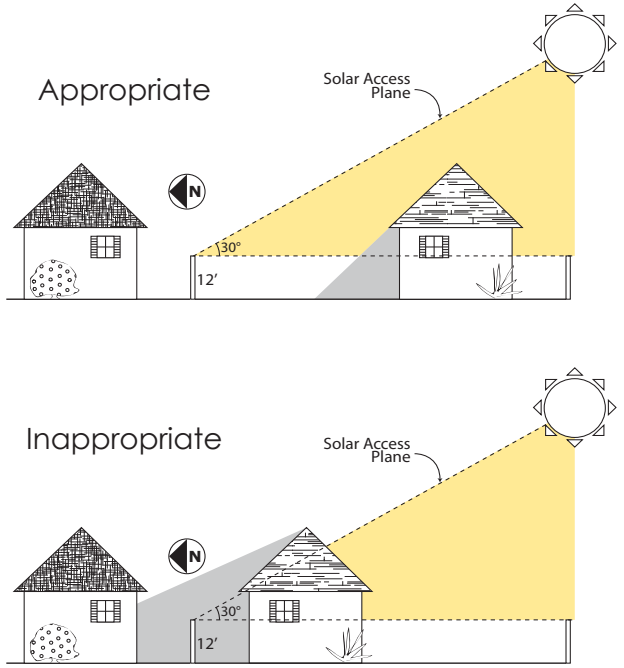

Figure 4.5 – Solar Access for Structures near "northerly" property lines

Chapter 5: Architectural Features

OVERALL CONCEPT

The Summerland Commercial Design Guidelines establish three levels of architectural styles: "Acceptable and Encouraged," "Conditionally Acceptable with Findings," and "Unacceptable Styles." This method of defining architectural styles has proven successful for the Summerland community. A discussion for each type of architectural style has been provided and key architectural elements have been included to assist in the design of a proposed project. Replication of an architectural style can be difficult due to the craftsmanship and materials used in the past. In certain cases, interpretation of a defined architectural style may be more appropriate than an attempt at replication. The key defining elements are intended to assist architects and designers when an interpretation of a style is proposed.

ACCEPTABLE AND ENCOURAGED ARCHITECTURAL STYLES

The following architectural styles are those that have been found within the existing community and play an important role in defining the eclectic charm of the community.

California Bungalow

This style is defined as a wood-sided or shingled architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena (Figure 5.1). This style is known for its detailing, massing, integration into the land, quality of design, landscaping, and use of local materials. These guidelines encourage the simple yet charming interpretations of the Greene & Greene work that flourished along the California Coast in the 1920s and 1930s. This style of architecture is defined by the following:

- ✓ Massing is more horizontal in nature;
- ✓ Shallow or low pitch sloping roofs;
- ✓ Typically features a gable (or an attic vent designed to look like one);
- ✓ Deep eaves with exposed rafters;
- ✓ Exterior materials include wood siding (horizontal or shingles) or smooth stucco, wood or asphalt shingle roofs, and brick and local stone at the base and chimney;
- ✓ Defined structure base;
- ✓ Horizontal window proportions; and
- ✓ Front porches.

Figure 5.1 – California Bungalow Example

Seaside

This style is defined as any informal wood architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830 and 1860, the more recent association is often referred to as "Cape Cod." However, the intent of these guidelines is to encourage a much broader interpretation reflecting a West Coast influence (Figure 5.2). This style of architecture is defined by the following:

- ✓ Height of 1 to 1½ stories;
- ✓ Smaller "archetypal" gable end forms;
- ✓ Overall simple form;
- ✓ Central chimney;
- ✓ Vertical window proportions; horizontal banks of vertical windows acceptable; and
- ✓ Wood shingle roof with wood siding constructed of wide clapboard or shingles.

Figure 5.2 - Seaside Example

Victorian

This style is very broad, but the intent of these guidelines is to encourage the "Late Queen Anne Revival" and "Colonial Revival" versions. "Italianate" would not be appropriate as it is very ornate and does not resonate with the character of the community. Generally, Victorian-style structures range up to three stories and provide interest through the use of varied materials, stepbacks, architectural elements, and architectural detailing, all of which give these structures their curb appeal (Figure 5.3). Summerland possesses some wonderful examples of this style, which is defined by the following:

- ✓ Massing is softened through roof treatment and architectural detailing;
- ✓ Simple detailing;
- ✓ Varied roof types including hipped with cross gables, cross gabled, and front gabled;
- ✓ Roof overhangs are generally minimal and architecturally articulated;

Figure 5.3 – Victorian Example

- ✓ Vertical window proportions divided into a minimum of two panes;
- ✓ Bay windows;
- ✓ Entry doors with glass panels;
- ✓ Wood siding, asphalt shingle roof, and stone or brick base; and
- ✓ Front porches.

CONDITIONALLY ACCEPTABLE STYLES WITH FINDING

The following architectural styles are found within the existing community and can contribute positively to the community and neighborhood character.

Monterey

This style is named after the California coastal town and is most often associated with simple forms, plaster or wood siding, shallow pitched roofs and the use of arcades and balconies. Openings are simple and spaced apart. In today's Monterey style structures, balcony railings are typically styled in iron or wood; roofs are low pitched or gabled and covered with shingles and exterior walls are constructed in stucco, brick, or wood (Figure 5.4). This style of architecture is defined by the following:

Figure 5.4 – Monterey Example

- ✓ Height of 1 to 2 stories;
- ✓ Simple massing;
- ✓ Shallow roof pitch with prominent eave overhangs;
- ✓ Plaster or smooth-finish stucco, adobe brick or wood, flat tile or wood shingle roof;
- ✓ Exterior material for the first floor may be different and brick or stone are often used; and
- ✓ Balconies and arcades provide architectural interest.

Contemporary Interpretation

Styles in this category are intended to allow for new and creative architectural interpretations within Summerland. In the Commercial Area, solutions are limited to contemporary interpretations of acceptable or conditionally acceptable styles. This style of architecture is defined by its ability to complement the neighborhood by using neighborhood context, block face, and site topography to define its elements.

Conditionally Acceptable Styles – Finding

The BAR may deem these styles acceptable if the following finding can be made:

✓ The design is well executed within the chosen style and the style, mass, scale, and materials proposed are compatible with the surrounding neighborhood.

Other styles not specifically mentioned in these Guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the finding above can be made by a majority vote of the South Board of Architectural Review members present.

UNACCEPTABLE ARCHITECTURAL STYLES

The following architectural styles are ones that the community has found to not be compatible with the existing community character:

X Spanish or Mediterranean
X Southwest
X European Provincial
X A-frame
X Geodesic Dome

ARCHITECTURAL STYLE GUIDELINES

C5.1 Architectural style should accommodate the constraints of the site and complement the neighboring structures, natural setting, and overall character of Summerland.

C5.2 Design should be well executed and alterations should maintain consistency within the chosen architectural style. Interpretations of an architectural style should use the defining elements of that style as contained in these Design Guidelines.

C5.3 Landscaping should be used to enhance the design of a structure, not to hide elements that are inconsistent with these Design Guidelines.

C5.4 Large Lot Exception Area (Figure 1.2): Spanish, Mediterranean, or other styles and materials associated with those styles may be acceptable if:

- the size, scale and profile of the structure is appropriate to the site and surroundings;
- the structure is integrated into the site and does not significant alter the natural topography;
- warm, earthtoned colors and materials are used to reduce the apparent mass of the building; and
- a landscape plan is incorporated as part of the design that maintains the natural or agricultural character and resources as much as possible.

ARCHITECTURAL ELEMENTS

Some architectural elements are key components of commercial development and can greatly enhance or detract from the pedestrian experience. Building entrances, garages, and required mechanical equipment draw pedestrians into the commercial business, direct visitors to parking, and add function to the commercial space.

Building Entrances

Building entrances physically connect outdoor and indoor activities for pedestrians and patrons, creating a more enjoyable and interesting experience. Building entrances incorporated into the architecture of the building provide interest, shadow lines, and direction. A common courtyard may be used as an alternative to providing individual street entrances. Providing access into businesses may be accomplished in several ways, such as a common courtyard or an individual street entrance.

BUILDING ENTRANCES GUIDELINES

C5.5 Entrances should be easy to identify and should be placed in a location that promotes pedestrian interest and activity.

C5.6 Entrances should be incorporated into the architecture of the building at a scale that relates to the pedestrian and sidewalk. There should be a transition of materials between private and public areas.

C5.7 Courtyards are encouraged to enhance the pedestrian experience through placement, architectural features, and details.

Pedestrian Space

Pedestrian connections between the sidewalk, properties, and buildings should be incorporated into new developments whenever possible (Figure 5.5). These types of connections, in the form of courtyards and alcoves, can provide buffers from vehicular noise and weather and allow for outdoor seating space. Pedestrian amenities such as seating, trash cans, drinking fountains, and newspaper vending machines should be placed in groups for maximum use and should be located where they will not interrupt the flow of pedestrian traffic. The following elements are encouraged to enhance the pedestrian realm:

- Porches, benches, tables and chairs;
- Elements that encourage outdoor activity such as bike posts;
- Balconies;
- Fountains and planting areas; and
- Public art emphasizing the area's cultural and historical background.

PEDESTRIAN SPACE GUIDELINES

C5.8 Use building recesses to define courtyards, entryways, circulation routes, or other outdoor spaces that are accessible from the exterior of the building.

C5.9 Walkways from the sidewalk to the commercial space should be well designed and accessible.

C5.10 Pedestrian space should be clearly defined and separated from vehicular areas.

C5.11 When additional on-site paving is added to a commercial space to increase the width of the sidewalk, the additional paving should be treated as an extension of the building, with the use of planted pots on-site, outdoor display space, and street furnishings.

Figure 5.5 – Pedestrian Space and Amenities

Fenestration

Fenestration refers to the placement of openings, such as windows and doors, in a building (Figure 5.6). Storefront window location and size allows pedestrians to see into the commercial space and can provide valuable commercial display areas. Windows located at the pedestrian level that are generally larger in scale significantly enhance the pedestrian experience.

Figure 5.6 – Example of Appropriate Storefront Fenestration

FENESTRATION GUIDELINES

C5.12 Window placement and size should allow visibility into the commercial space.

C5.13 As a general rule, approximately 35 percent of the first floor building façade adjacent to a public right of way should consist of windows and doors.

Garages Generally, commercial space provides parking in an on-site surface lot. Although garages are not common in the commercial area, the demand for retail space may necessitate the use of below-grade parking. In addition, if residential use is a component of the commercial space, then garages are usually provided. A properly placed and architecturally treated garage can become a positive architectural feature (Figure 5.7). It is difficult for a garage to provide interest at the pedestrian level unless it is located in a manner that reduces its visibility and provides architectural appeal through detail and quality of materials.

Figure 5.7 – Garage Treatment Example

GARAGE GUIDELINES

C5.14 Garages should be located to reduce their visibility from Ortega Hill Road or Lillie Avenue.

C5.15 Garages located on Varley Street should be sited to minimize visibility, should be residential in character, and should accommodate space for trash collection cans.

C5.16 Garage doors should complement the architectural style of the building and should be constructed using quality materials.

C5.17 Architectural elements such as trellises and landscaping should be used to soften the appearance of the garage.

C5.18 Garage doors for underground commercial parking should be consistent with the architecture of the building. If natural ventilation is used, the door should be compatible with the architecture to the extent feasible.

Roofs

A roof may be broken up into smaller elements such as dormer windows, cupolas, and other decorative roof elements to break up the mass and bulk of a structure. Where appropriate, building roofs should be articulated using elements such as tapered or sculpted roof forms to create silhouettes against the sky. Roof materials and overhangs create strong shadow patterns, and decorative cornices provide visual interest. Where flat roof construction is used, rooftop features should be used to screen rooftop mechanical equipment, provide visual interest, and break up the monotony of linear rooflines (Figures 5.8 and 5.9). Roof drainage should be incorporated into the design of the structure and should minimize off-site drainage.

Space for necessary mechanical equipment such as heating and cooling systems should be accommodated either within the roof form or behind a screen that is part of the architecture of the structure. Venting or other structural equipment extending above the roof material should not be visible from adjacent areas and should be creatively incorporated into the design (e.g., combine pipes into a false chimney structure, paint the pipes the same color as the roof material).

Figure 5.8 – Roof Example with Hidden Rooftop Equipment

Figure 5.9 – Example of Varied Roof Elements

ROOF GUIDELINES

C5.19 Roofing style, materials, and color should complement that of the building and neighborhood character.

C5.20 Sloped or pitched roofs are preferred over flat roofs; flat roofs or flat parapet tops are discouraged in the Urban Grid, except for green roofs or roofs not visible to neighbors.

C5.21 Sloping roof forms and overhangs are encouraged to promote window shading, create visual interest, and build longevity.

C5.22 Urban Grid: Long roof structures should provide breaks in long elements consistent with the architectural style. Traditional gable proportions of 12 - 18 feet should be used. Smaller roof elements such as dormers should be used to add interest to the appearance of the roof. Roof forms of building additions should be similar to those of the original structure.

C5.23 Roof drainage should be incorporated into the architecture of the building.

C5.24 Roof overhangs should be used to decrease the vertical appearance of the walls, and they should be detailed accordingly.

C5.25 Reflective metal should be avoided for use as roof material.

C5.26 Living roofs are an acceptable and encouraged roof material.

Chapter 6: Building Details

OVERALL CONCEPT

Building details help establish and define a building's character and visually unify the neighborhood or block face. Elements such as windows, doors, exterior materials, and lighting provide the finishing touches on the architecture of the building. Building details provide relief, texture, color, and shadows to the building, all of which enhance the appearance of the building, the block, and overall community (Figure 6.1 and 6.2). The placement, quality, type, and finish of building details should respect the neighborhood character, complement the architecture of the building, and provide relief to the façade.

EXTERIOR MATERIALS

Similar to the Architectural Styles described in Chapter 5, the Summerland community has identified exterior materials that are acceptable, conditionally acceptable, and unacceptable.

Acceptable and Encouraged Exterior Materials

The following building materials that have been found to be historically consistent with the architectural styles discussed in these Design Guidelines including:

- ✓ Beveled, ship lap, board & batten (plywood under batt is acceptable), or shingle wood siding;
- ✓ Composite or asphalt shingles that provide relief, including shingles that look like wood;
- ✓ Flat, non-glazed ceramic or concrete tile roofs (scale must be appropriate to the size of the structure);
- ✓ Wood casement windows; and
- ✓ Stone and masonry.

Conditionally Acceptable

- ✓ Smooth troweled or sand-float finish (must be compatible with style);
- ✓ Flat built-up roof with gravel topping or other non-reflective roofing material;
- ✓ Anodized aluminum or baked enamel aluminum windows (the BAR strongly encourages the use of colors other than black or brown for these types of windows);
- ✓ Metal roofing (non-reflective);
- ✓ Metal siding that is non-reflective and complements the architectural style; and
- ✓ Solar tubes.

Note: Conditionally Acceptable materials require the BAR finding found in Chapter 5 for Conditionally Acceptable Architectural Styles.

Figure 6.1 – Positive example of Window Relief, Wooden Siding, and Trim Detail

Unacceptable Exterior Materials

- **X** Textured stucco
- **X** Stucco covered foam forms
- **X** Spanish tile or glazed tile roofs
- **X** Plywood siding (plywood under batt is acceptable)
- **X** Factory finished aluminum windows that are standard or glossy
- **X** Mirrored glass
- **X** Metal patio enclosures
- **X** Plastic/Acrylic dome skylights

BUILDING MATERIAL GUIDELINES

C6.1 Generally, exterior materials should be of a high quality.

C6.2 Building materials that are historically consistent with the chosen architectural style are encouraged.

C6.3 Wall and roof materials should provide shadow, relief, and interest.

C6.4 Reflective factory finishes, or other excessively glossy finishes, should be avoided.

Figure 6.2 – Example of Acceptable and Conditionally Acceptable Exterior Materials

BUILDING COLOR

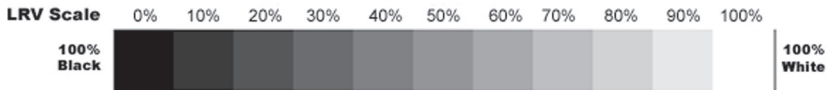

Figure 6.3 – Illustration of Light Reflective Value (LRV) Scale

Building colors should be compatible with other projects in the Commercial Core. If there is a concern regarding visibility, the BAR may consider the Light Reflectivity Value (LRV) of a proposed color. LRV describes the brightness of a paint color and is calculated by determing the quantity of usable and visible light reflected by a surface in all directions and at all wavelengths when it is illuminated by a light source (Figure 6.3); in general, this may not be an issue in the Commercial Core. The LRV is available for most paint samples either on back of color chips or in the index of any manufacturer's fan deck. A lower LRV may be used to enhance the architectural style and to soften the appearance of the structure. White trim color, although bright, is well represented along Lillie Avenue and should be considered in order to add to the street's sense of place. When considering repainting an existing structure, use colors that complement the structure and the commercial area as a whole.

BUILDING COLOR GUIDELINES

C6.5 Use colors that are appropriate to the use of the building and that complement the surrounding area.

C6.6 Colors for the body of the structure should complement the architecture and add to the unique character of the Commercial Core. The BAR may specify a LRV if there is concern regarding visibility or compatibility along Ortega Hill Road, Lillie Avenue, or Varley Street.

C6.7 Consider a variety of colors with tones of blues, yellows, grays, and other hues rather than selecting non-distinctive beiges and browns. Primary colors should be avoided.

C6.8 A distinction should be made between colors used in the Commercial Core versus the residential areas. In most cases, a range of analogous or complementary colors are preferred over painting all surfaces with the same paint color and shade.

C6.9 Strong building colors that are used for branding or advertising purposes are discouraged.

C6.10 Color should be used to visually reduce the size, bulk, and scale of the building.

ARCHITECTURAL DETAILS

Architectural details often define architectural style and add unique visual interest and human scale to a building (Figure 6.4). These types of definable details may be as simple as the treatment of eaves or as complex as the detailed layout of shingles. In Summerland, various architectural details can be seen, including but not limited to the following:

- ✔ Projecting cornices with decorative moldings or brackets;
- ✔ Corbels;
- ✔ Planter boxes;
- ✔ Projecting molding;
- ✔ Inset medallions;
- ✔ Projecting architectural balconies;
- ✔ Railings;
- ✔ Exterior window treatment including bay windows; and
- ✔ Pilaster and column capitals.

Figure 6.4 – Example of Architectural Detailing

ARCHITECTURAL DETAIL GUIDELINES

C6.11 The proportions of all detail elements should be complementary to the architecture style of the structure.

C6.12 Projecting or recessing architectural details, such as decks, bay windows, or balconies, add richness and variety to building façades and are encouraged.

C6.13 In addition to façade articulation, appropriate complementary changes in building materials or colors should be used to visually break up long or tall walls.

C6.14 Wood or stone details should be used; elements constructed of coated foam are discouraged.

C6.15 Architectural details on the upper stories should be at a scale that relates to the overall building composition.

C6.16 Materials with textural interest should be used to break up large wall surfaces and to provide interest.

WINDOWS AND DOORS

Windows allow light, air, and visibility into a commercial space. Windows are composed of the following elements: head, frame/sills, glazing, rail or sash, jamb, casing, and muntins, if applicable (Figure 6.5). Windows provide an opportunity for commercial tenants to advertise merchandise using window displays, which further enhance the pedestrian experience by adding interest and by drawing a potential customer into the establishment. Quality windows add character to a structure by enhancing the façade with shadow lines and interest (Figure 6.6). Dark or reflective glazing should be avoided (Figure 6.7).

Doors serve a function similar to that of windows because they allow light and air into commercial space and add interest to the building façade. Doors also provide entry into the space and identify the location of this entrance. High quality entry doors should be selected that are complementary to the design of the storefront and building architecture. Dutch or French doors should also be considered to open up businesses to passing pedestrian traffic and to provide storefronts with a welcoming small-town feeling.

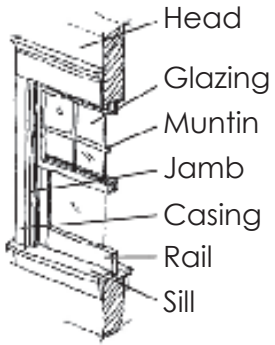

Figure 6.5 – Window Components

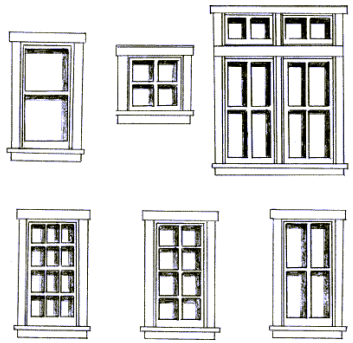

Figure 6.6 – Window Division Configuration Examples

Figure 6.7 – Example of Inappropriate Window Relief and Dark Reflective Glazing

WINDOWS AND DOORS GUIDELINES

C6.17 Windows should maintain a high degree of transparency at all window areas; avoid dark or reflective glazing.

C6.18 Operable windows are encouraged to generate airflow and to preserve a small-scale feel.

C6.19 Transom windows are encouraged along the street façade to add interest and character.

C6.20 Windows and doors should be slightly recessed from the façade of the structure to provide a shadow line (flush-mount windows should be avoided).

C6.21 Windows and doors should be constructed in a detailed manner using high quality materials.

C6.22 Divisions in the window pane (muntins) should be true divided light.

AWNINGS

Awnings can be used as an architectural detail to soften the building façade by providing interest and shadow. As specified in the California Building Code, the minimum vertical clearance from the sidewalk is eight feet (Figure 6.8). Placement of awnings should relate to the major architectural elements of the façade. Avoid covering any transom windows, architectural elements, decorative trim, or similar features. Separate awnings placed over individual storefront windows or doors should be used rather than continuous awnings placed across the building frontage (Figure 6.9). Operable awnings are encouraged when appropriate for the style of the building.

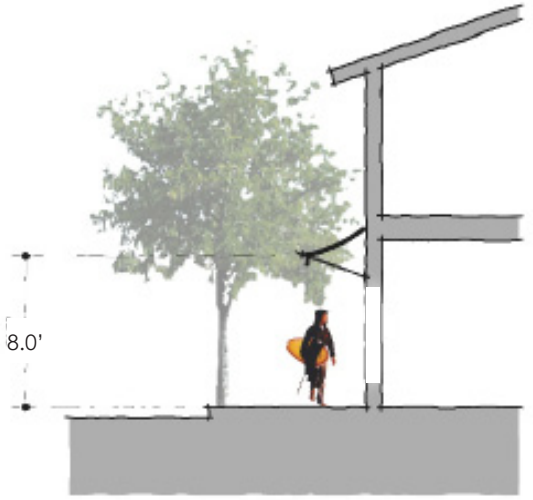

Figure 6.8 – Awning Requirement Sketch

AWNINGS GUIDELINES

C6.23 Awning colors should complement the structure.

C6.24 Awning material should be appropriate for the local weather and should be non-glossy.

C6.25 Metal awnings with a matte finish may be used as long as they complement the architecture of the structure.

C6.26 Strong awning colors that are used for branding or advertising purposes are discouraged.

Figure 6.9 – Example of Appropriate Awning Use

UTILITIES

Utilities such as fire suppression equipment, electrical and gas meters, and backflow preventers can detract from the overall architecture of the structure. The placement of these elements should be considered early in the design process and should be screened from public view. Equipment that must be located in front of the building will need to be painted and screened with landscaping to the greatest extent feasible. Building equipment and utility areas should be designed and located so that they do not dominate the appearance of the site or interfere with pedestrian or vehicular circulation.

UTILITIES GUIDELINES

C6.27 Utilities located within the front setback or the street-side setback should be painted and screened from view.

C6.28 Utility panels should be strategically located and hidden with screening.

C6.29 On-site, aboveground utilities should be placed underground with new development.

LIGHTING

Lighting is an important design element that enhances the major architectural features of structures and augments the character and safety of the community. It can also increase the potential for extended customer use in the evening hours. Lighting defines the evening character of the community almost as much as the architectural features do during the day. The lighting of buildings, landscaping, driveways, and signs should be in keeping with the light-sensitive character of Summerland. Light fixtures should be of a design and size compatible with the building and adjacent areas.

In accordance with the Outdoor Lighting Regulations for Summerland contained in the Zoning Ordinance, all outdoor light fixtures must be fully shielded to minimize glare and "light spill" onto off-site areas, while maintaining necessary security. Lighting should be subtle and should avoid over lighting while being bright enough to provide security and to make the areas attractive and safe in the evening. A variety of lighting types may accomplish this, such as low-wattage wall-washing fixtures and lamps that are shielded overhead or freestanding (Figure 6.10). In addition, light fixtures should be placed on existing or proposed buildings in a manner that minimizes the impact on adjacent residential uses. Motion sensor security lighting should be directed away from residential uses and should comprise fully shielded fixtures.

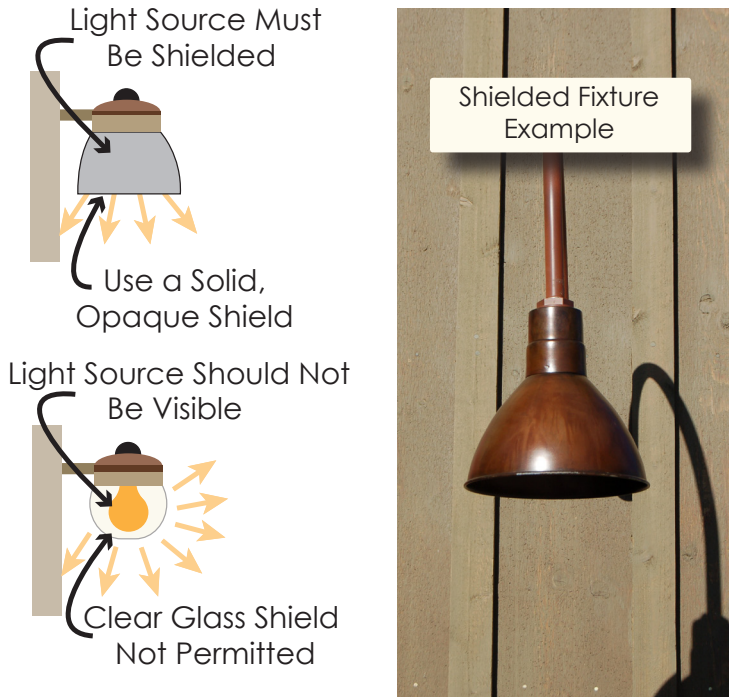

Figure 6.10 – Shielded Lights Versus Non-Shielded Lights

LIGHTING GUIDELINES

C6.30 The amount of outdoor lighting should only be what is reasonable and necessary for pedestrian safety and security.

C6.31 Motion sensor security lighting is discouraged unless it is fully shielded and directed away from residential uses. There should be zero light shed offsite.

C6.32 Environmentally sensitive, low energy interior and exterior lighting is encouraged.

C6.33 Interior and exterior lighting should be turned off overnight to protect the night sky and save energy.

C6.34 Backlighting or forelighting of trees can be aesthetically pleasing; however, light fixtures should not be placed directly on trees.

Figure 6.11 – Example of Appropriate Building Lighting

Chapter 7: Signage

OVERALL CONCEPT

In addition to these Guidelines, signs are subject to the requirements of the Zoning Ordinance Sign Standards, including "Special Sign Standards for Summerland." The intent of this chapter is to supplement (not supercede) the ordinance by specifying points related to the design of signs, specifically as this relates to the architectural style of the building to which the sign belongs, placement and proportion of signs, and aesthetics such as color and lettering style.

In order to efficiently process a proposed project involving architectural review, the applicant should provide sign information as part of the overall proposal. If sign details are unknown at the time of architectural review, the plans should, at a minimum, indicate sign locations and ensure appropriate accommodation of mechanical equipment.

Signs identify businesses, provide directions, and add to the overall appearance of a commercial area. The use of too many signs and poor quality materials can clutter the streetscape and detract from the ambiance. Commercial signs should provide a unified treatment to maintain and enhance the appeal and integrity of Summerland's Commercial Core. "Unified treatment" does not mean that all signs must have the same style of lettering. Rather, the lettering should have similar stylistic traits, and the signs should complement the buildings and businesses they serve or the instructions that they convey.

Signs should be compatible with, but not necessarily similar to, the signs of adjoining premises. These sign guidelines are intended to guide business identification as well as to augment the expression of the local history and commercial development. Signs for commercial development should be designed as an integral part of the structure they serve and should relate in lettering style and form.

STYLES

The style of a sign should be consistent with the architectural style of the building. In addition, it should also reflect the unique aspects of the business and the community. Creative signs are encouraged because they reinforce the special character and ambiance of the Summerland community (Figure 7.1).

Figure 7.1 – Creative Sign Example

LOCATION

Signs should typically be located flat on the building, should be printed on an awning, or should be hung from a canopy. Placement on single-story buildings should be above the first floor windows and below the roof, while placement on multi-story buildings should be above first floor windows and below the second floor window line.

Directional signs giving guidance to parking lots, bus stops, bicycle paths, or similar uses should be mounted on lampposts or buildings and clustered where possible to avoid clutter in the public right-of-way. These signs should meet County standards for sign size and should be compatible in style with the Design Guidelines.

Banner Signs

For the purposes of the Summerland Commercial Design Guidelines, banner signs and temporary signs are considered to be the same. Therefore, in accordance with the Zoning Ordinance, banner/temporary signs are limited to the following: one banner sign, unlighted, not to exceed 16 square feet on the street-front façade of the structure occupied by the business. The banner sign may not be displayed for more than 30 days within a 3 month period.

Figure 7.2 – Quality Sign Material Example

MATERIALS

All signs shall be constructed of high quality, matte finish, non-reflective materials. Figure 7.2 is an example of a sign made with quality material. Signs mounted to the façade of a building may require additional room to accommodate necessary electrical equipment. When considering design of a structure and sign placement, take into account the proportions of the sign in relation to the building.

SIGN LIGHTING

Signs must be lit only with shielded lights. High-quality fixtures appropriate to the architecture of the building should be used. Exposed standard spotlights and floodlights should not be used. Light supports should complement the design of the sign and building façade. Fixtures should be mounted above the sign.

Lighting should be directed toward the sign with no light spill beyond the sign face. In keeping with the Summerland Sign Standards, all sign lighting should be external. Interior illuminated cabinet or flashing signs should not be used. Gooseneck light fixtures are a common means of providing down lighting on signs and storefronts and are appropriate for Summerland (Figure 7.3).

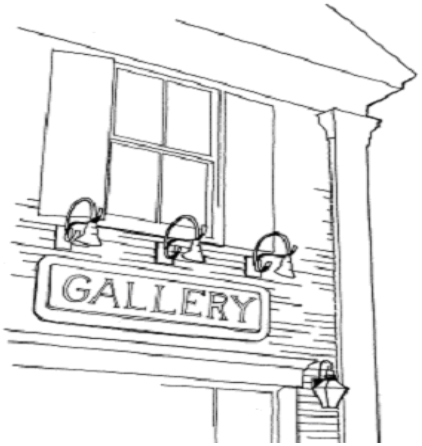

Figure 7.3 – Appropriate Sign Lighting

SIGN GUIDELINES

C7.1 Sign styles should be representative of the business and should complement the architecture of the structure.

C7.2 Signs should be located in a manner that provides clear identification and direction.

C7.3 Signs should be mounted on buildings flush or nearly flush to the façade.

C7.4 All signs should be consistent with the scale, proportion, architectural style, and character of the attached or adjacent building.

C7.5 All signs should be constructed of high quality, non-reflective matte finish materials in simple symmetrical shapes.

C7.6 Signs should identify a business by its legal Doing-Business-As name or provide directions. Avoid excessive wording and advertising messages.

C7.7 Sign lighting should be minimal and should limit impacts to the night sky and to off-site areas.

C7.8 Signs should be maintained in good working order (e.g., replace missing letters, broken signs, burned out lighting, etc).

C7.9 Businesses should provide directional signage. For example, businesses with off-street parking should provide directional signage (e.g., "Parking in Rear").

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Summerland Design Guidelines Supplemental Materials

PART 1 GLOSSARY OF ARCHITECTURAL TERMS

Anodized aluminum: A harder, more durable aluminum.

Articulated: Changes in building surfaces through the use and manipulation of alternating planes, windows, arches, moldings, cornices, rooflines, and other architectural elements having joints or segments which add additional depth or height to a structure.

BAR Review:

> **Conceptual Review:** The first of three stages of review of a project conducted by the County Board of Architectural Review (BAR); because the project is still in the early stages of design development, this review provides the applicant and the BAR with an opportunity to informally discuss a project before it is submitted to the County for formal review and approval.
>
> **Preliminary Review:** The second of three stages of review of a project conducted by the County Board of Architectural Review (BAR); preliminary review and approval can occur once the applicant has submitted a development application or if the Department is processing an existing development application for the proposed project.
>
> **Final Review:** The last of three stages of review of a project conducted by the County Board of Architectural Review (BAR); final review and approval can occur upon submittal of completed working drawings (excluding electrical, plumbing, mechanical, and structural drawings, unless components of these plans would affect the exterior of the buildings), which must be in substantial conformance with the plans given preliminary approval.

Board-and-batten: Vertical plane siding with joints covered by narrow wood strips.

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

Column: A vertical round shaft that supports, or appears to support, a load.

Corbel: An architectural element that protrudes from within the wall surface to produce a bracket form; usually supports a weight.

Cornice: A projecting horizontal architectural element atop wall or roof trim.

Cantilever: A beam, girder, truss, or other structural member that projects above and beyond its supporting wall or beam.

Capital: The topmost architectural element of a column or pilaster; the part of a column or pilaster on which the load rests.

Eave: The edge of a roof that projects over the outside wall.

Exterior Lighting: Temporary or permanent outdoor lighting that causes light rays to shine outdoors. Indoor lights that are intended to light something outside are considered exterior lighting for the purpose of these guidelines.

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.

Fixtures: An item that is fixed or attached (as to a building) as a permanent appendage or as a structural part.

Flush: Being even with or in the same plane or line as.

Footprint: A term referring to the shape of an area within the perimeter of a floor plan.

Gable Roof: A ridged roof forming a gable at each end; a roof with a single peak.

Gable: The upper (usually triangular shaped) terminal part of a wall under the eave of a pitched roof.

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.

Human Scale: The size or proportion of a building element, space, or article of furniture relative to the structural or functional dimensions of the human body.

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.

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

Molding: A strip of material covering transitions between surfaces, such as that of floor to wall or wall to ceiling. Often used as a decorative element.

Parapet: A low wall at the edge of a roof, porch, or terrace.

Pitch: The degree of slope or inclination, as in steepness of a roof.

Pilaster: A column that is built into or applied to the face of a wall. Pilasters project out from the wall but are not free standing.

Porch: An exterior appendage to a building forming a covered approach or vestibule to a doorway.

Private Views: Views offsite from a particular property deemed valuable or visually pleasing by the property owner.

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

Renovation: The introduction of new elements to a building to replace older parts.

Sand-float finish: A rough plaster finish.

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

Slope: An inclined ground surface, the slope of which is expressed as a ratio of horizontal distance to vertical distance (rise over run); for example, a slope of two to one (2:1) indicates that for every two horizontal feet, the elevation of the ground surface changes by one foot.

Ship Lap: Wood siding made of overlapping wooden boards.

Soffit: The underside of any construction element or architectural element.

Solar tube: A cylinder-shaped skylight installed on a roof to provide natural daylight to a home or business. During daylight hours, often used in place of electrical lighting.

Stoop: A raised platform at the entrance of a house approached by steps and sometimes having a roof.

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

Topography: (1) The configuration of a surface, including its relief and the position of its natural and manmade features. (2) A rendering of the results of a topographical survey.

Windows:

Casement: A window with the sashes opening outward on vertical hinges.

Casing: Decorative trim encasing a window or door opening.

Divided Light: A method of constructing windows allowing light to project through separate panes.

Frame: The part of an encasement of an opening supporting a door or window; also, a method of building construction employing a skeletal system of several repetitive structural components, as in wood-frame or steel-frame, or the work of constructing such a system.

Glazing: Glass set in windows, skylights, or doors.

Head: The main horizontal element forming the top of the window frame.

Jamb: A part of the structural support of a window that is within the window framing. The jamb houses window rails, tracks, and latches.

Muntin: Any short or light bar, either vertical or horizontal, used to separate the glass in a sash into multiple lights; also called a windowpane divider or a grille.

Rail: The top and bottom horizontal elements of the framework of a window sash.

Sash: A fixed or moveable framework of a window or door in which panes of glass are set.

Sill: The horizontal member or ledge at the base of a window.

Transom: A rectangular window opening over a door or window.

PART 2 LIST OF NON-INVASIVE AND FIRE-RESISTANT PLANT SPECIES

Herbaceous Perennials, Shrubs, and Ground Covers

Botanical name	Common name
Achillea x 'Moonshine' [1]	Moonshine Fernleaf Yarrow
Achillea millefolium 'Lavender Deb' [1, 2]	Lavender Deb Yarrow
Agapanthus africanus	Lily of the Nile
Agapanthus africanus 'Peter Pan'	Dwarf Lily of the Nile
Agapanthus campanulatus 'Headbourne Hybrids'	Bell Agapanthus
Ajuga reptans	Carpet Bugle
Aloe arborescens	Torch Aloe
Alstromeria x 'Little Eleanor'	Little Eleanor Dwarf Peruvian Lily
Amelanchier alnifolia	Serviceberry
Armeria alliacea	Sea Pink
Armeria maritima 'Bloodstone'	Bloodstone Thrift
Armeria maritima 'Cotton Tail'	Cotton Tail Thrift
Armeria setacea	Thrift
Artemisia x 'Silver Brocade' [1]	Seashore Artemisia
Aster novi-belgii 'Professor Kippenburg'	Professor Kippenberg Dwarf Aster
Asteriscus maritimus 'Compact Gold Coin' [1]	Compact Gold Coin Daisy
Bergenia crassifolia, B. cordifolia	Bergenia
Carpenteria californica	Bush Anemone
Ceanothus 'concha'	Wild Lilac
Ceanothus maritimus	Maritime Ceanothus
Chrysanthemum maximum	Shasta daisy
Cistus purpureus	Orchid Rockhorse
Convolvulus mauritanicus [1]	Ground Morning Glory
Coreopsis lanceolata	Coreopsis
Cornus stolonifera	Red-twig dogwood
Dietes spp.	Fortnight Lily
Eachscholzia californica [1]	California Poppy
Echeveria imbricate	Hens and Chicks
Echinacea purpurea	Purple coneflower
Eleagnus commutada	Silverberry
Erigeron kavinskianus	Fleabane, Santa Barbara daisy
Festuca glauca	Blue Fescue

1 Indicates drought resistant plant species
2 Indicates plant species native to Santa Barbara County

Botanical name (cont'd)	Common name (cont'd)
Fremontodendron californica [2]	Common Flannel Bush
Galium odoratum	Sweet Woodruff
Geranium x cantabrigense 'Biokovo'	Biokovo Cranesbill
Geranium cuinereum var. subcaulescense	Black Eye Magenta Cranesbill
Geranium x 'Johnson's Blue'	Johnsons Blue Cranesbil
Geranium x 'Pink Spice'	Pink Spice Cranesbill
Geranium sanguineum	Bloody Cranesbill
Geranium sanguineum 'Album'	White Cranesbill
Geranium sanguineum 'Striatum'	Striped Bloody Cranesbill
Guara lindheimeri [1]	Guara
Helianthemum nummalarium [1]	Sun Rose
Hemerocallis dwarf hybrids	Miniature Daylilies
Heuchera x brizoides 'Firefly'	Firefly Coral Bells
Heuchera maxima [2]	Island Alum Root
Heuchera maxima 'Palace Purple'	Palace Purple Coral Bells
Hosta spp.	All hostas.
Iris douglasiana [2]	Douglas iris
Iris innominata	Woodland Iris
Iris pumila	Miniature Bearded Iris
Kniphofia uvaria 'DWF'	Red-hot Poker, Torch-lily
Latana camara	Latana
Lavandula angustifolia	English Lavender
Lavandula dentata	French Lavender
Limonium perezii	Statice, Sea Lavender
Limonium californica [2]	California Sealavender, Marsh Rosemary
Liriope muscari 'Lilac Beauty'	Lilac Beauty Lilyturf
Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf
Liriope muscari 'White'	White Lilyturf
Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf
Lonicera nitida	Boxwood Honeysuckle
Mahonia repens	Creeping mahonia
Mimulus longiflorus	Monkey Flower
Oenothera berlandieri [1]	Mexican Evening Primrose
Oenothera californica [2]	California Primrose

Botanical name (cont'd)	Common name (cont'd)
Ophiopogon japonicus	Mondo Grass
Ophiopogon japonicus	Dwarf Mondo Grass
Pachysandra terminalis 'Green Sheen'	Japanese Spurge
Penstemon heterophyllus [1]	Foothill Penstemon
Phlox divericata 'Louisiana'	Sweet William Phlox
Phlox gracilis [2]	Beggar's Gilia, Slender Phlox
Phlox stolonifera 'Pink Ridge'	Pink Ridge Creeping Phlox
Phlox subulata 'Candy Stripe'	Candy Stripe Creeping Phlox
Phlox subulata 'Emerald Blue'	Emerald Blue Creping Phlox
Phlox subulata 'Red Wings'	Red Wings Creeping Phlox
Phylla nodiflora	Lippia
Polemonium	Jacob's Ladder
Polystichum munitum [2]	Sword Fern
Potentilla fruticosa	Potentilla
Prunus tomentosa	Nanking cherry
Rhamnus californica [2]	Coffee Berry
Rhododendron	Azalea
Rhus integrifolia [2]	Lemonade berry
Ribes sanguineum [2]	Pink Winter Currant, Red Flowering Currant
Ribes viburnifolium	Catalina Perfume, Evergreen Currant
Rosa californica [2]	California Wild Rose
Rosa floribunda	Rose
Rosmarinus officinalis	Tuscan blue Rosemary
Rubus pentalobus	Creeping Raspberry
Rudbeckia fulgida	Black-eyed Susan
Salvia chamaedryoides	Sage
Salvia nemorosa 'East Friesland' [1]	Fast Friesland Sage
Salvia sonomensis [1, 2]	Creeping Sage
Santolina chamaecyparissus [1]	Lavender Cotton
Santolina virens	Green santolina
Sedum spurium 'Bronze Carpet'	Bronze Carpet Stonecrop
Sedum spurium 'Red Carpet'	Red Carpet Stonecrop
Sedum x 'Vera Jameson'	Vera Jameson Sedum
Solanum jasminoides	Potato Vine

Botanical name (cont'd)	Common name (cont'd)
Spirea bulmalda	Spirea
Stachys byzantina	Lamb's Ear
Tecomaria capensis	Cape Honeysuckle
Teucruim chamuedrys	Germander
Thymus serpyllum	Thyme
Thymus vulgaris	Common Thyme
Thymus vulgaris 'Argenteus'	Silver Thyme
Tulbaghia violacea	Society Garlic
Tulbaghia violacea 'Tricolor'	Tricolor Society Garlic
Verbena peruviana hybrids	Creeping Verbena
Viburnum lantago	Viburnum
Vinca minor 'Atropurpurea'	Wine Periwinkle
Vinca minor 'Bowles' Variety'	Bowles' Common Periwinkle
Vinca minor 'Green Carpet'	Green Carpet Common Periwinkle
Vinca minor 'Jekyll's White'	Jekyll's White Periwinkle
Vinca minor 'Variegata'	Variegated Common Periwinkle
Zauschneria californica [1]	California Fuschsia

SOURCES:

California Forest Stewardship Program. http://www.ceres.ca.gov/foreststeward/
California Native Plant Exchange. http://www.cnplx.info/nplx/cprofile?cc=SBA
City of Santa Barbara Fire Prevention Bureau. http://www.santabarbaraca.gov/Government/Departments/Fire/FirePreventionBureau.htm
MO Plants. http://www.moplants.com/archives/firewise_landscape_plants.php
University of California Cooperative Extension Master Gardeners Fire Information. http://cesantabarbara.ucanr.edu/Fire_Information/

Woody Plants and Trees

Botanical name	Common name
Acer macrophyllum (40-100 ft) [2]	Big-leafed maple
Arctostaphylos hookeri [1]	Monterey Manzanita
Arctostaphylos uva-ursi 'Vancouver Jade' [1]	Vancouver Jade Kinnikinick
Arctostaphylos uva-ursi 'Wood's Compact' [1]	Wood's Compact Kinnikinick
Baccharis pilularis 'Twin Peaks' [1, 2]	Dwarf Coyote Bush
Betula Papyrifera (70-80 ft)	Birch
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Barberry
Berberis thunbergii 'Kobold'	Kobold Japanese Barberry
Carissa macrocarpa 'Tomlinson'	Tomlinson Natal Plum
Ceanothus griseus horizontalis [1, 2]	Carmel Creeper California Lilac
Ceratonia siliqua (50-55 ft)	Carob
Cercis occidentalis (7-20 ft)	Western Redbud
Cotoneaster dammeri 'Moner'	Canadian Creeper Cotoneaster
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster
Cotoneaster dammer 'Eichholz'	Eicholz Cotoneaster
Cotoneaster dammeri 'Streibs Findling'	Streibs Findling Cotoneaster
Cotoneaster horizontalis perpusillus	Ground Cotoneaster
Cotoneaster microphyllus thymifolius	Thyme Rockspray Cotoneaster
Euonymus fortunei 'Coloratus'	Purpleleaaf Euonymus
Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus
Euonymus japonicus 'Microphyllus Varieg.'	Variegated Boxleaf Euonymus
Gardenia jasminoides 'Radicans'	Miniature Gardenia
Gardenia jasminoides 'White Gem'	White Gem Gardenia
Gaultheria shallon [2]	Lemon Leaf, Sallal
Geijera parviflora (30-35 ft)	Australian Willow
Larix russica (30-90 ft)	Larch
Lavandula multifida [1]	Fern-leaf Lavender
Lavandula stoechas 'Otto Quast' [1]	Otto Quast Lavender
Malus (12-40 ft)	Apple and Crabapple
Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo
Populus tremuloides (30-40 ft) [2]	Quaking Aspen
Potentilla fruticosa 'Monsidh'	Frosty Potentilla
Prunus maackii (30-40 ft)	Amur Chokecherry

Botanical name (cont'd)	Common name (cont'd)
Prunus floribunda 'Robinson'	Flowering Cherry
Prunus triloba (10-12 ft)	Flowering Almond
Rhus lancea (15-30 ft)	African Sumac
Rosmarinus officinalis [1]	Huntington Carpet Rosemary
Rosmarinus officinalis 'Prostratus' [1]	Creeping Rosemary
Schinus terebinthifolia (10-30 ft)	Brazilian Pepper
Sorbus aucuparia (20-40 ft)	Mountain Ash
Syringa reticulate (20-30 ft)	Japanese Tree Lilac

Sources:

California Forest Stewardship Program. http://www.ceres.ca.gov/foreststeward/
California Native Plant Exchange. http://www.cnplx.info/nplx/cprofile?cc=SBA
City of Santa Barbara Fire Prevention Bureau. http://www.santabarbaraca.gov/Government/Departments/Fire/FirePreventionBureau.htm
MO Plants. http://www.moplants.com/archives/firewise_landscape_plants.php
University of California Cooperative Extension Master Gardeners Fire Information. http://cesantabarbara.ucanr.edu/Fire_Information/

PART 3 LIST OF NATIVE ALTERNATIVES TO WEEDY EXOTIC PLANTS

TREES

Weedy Exotic Plant	Native Alternative(s)
Green wattle (Acacia mearnsii = A. decurrens ssp. mollis)	Santa Cruz Island Ironwood (Lyonothamnus floribundus ssp. aspleniifolius Bishop pine (Pinus muricata) Oaks (Quercus species) California bay (Umbellularia californica)
Blue gum (Eucalyptus globulus)	Santa Cruz Island Ironwood (Lyonothamnus floribundus ssp. aspleniifolius) Torrey pine (Pinus torreyana), Gray pine (P. sabiniana) Western sycamore (Platanus racemosa) Oaks (Quercus engelmannii, Q. douglasii) California bay (Umbellularia californica)
London plane tree (Platanus X acerifolia)	Bigleaf maple (Acer macrophyllum) White alder (Alnus rhombifolia) Western sycamore (Platanus racemosa) Fremont cottonwood (Populus fremontii)
Peruvian Pepper (Schinus molle)	Desert willow (Chilopsis linearis) Toyon (Heteromeles arbutifolia)—can become a multi-trunked tree Santa Cruz Island ironwood (Lyonothamnus floribundus ssp. aspleniifolius) Oak species (Quercus agrifolia ,Q. engelmannii, Q. lobata) California bay (Umbellularia californica)

SHRUBS

Weedy Exotic Plant	Native Alternative(s)
Golden Wattle (Acacia longifolia = A. latifolia)	Quail brush (Atriplex lentiformis breweri) Mule fat (Baccharis salicifolia [syn. B. glutinosa]) Bush sunflower (Encelia californica) Bladderpod (Isomeris arborea) Bush lupine (Lupinus chamissonis, L. arboreus) Arroyo willow (Salix lasiolepis)
Spanish broom (Spartium junceum) and French broom (Genista monspessulana)	Bladderpod (Isomeris arborea) Bush poppy (Dendromecon rigida, D. harfordii) Bush lupine (Lupinus arboreus, L. albifrons)
Myoporum (Myoporum laetum)	Toyon (Heteromeles arbutifolia) California wax-myrtle (Myrica californica) Holly-leaved cherry (Prunus ilicifolia) Coffeeberry (Rhamnus californica) Lemonade berry (Rhus integrifolia)
Tree tobacco (Nicotiana glauca)	Bush poppy (Dendromecon rigida, D. harfordii) Bladderpod (Isomeris arborea)
Victorian box (Pittosporum undulatum)	Toyon (Heteromeles arbutifolia) Laurel sumac (Malosma laurina) California wax myrtle (Myrica californica) Holly-leaved cherry (Prunus ilicifolia) Lemonade berry (Rhus integrifolia) Sugar bush (Rhus ovata) California bay (Umbellularia californica)

Grasses

Weedy Exotic Plant	Native Alternative(s)
Fountain grass (Pennisetum setaceum)	Purple three-awn (Aristida purpurea) Silver beardgrass (Bothriochloa barbinodis) San Diego sedge (Carex spissa) California fescue (Festuca californica) Deer Grass (Muhlenbergia rigens) Alkali sacaton (Sporobolus airoides)
Pampas grass (Cortaderia selloana and C. jubata)	Silver beardgrass (Bothriochloa barbinodis) Spiny rush (Juncus acutus ssp. leopoldii) Giant wild rye (Leymus condensatus) Leymus condensatus 'Canyon Prince', a blue-leaved form introduced by SBBG Deer Grass (Muhlenbergia rigens) Parry's nolina (Nolina parryi)

Herbaceous Perennials

Weedy Exotic Plant	Native Alternative(s)
Statice (Limonium species)	Seaside daisy (Erigeron glaucus and cultivars) Coyote mint (Monardella villosa, M. linoides) Beardtongue (Penstemon heterophyllus, P. spectabilis) Salvia 'Dara's Choice' Lilac verbena (Verbena lilacina)

Ground Covers

Weedy Exotic Plant	Native Alternative(s)
English ivy (Hedera helix), Algerian ivy (Hedera canariensis), Periwinkle (Vinca major), and German ivy (Delairea odorata)	Groundcover manzanitas (Arctostaphylos species and cultivars) Dwarf coyote brush (Baccharis pilularis ssp. pilularis) Groundcover barberries (Berberis repens or B. aquifolium 'Compacta') Sedges (Carex pansa, C. praegracilis, C. subfusca) Strawberry (Fragaria vesca ssp. californica and F. chiloensis) Poverty weed (Iva hayesiana) Evergreen currant (Ribes viburnifolium) Yerba Buena (Satureja douglasii) Snowberry (Symphoricarpos mollis) California grape (Vitis californica)—allowed to sprawl as a groundcover
Iceplant, hottentot fig (Carpobrotus edulis)	Yarrow (Achillea millefolium)—this can be mowed as a turf substitute Sandhill sagebrush (Artemisia pycnocephala) Morning-glory (Calystegia macrostegia) Groundcover ceanothus (Ceanothus species and cultivars) Live-forevers (Dudleya species) Seaside golden yarrow (Eriophyllum staechadifolium) Beach strawberry (Fragaria chiloensis) Spreading gum plant (Grindelia stricta var. platyphylla) Dune tansy (Tanacetum camphoratum)

Sources:

California Forest Stewardship Program. http://www.ceres.ca.gov/foreststeward/
California Native Plant Exchange. http://www.cnplx.info/nplx/cprofile?cc=SBA
City of Santa Barbara Fire Prevention Bureau. http://www.santabarbaraca.gov/Government/Departments/Fire/FirePreventionBureau.htm
MO Plants. http://www.moplants.com/archives/firewise_landscape_plants.php
University of California Cooperative Extension Master Gardeners Fire Information. http://cesantabarbara.ucanr.edu/Fire_Information/

PART 4 LIST OF UNDESIRABLE PLANTS

Flammable Landscaping Plants to Avoid

Certain plants are undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties would include large amounts of dead material retained within the plant, rough or peeling bark, and the production of profuse amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious as species containing these volatile substances.

Plants with these characteristics should not be planted in high fire hazard areas. The following list of plants shall be avoided in landscape plans for new development:

Botanical name	Common name
Acacia species	Acacias
Casuarina species	Beefwood
Cortaderia	Pampas Grass
Cupressus	Cypress
Eucalyptus	Eucalyptus
Juniperus species	Juniper (except species that grow less than 1 ft)
Melaleuca	Paperbark tree
Olneya tesota	Iron Wood
Pennisetum	Fountain Grass
Pinus species	Pine
Schinus molle	California Pepper Tree

PART 5 GREEN BUILDING DESIGN

As a primarily south-facing community, Summerland has the opportunity to take advantage of solar energy and other green technologies. Towards that end and to the extent feasible, new construction should incorporate green building features and site placement techniques such as:

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

Resources

Built Green Santa Barbara http://www.builtgreensb.org/home.html/

US Green Building Council http://www.usgbc.org/

Global Green USA http://www.globalgreen.org/

Innovative Building Review Program (IBRP)

The County's Innovative Building Review Program (IBRP) is a free program that can benefit the construction and operation of development in a number of ways, including energy efficiency and marketability. The IBRP team is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials. These professionals have a vast amount of knowledge and an interest in innovative, energy-efficient developments.

The IBRP provides incentives to participants that reach one of three target levels. Various incentives are available depending on the target level a project reaches. To reach a target, the project must exceed Title 24 (California Energy Efficiency Standards) by a certain percentage 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 a list of a number of energy-efficient features from which a developer can choose; each feature is assigned a point. The point total and the percentage improvement above Title 24 requirements are used to determine the target achieved.

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

PART 6 HISTORIC STRUCTURES SUPPLEMENT

Structures or sites that played an important role in the development of an area or community are important resources which provide a tangible link to history. Many communities throughout the United States have goals, policies, and other requirements that deal with the preservation of these types of structures and sites. The Summerland Community Plan was adopted in 1992 and contains the following policies and action items addressing preservation:

> *Policy HA-S-1: Significant cultural, archaeological, and historical resources in the Summerland area shall be protected and preserved.*
>
> *Action HA-S-1.2: Appropriate preservation and restoration/renovation measures shall be implemented to ensure that adverse impacts to significant historical resources are avoided except where they would preclude reasonable development on a parcel.*

The County's regulations supplement the California Environmental Quality Act (CEQA), which is used to evaluate the effect of development on the environment. A Historical Resource meets the definition found in CEQA Guidelines Section 21084.1 as:

- A resource listed in, or determined eligible for listing in, the California Register of Historical Resources;
- Properties listed in an adopted local historic register (the term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance); or
- Resources identified as significant in an historical resource survey, meeting certain criteria.

Properties which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. CEQA states that a resource may be considered a Historical Resource if it meets the following criteria for listing on the California Register of Historical Resources:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in the past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

The County's policies in combination with the intent of CEQA set the framework for early evaluation of sites and structures prior to considering redevelopment and additions to existing structures. The State of California and Santa Barbara County find that it is important to retain those structures that act as a link to our past and establish and define the character of a community or area.

How Does This Apply To Development?
This applies to those considering demolition and additions to existing structures over 50 years of age. It is important to determine if your property needs further review as this will impact the design and scope of a project. If your structure is over 50 years of age, you should consult with the County of Santa Barbara Planning and Development counter to gather additional information regarding your property.

What Happens If My Property Is Considered A Potential Resource?
Additions and alterations may occur as long as they do not result in a significant impact to the resource. Changes to existing structures are considered significant when they result in a significant effect on the environment, which means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

CEQA further states that the significance of an impact may be reduced to a "less than significant level" if the project follows the Federally Adopted Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

What Are The Secretary Of The Interior Guidelines?
The guidelines are general in nature and are intended to assist in the application of the Secretary of the Interior Standards. They provide general guidelines that, with consultation with a qualified professional, help to determine character-defining features of the structure and the appropriate method to retain these existing features and allow for additions consistent with the Secretary of the Interior Guidelines.

What Are Character-Defining Features?
Character-defining features are elements that convey a sense of time and place. Examples of these types of features include the following:

- A building's location and orientation on the site;
- Relationship to adjacent buildings or placement in a grouping of buildings;
- Overall form of the building; and
- Materials, craftsmanship, and decorative details

Additions and alterations should avoid removing or altering character-defining features of a building, especially those that are visible from the street or public way. When proposing to alter or add to an historic building, use the following guidelines to ensure that the character-defining features are maintained. The measures described below are based on the "Secretary of the Interior's Standards for the Treatment of Historic Properties," the standards used for the review of alterations to landmarks and buildings in historic districts.

Building Form And Materials

- The historic building form should be preserved by retaining the existing height, width, and architectural elements. If a building has a gabled roof, it should not be changed to a flat roof. Set additions back from the front façade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.
- Do not alter a building in such a way that implies an inappropriate historic period. For example, adding Victorian style gingerbread to a Monterey Style house would be inappropriate.
- Design the materials, detailing, and form of an addition to be compatible with the historic building. However, it should be clearly distinguished from the original building so it can be understood as a more recent change. If possible, construct new additions so that if the addition is removed in the future, the form of the historic building is unimpaired.
- Maintain the historic finishes of exterior materials. If a wood sided building was originally painted, it should remain painted and not be stained. Masonry that is not painted should remain unpainted.

Building Components

- Avoid adding materials or features that were not historically found on the building. For example, if a property never had a bay window, adding one may affect the architectural character of the property.
- Whenever possible, repair damaged and deteriorated building components. A building's original materials are essential to its historic integrity. Replace only those materials or components that cannot be repaired. Use the same kind of materials and match the detailing of the deteriorated feature. If a substitute material must be used, match the appearance of the original material as much as possible.
- If an element is missing, replace it based on physical documentation or photographic evidence, if available. In some cases, it may be acceptable to copy a component from a similar building found in the neighborhood.
- Preserve historic landscape features, such as fences.
- Removal of non-historic building materials and additions is encouraged.

Windows

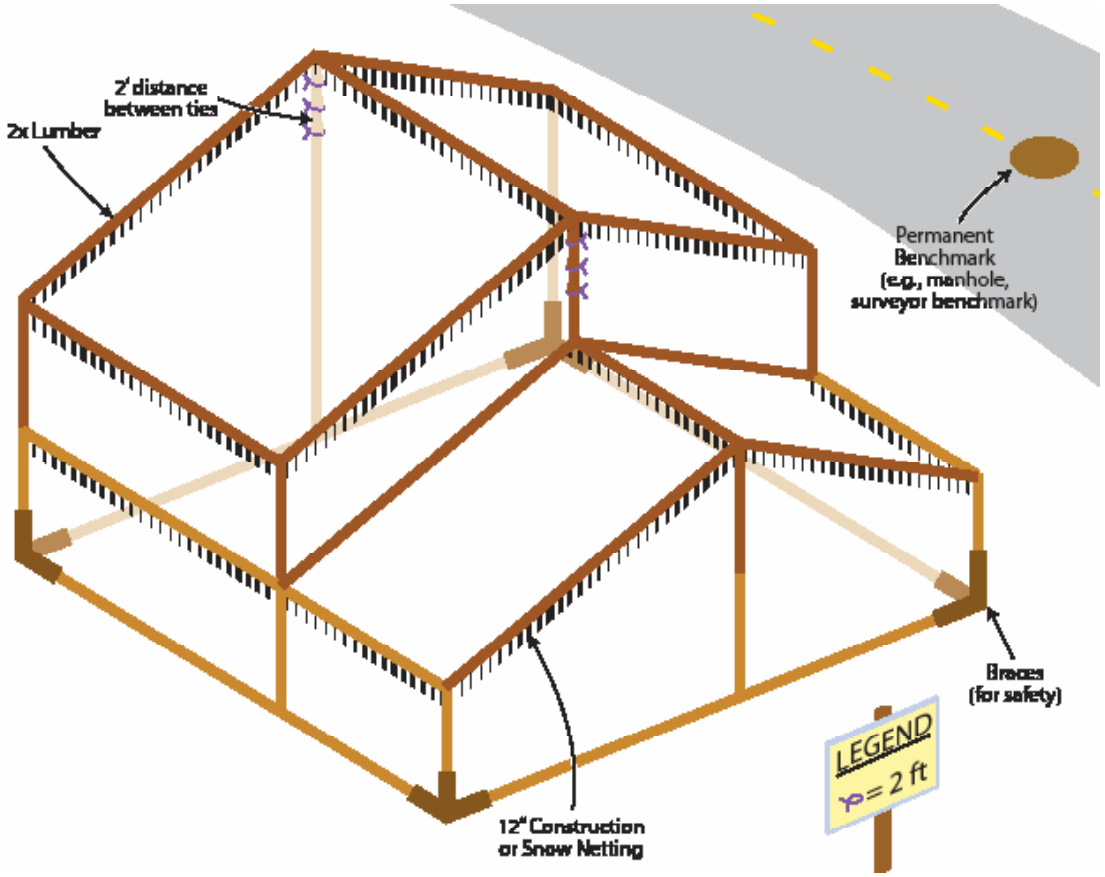
- Keep windows in their original location. Do not change the size and shape of window openings. Avoid adding new windows to the primary façade. Maintain the material, style, trim, and functional features of windows. If window replacement is necessary, replace only those windows that are deteriorated and cannot be repaired.
- Match the replacement windows to the material and design of the historic windows. If the original windows are missing, property owners are encouraged to use new windows that most closely match the size, design, type, and material that would have been used historically.

How Do I Get More Information On Historic Preservation With The County Of Santa Barbara?

The Historic Landmarks Advisory Commission (HLAC) is an advisory body appointed by the Board of Supervisors. The purpose of this commission is to promote the economic welfare and prosperity of the County by preserving and protecting those places, sites, buildings, structures, works of art, and other objects having a special historic or aesthetic character or interest, for the use, education, and view of the general public. For further information regarding the HLAC, contact the County Planning and Development Department, HLAC Secretary, or visit the website at:

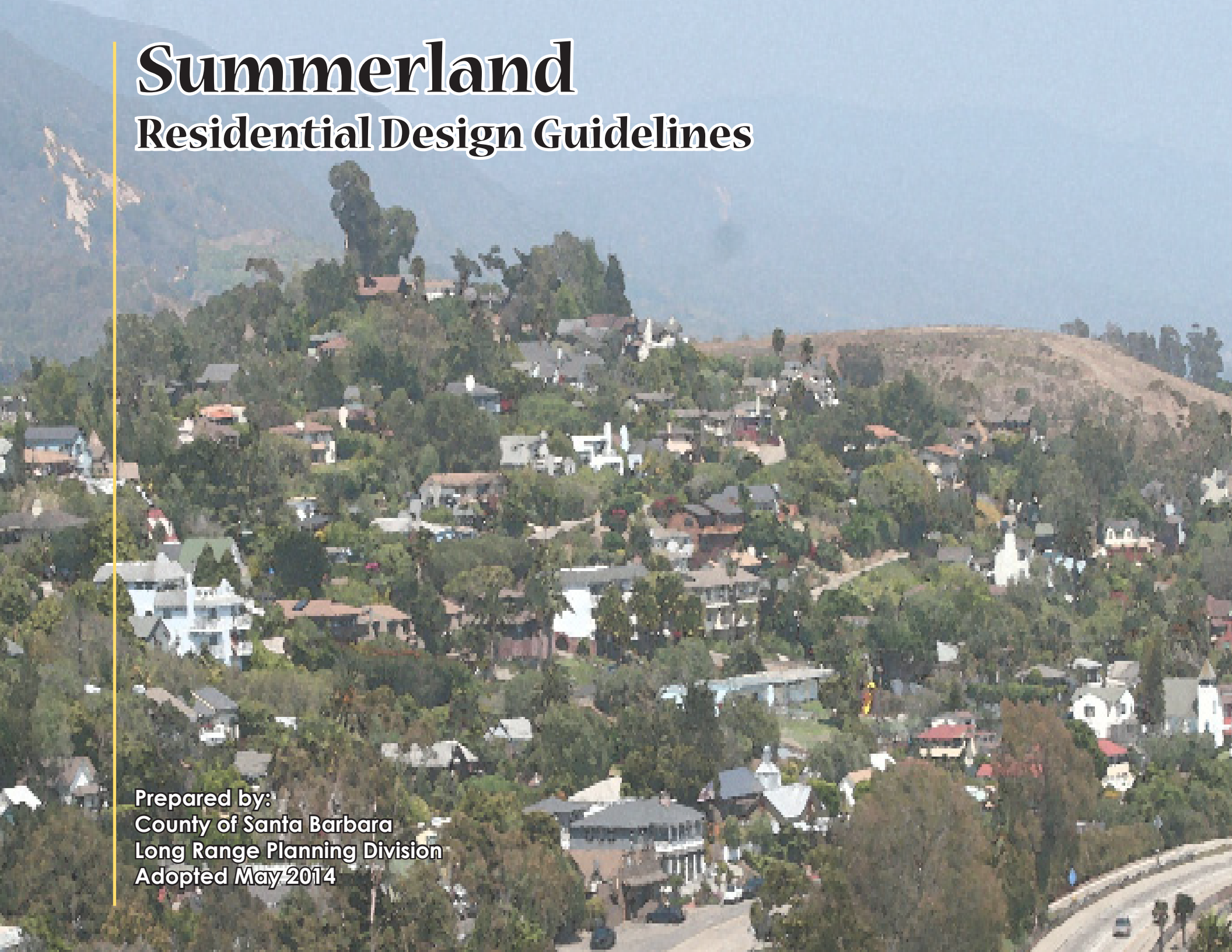
http://sbcountyplanning.org/boards/hlac

PART 7 STORY POLE INSTALLATION



Summerland

Residential Design Guidelines



Prepared by:
County of Santa Barbara
Long Range Planning Division
Adopted May 2014

ADOPTED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS IN MAY 2014

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SUMMERLAND DESIGN GUIDELINES SUPPLEMENTAL MATERIALS

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Chapter 1: Introduction

PURPOSE AND APPLICABILITY OF THE DESIGN GUIDELINES

The Summerland Residential Design Guidelines have been developed under the authority of the Summerland Community Plan, which was adopted in 1992 and partially updated in 2014. The Summerland Residential Design Guidelines are intended to guide property development in Summerland to ensure that the area's seaside charm, eclectic character, and valuable natural resources are preserved and enhanced. The Summerland Residential Design Guidelines apply to all residential structures within the Rural and Urban Areas of Summerland, with the exception of the C-1 - Limited Commercial Zone commercial and mixed-use projects. (Please see the Summerland Commercial Design Guidelines for commercial and mixed-use projects.) Single family residential development in the C-1 - Limited Commercial Zone that is 100% in residential use is subject to both the Summerland Residential Design Guidelines and to Chapters 2–6 of Summerland Commercial Design Guidelines.

Because good architecture and design exists in many forms, the incorporation of architecture into the fabric of the community is a primary purpose of the County's Board of Architectural Review (BAR). With implementation, the Summerland Residential Design Guidelines promote a distinctive and unifying visual environment that residents and visitors will appreciate and enjoy.

Purpose Of The Summerland Residential Design Guidelines

- To provide reasonable, practical, and objective guidance to assist property owners, developers, and designers in identifying the key design characteristics and components that define the character of the neighborhood and to use this information when designing new residential structures, additions, or alterations;
- To guide creativity in projects so they contribute to the design objectives of the Summerland community; and
- To provide the tools needed for planning staff, the Board of Architectural Review, Planning Commission, other decision makers, and the community to properly evaluate development proposals based upon the following goals:

Goals Of The Summerland Residential Design Guidelines

- To encourage appropriate site placement and building design;
- To promote sustainable design practices;
- To protect and enhance the existing areas of residential, social, and historical interest;
- To protect the scenic character of Summerland;
- To preserve the natural and/or agricultural environment;
- To preserve the architectural and historic qualities of Summerland;
- To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks, and landscaping;
- To promote neighborhood compatibility;
- To promote high standards of architectural and landscape design, quality materials, and the construction of aesthetically pleasing structures;

- To encourage the protection of public views;
- To encourage the protection of privacy for individual residences;
- To encourage the development of safe, quiet, and attractive residential areas in a variety of housing styles;
- To encourage necessary and appropriate landscaping featuring drought-tolerant native landscaping wherever possible; and
- To encourage appropriate night lighting that provides for safety while respecting adjacent light-sensitive uses and the night sky.

DESIGN GUIDELINES BACKGROUND

In the mid-1980s the Summerland community, in concert with the County of Santa Barbara, began a planning effort to guide future growth. The effort resulted in two main documents for Summerland: the Summerland Community Plan and the Board of Architectural Review Guidelines for Summerland. These documents were adopted in 1992 and have guided development to the present day. The community plan established goals, polices, action items, and development standards for development within the Summerland Plan Area. The 1992 Guidelines for Summerland contain guidelines for both residential and commercial development. Those guidelines pertaining to residential development were the starting point for the development of these residential design guidelines.

DESIGN GUIDELINES ORGANIZATION

The organization of Chapters 1–7 follows a consistent format: an introductory paragraph that describes the topic, numbered guidelines in boxes that provide specific direction for project design, and descriptive sketches, graphics, or photographs to convey the concepts. When applicable, the numbered guidelines will note if they apply to specific planning areas within Summerland. Complying with the numbered guidelines will help expedite the development review and approval process.

LEGAL AUTHORITY

Design guidelines are adopted by the County Board of Supervisors by resolution. Design guidelines supplement other County ordinances, including zoning regulations and overlay zones, which apply additional standards to select areas. Planning staff, BAR, and other decision makers will reference these Design Guidelines and relevant County ordinances when reviewing development plans and coastal development/land use permit applications in Summerland. These additional standards include:

1. Local Coastal Plan;
2. Summerland Community Plan;
3. County Zoning Ordinances (Article II Coastal Zoning Ordinance and Land Use and Development Code;[1] hereinafter referred to as the Zoning Ordinances);

1 Summerland includes both coastal and inland areas within the Plan Area boundary; areas within the Coastal Zone boundary are subject to Article II Coastal Zoning Ordinance, Inland Areas are subject to the Land Use and Development Code.

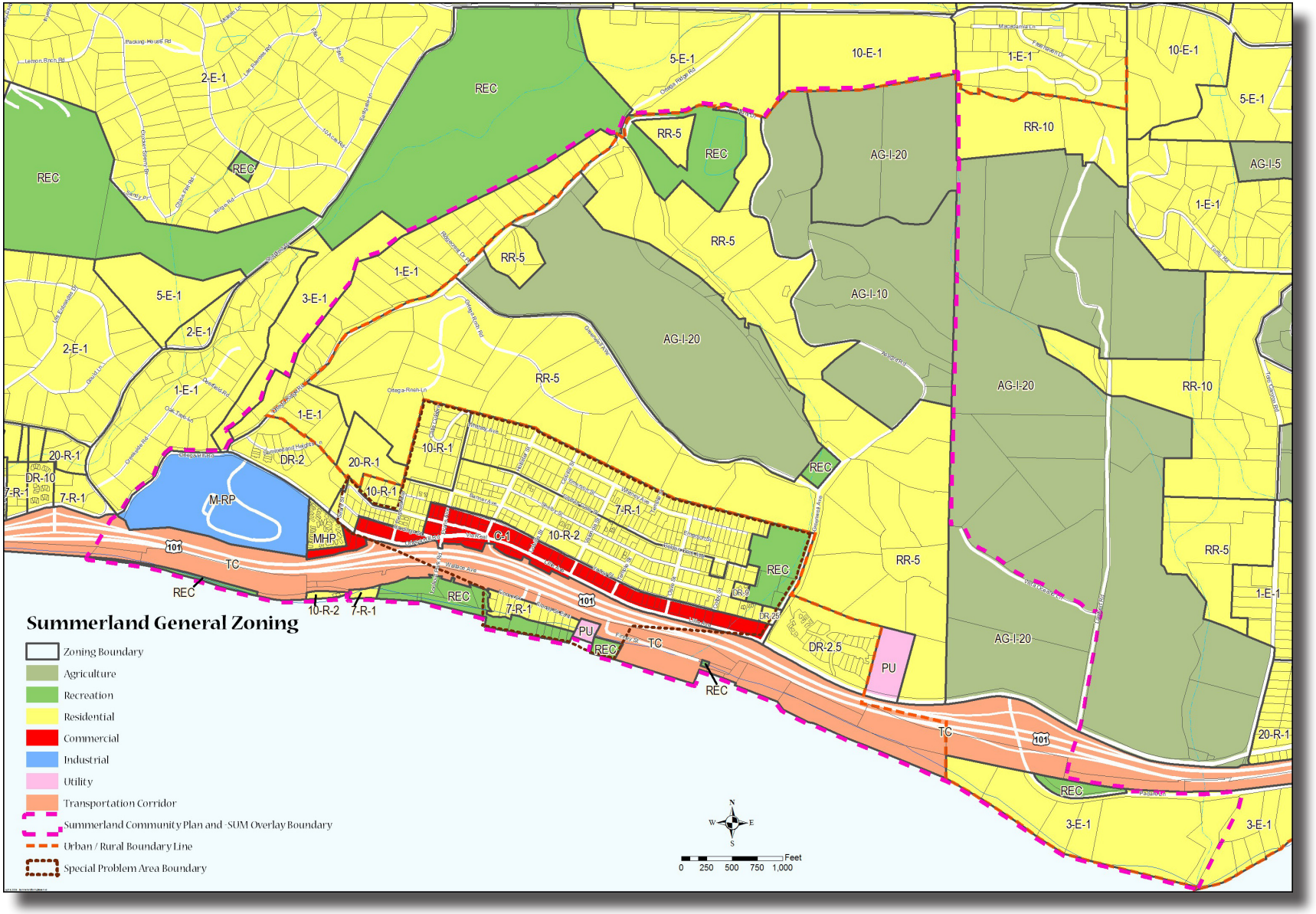

Figure 1.1 – Summerland Zoning Base Map with Community Plan Area, Special Problems Area, Urban and Rural Boundary, and Design Overlay

4. Building code regulations, which govern structural, mechanical, fire hazard, electrical, and plumbing requirements;
5. Public Works standards, which address driveways, curb cuts, and other work in the public right-of-way; and
6. Grading Ordinance, which establishes standards for grading activity.

PLAN AREA DESIGNATIONS

The Summerland Community Plan Area includes Coastal Zone and Urban/Rural Area boundaries, as well as subareas within boundaries. The Coastal Zone boundary indicates areas that are subject to the County's Coastal Land Use Plan and Article II Coastal Zoning Ordinance. The Urban/Rural Area boundary designates the Urban Area, where principally urban land uses exist, and the Rural Area, where land uses are rural or agricultural in nature. Most of Summerland is within the Coastal Zone, including land designated Urban and Rural. A small number of parcels northwest of Ortega Ridge Road are outside the Coastal Zone and therefore subject to the County's Land Use and Development Code. These designations play an important role in the development and application of these Design Guidelines.

The 2014 Summerland Community Plan Update designated two subareas within the Urban Area: the Urban Grid and the Commercial Core (Figure 1.1). The Urban Grid is mainly comprised of south-facing, single and multi-family residential lots up to the Rural Area boundary line. The Commercial Core is within the Urban Grid but is further distinguished by the C-1 - Limited Commercial Zone. The Residential Design Guidelines indicate if they apply specifically to the Rural Area, Urban Area, or Urban Grid, as these areas have special design considerations and standards, as indicated in the Summerland Community Plan, and the Zoning Ordinances.

Lastly, two Existing Developed Rural Neighborhoods (EDRNs) are located in the Rural Area: the Ortega Ridge EDRN and a portion of the Padaro Lane EDRN. EDRNs are defined in the County Comprehensive Plan as a neighborhood area that has developed historically with lots smaller than those found in the surrounding rural lands. The purpose of an EDRN designation is to keep pockets of rural residential development from expanding onto adjacent agricultural lands.

OVERLAY DESIGNATIONS

Overlay designations are used throughout the County to designate areas that require special considerations when proposing development. Overlays may designate plan areas, slope stability areas, historic areas, fire hazard areas, and public viewshed areas. The following overlay designations could influence the siting and design of residential structures, indicated in Figure 1.1.

Summerland Community Plan Overlay

The provisions of this overlay apply to all parcels within the boundaries of the Summerland Community Plan Area. The Zoning Ordinances contain a series of Summerland-specific findings that must be satisfied in order for the review authority to grant approval of various types of development and associated coastal development/land use permits.

SD - Site Design Overlay

Portions of the Urban and Rural Areas are subject to the SD overlay. The purpose of this overlay is to ensure well-planned divisions of large lots that are zoned for large lot single-family residential uses and to avoid piecemeal subdivision of such

lots which could result in resource degradation and in the creation of lots which are unsuited for development.

ESH - Environmentally Sensitive Habitat Overlay

Portions of the Urban and Rural Areas are subject to the ESH overlay due to sensitive habitat associated with creeks and other resources. The purpose of the overlay is to protect and preserve easily-disturbed areas in which plant or animal life habitats are either rare or especially valuable because of their role in the ecosystem. The intent is to ensure that all development in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

VC - View Corridor Overlay

The VC Overlay is located on some of the coastal bluff parcels south of U.S. Highway 101. The purpose of the overlay is to protect significant existing coastal view corridors from U.S. Highway 101 to the ocean.

OTHER AREA CONSIDERATIONS

Special Problems Areas

The County of Santa Barbara passed Ordinance 2715 in 1975, establishing a Special Problems Committee (SPC) and empowering the Board of Supervisors to designate "Special Problems Areas," defined as geographical areas that possess special and unique problems relating to flooding, soils, geology, access, sewage disposal, water supply, location, or elevation. In 1985, the Board designated a portion of Summerland (mainly comprising the Urban Grid) as a "Special Problems Area," and, therefore, development proposals within this area are reviewed and approved by the SPC, in addition to undergoing the normal County development review.[2]

The SPC is made up of members from Public Works Flood Control and Transportation Divisions, Planning and Development Building and Safety Division, Environmental Health, and the County Fire Department. The SPC reviews plans and application materials for coastal development/land use permit applications for projects within a Special Problems Area. The SPC may impose reasonable conditions to prevent or mitigate present or anticipated problems that may result from the project. The SPC can also prohibit construction if the committee unanimously agrees that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons. After project review, the SPC delivers its findings by written response to the applicant's assigned planner. Refer to the Santa Barbara County Code, Chapter 10 – Building Regulations, Section 10-13.1, for more information regarding development in a Special Problems Area.

Resource Protection Standards

Several resource protection standards are applicable to Summerland. The Coastal Zoning Ordinance includes Agricultural Lands, for rezoning and conversion of agricultural lands, and Bluff Development, for setbacks from bluff edge. The Coastal Zoning Ordinance and the Land Use & Development Code include Ridgeline and Hillside Development Guidelines, for visual protection of the County's ridgelines and hillsides by requiring design review and development guidlines for structures proposed where there is a 16-foot drop in elevation within 100 feet in any direction from the proposed building footprint) and Archaeological Resources (for avoidance or mitigation of impacts on archaeological or other cultural sites). Refer to

2 Santa Barbara County Code, Chapter 10, Section 10-13.1 – Special Problems Area, Resolution 85-199.

Chapter 3 for further information on site design.

Fire Hazard Severity Zones

Portions of Summerland at the northern Plan Area boundary are mapped by the State of California as a High Fire Hazard Severity Zone, which is used to designate where wildland-urban interface building codes and flammable vegetation clearance requirements for structures apply. In addition, the Carpinteria-Summerland Fire Protection District reviews permit applications and applies development standards on a case-by-case basis depending on the type and location of the project. These include fire hydrant spacing, automatic fire sprinkler systems, vegetation management plans, and standards for private roads and driveways. This document provides "Firewise" guidelines related to structure placement, landscaping, and building materials.

REVIEW PROCESS

The review process refers to the procedures needed to obtain entitlements from the County of Santa Barbara. Residential development in Summerland requires review and approval from the Planning and Development Department and BAR to ensure compliance with the Summerland Community Plan, Design Guidelines, Zoning Ordinances, and building codes and standards to promote quality design, construction, and development compatible with the existing area. Certain discretionary projects also require a public hearing and decision-maker action. The Summerland Residential Design Guidelines apply to all residential development, and they will be used by the BAR to evaluate the design of each project. Residential design review is triggered when a proposal includes any of the following:

- A new structure;
- Alternations to existing structures; and
- Other projects as determined by the Planning and Development Department.

Board Of Architectural Review

The County has four appointed Boards of Architectural Review based on geographic areas. The County's review board for the Summerland Community Plan Area is the South County Board of Architectural Review. The BAR is responsible for reviewing and approving the design of a project (concept, preliminary, and final). Detailed submittal requirements and an application are available on the County's Planning and Development Department website at:

http://sbcountyplanning.org/

Optional Advisory Boards

In addition to County-appointed Boards of Architectural Review, many communities have established local advisory boards and design review committees. The community of Summerland and the Summerland Citizens Association established such a board called the Summerland Board of Architectural Review. The Summerland Board of Architectural Review provides advisory recommendations to the County's BAR. It is strongly recommended that applicants consult with the Summerland Board of Architectural Review early in the process to facilitate design review approval.

Process

Applicants should always verify the current practices, process, and fees with the County Planning and Development Department.

Recommended optional steps include:

- An informal conference with a planner (consult or pre-application assessment) to discuss the project, including any special elements that may generate questions such as overlay or "designation" areas that require stricter standards, possible zoning issues, and the paperwork needed to complete the application. This step requires payment of a fee.
- Review by the Summerland Board of Architectural Review,[3] prior to submittal to BAR for conceptual review.

GOOD NEIGHBOR PRACTICES

Good neighbor practices are voluntary and intended to provide suggestions for project applicants, designers, and Summerland residents to maintain good neighbor relations. It is important to talk to your neighbors and neighborhood or community groups in the early design stages when you are considering demolition, new construction, and/or additions. This assists in developing an understanding of important issues and considerations, which should, to the extent feasible, aid in the design of the project.

Talking to your neighbors early is important and is a detail that the BAR takes into consideration when reviewing the design. It is also helpful to document issues that have been identified during discussions with your neighbors. The following phases are important times to implement good neighbor practices:

Design Phase

This is the ideal time to talk with neighbors and community groups to resolve issues such as neighborhood compatibility, views, and privacy concerns. Solving problems at this stage can save applicant resources and expedite the review process.

- Good neighbor practices are a shared responsibility. Provide adequate time for neighbors to review plans and provide a "please respond by" date. Residents and owners reviewing a project should give neighbors' plans careful and respectful consideration. Endeavor to understand and convey concerns to come to a mutual agreement. Conflicts over views and privacy often arise and are encouraged to be resolved prior to BAR review (see Chapter 3, Site Design for further good neighbor guidelines).
- Submit conceptual plans to the Summerland Board of Architectural Review before filing a permit application with the County. This is not a required step, but it is strongly encouraged.
- Retain a knowledgeable architect or designer familiar with Summerland design and geologic issues.
- Consider minimal exterior lighting to preserve the night sky viewsheds of Summerland.

Implementation And Construction Phase

If not properly managed, the construction phase of the project can be noisy, dirty, expensive, and often frustrating for

3 The Summerland Board of Architectural Review is not affiliated with County. Its review is recommended but is not required as part of the County development review process.

the property owner. This can unravel the hard work of developing a good plan and can damage good relations with neighbors. A few simple practices will help keep issues to a minimum.

- Upon approval and issuance of a permit, advise your neighbors of the construction schedule. Provide a contact phone number to resolve concerns.
- Before deciding on a contractor, always ask for references and visit a few of the contractor's current construction sites.
- Maintain a clean construction site. Keep construction dumpsters onsite as briefly as possible. Portable toilets should be placed well away from your neighbors and preferably out of sight. Service them regularly.
- Contractors, workers, and delivery trucks should park off the street whenever possible and should not block traffic.
- Keep the workday within the hours of 7:00 a.m. to 4:30 p.m.; perform only noiseless construction on weekends and holidays.
- Be considerate of neighbor objections to noise from work trucks, radios, littering, careless smoking, etc.
- Complete your project in a timely manner and remove construction materials immediately upon completion.

Conflict Resolution: Tips For Managing Conflict With Neighbors

A proposed addition or new home may cause friction between neighbors. It is preferable to resolve problems and avoid conflict while the project is still evolving and can be modified. Appeals before governmental bodies are time consuming and costly, with often unsatisfactory results for both parties. The following suggestions may help resolve unsettled issues:

- It's all right to disagree and have different perspectives on design and planning issues.
- Neighbor concerns merit thoughtful consideration.
- Focus on the concern—not just the symptoms or personalities.
- Work toward a mutually agreeable solution—not just convincing others of your point of view.
- Listen, maintain perspective, and be attuned to other points of view.
- Disagreement and conflict are not unexpected when people interact. By working toward conflict resolution, relationships are often enhanced rather than strained. Seize the opportunity to befriend your neighbors.

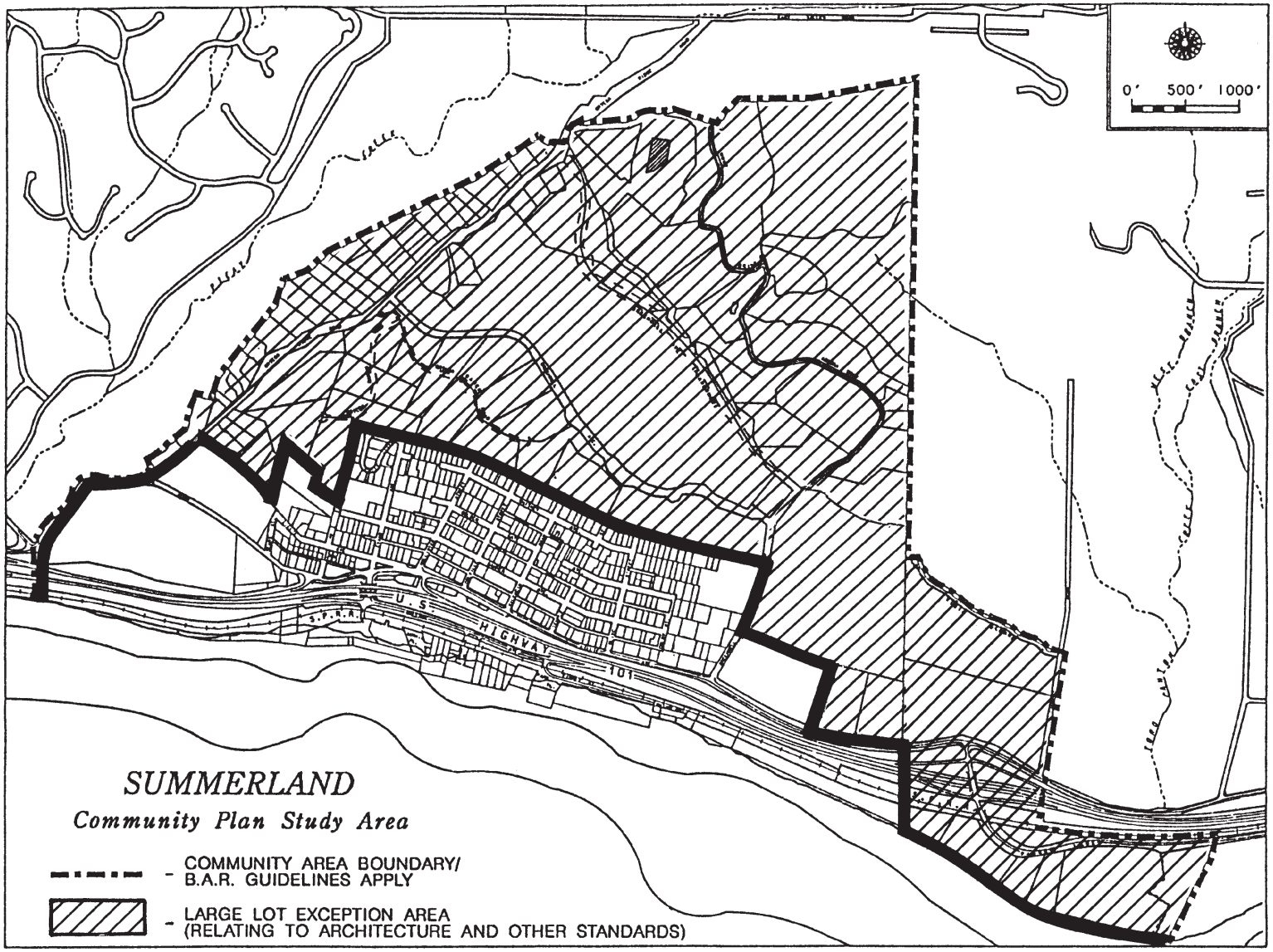

Figure 1.2 – Summerland Large Lot Exception Area

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Chapter 2: Neighborhood Character

OVERALL CONCEPT

Understanding the physical and visual characteristics of the neighborhood and identifying opportunities to preserve and enhance these characteristics should be the first steps in the design process. These steps should become the foundation for any proposed additions and new structures.

SUMMERLAND HISTORY AND CHARACTER[4]

The overriding purpose of these guidelines is to provide guidance to an applicant on locally appropriate architectural and landscape design concepts to ensure that a project will complement the character of Summerland. Summerland's character is a product of the community's location and the events and surviving elements of its past. To better understand Summerland, it helps to think of this character as having three aspects: natural, historical, and cultural.

Natural Character

Summerland's defining natural attribute is its bluff-top location next to the Pacific Ocean, overlooking the Santa Barbara Channel. From this setting above the beach on three steep south-facing hillsides, residents enjoy impressive coastal and ocean views. This exposes the seaside community to the ocean's marine influence, at times bringing hazy and humid weather, days of persistent fog, or moderate temperatures that are comfortably cooler on hot days and warmer on cold days. Winters and springs can be especially clear and warm, when the sun, brightly reflected in the Santa Barbara Channel, arcs low above the southern horizon and distant Channel Islands.

Summerland shares its series of broad knolls with U.S. Highway 101 and the Union Pacific railroad tracks. In no small way, the noise and pollution from both can affect the natural ambiance. At the same time, this stretch of U.S. Highway 101 offers countless commuters and travelers sweeping views of the coastline, the community, and the Santa Ynez Mountains beyond. Summerland's natural character persists in its elevated seaside location, sandy shore and bluffs, and two coastal canyons.

Historical Character

In historic times, Summerland was first promoted as a spiritualist colony and a place for folks seeking a healthful retreat. The community was subdivided into 25-foot-wide by 60-foot-deep lots to accommodate members' tents. This peaceful makeshift haven was soon interrupted by the discovery of oil and gas and subsequent intense industrialization of the shoreline and coastal terrace. Oil development caused a tremendous transformation of the area, substantially altering its character with widespread oil piers, beach and bluff-top oil facilities, warehouses, businesses, and new homes replacing old tents. For a while, Summerland was a rough-and-ready boom town.

Before long, petroleum supplies and related fortunes faded along with most of the remaining tents, mystics, and mediums, and for decades Summerland was a humble rural seaside train stop between Carpinteria and Santa Barbara—charming and rustic enough, though, to be the setting of some early western films.

Summerland slowly grew with little outside influence and government regulation into an alternative beach-surfer-hippie

4 Summerland's character description was written by Summerland Planning Advisory Committee member Mr. Reeve Woolpert.

town. The Yater and White Owl surf shops were a central attraction of the 1960s. But by the end of the '60s, much of the lower area of Summerland fronting the ocean had been paved over, wiped out by U.S. Highway 101. Substantial removal and rearrangement of homes, businesses, and streets began years earlier with highway widening improvements and continued later with the elevating of the new lanes. The community was practically disconnected from its prized seashore. Few other California coastal towns have faced such blunt alteration.

For a decade, threatened by a water shortage, Summerland experienced a building moratorium. For many years prior to the moratorium, it had been difficult to get construction loans for Summerland properties. This state of little change and calm suddenly ended in mid-1980 when the Summerland Water District began releasing water to over 130 new meters. Less than two years later came another release of about 100 meters. An extraordinary building boom began, and local citizens feared that Summerland would nearly double in size without the aid of effective local planning policies. As broad fields of mustard, horse pastures, and acres of open space began disappearing, citizens scrambled for Santa Barbara County's attention and help. Planning meetings and workshops that followed resulted in Summerland's first community plan.

Cultural Character

From a distance, Summerland is relatively well defined, its boundaries delineated rather clearly. Within them is an urban pattern of narrow streets, small-scale buildings, and relaxed landscaping on former tent lots. Casual, low key, and quaint beach town residential areas merge with upscale cafés, antique shops, and other commercial development in the business corridor along the base of two of the hillsides. Surrounding areas comfortably sprawl outward on rural-sized, contemporary styled properties. The ocean bluffs are a mellow, humble place where a limited number of modest homes coexist comfortably with popular recreational areas and naturalness. A post office serves as the hub of the community.

Summerland is valued for its small town character, coastal resources, recreational areas, and great views. Its eclectic charm is derived from a range of influences. Architecture and landscaping consistent with this character help convey a sense of local identity. Such design respects, complements, and strengthens the community of Summerland.

NEIGHBORHOOD CHARACTER

The character of a neighborhood is evaluated through an understanding of the "Broader Context" and the "Immediate Context" of the area surrounding the proposed project (Figure 2.1). Context is influenced by lot sizes, block patterns, and block face character; these elements shape the character of a neighborhood.

The Broader Context

The Broader Context (Figure 2.1) considers how a building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street (where applicable) in which the project is located are particularly relevant.

The Immediate Context

The Immediate Context (Figure 2.1) considers how the building relates to adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or altered building impacts the adjacent buildings.

In addition to the immediate neighborhood, changes in physical and natural elements can define a broader neighborhood context. Descriptions of distinct neighborhoods are useful for determining how a new home or remodel can integrate into the setting by understanding subtle differences between different areas of Summerland. These differences can include the following elements:

- Land use: changes in housing density, zoning, lot size, and public services such as sewer versus septic;
- Streets and streetscapes: presence of wide streets or main traffic routes, the predominance of private versus public roads, or the visibility of homes and front yard landscaping from the street;
- Topographic/natural features: proximity to open space, a riparian corridor or arroyo, or significant changes in topography.

Urban Grid

The Urban Grid includes the Commercial Zone along Ortega Hill Road and Lillie Avenue, referred to as the Commercial Core, and the residential area above the Commercial Core. The residential portion of the Urban Grid contains diverse, generally small scale multi- and single-family dwellings located in close proximity to each other. Variables such as lot and block patterns, block face character, and mixed visual character play an important role in understanding the neighborhood and determining the appropriate building scale, mass, and other site design elements such as landscaping, parking, and hardscape. An applicant should visualize a proposed project from different areas, including higher and lower elevations within the neighborhood, to fully understand the context of the project.

Rural and Urban Areas (Outside the Urban Grid)

Residential development within the Rural and Urban Areas is larger in scale than that of the Urban Grid, with diverse topography and various land uses. New residential structures or additions to existing structures should respect the character and natural beauty of the area. Applicants should view the project site from various locations to better understand the visibility of a proposed project and to identify riparian corridors. Identification of these important elements will assist the applicant and designer early in the site design stage of the project.

Block Pattern

Individual dwellings are generally one piece of the larger block context that helps to define the streets and pedestrian realm. The proximity of dwellings to the street and their mass, bulk, and scale establishes the rhythm of the block.

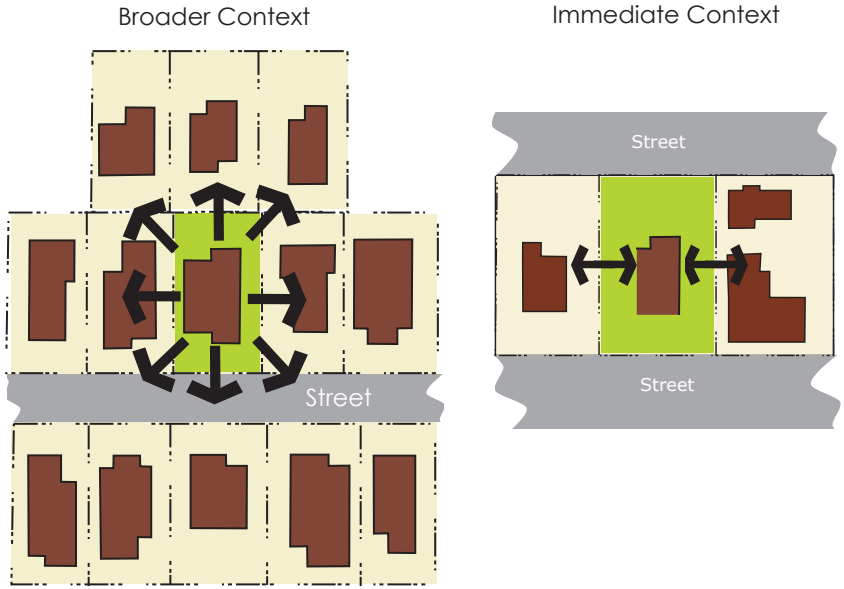
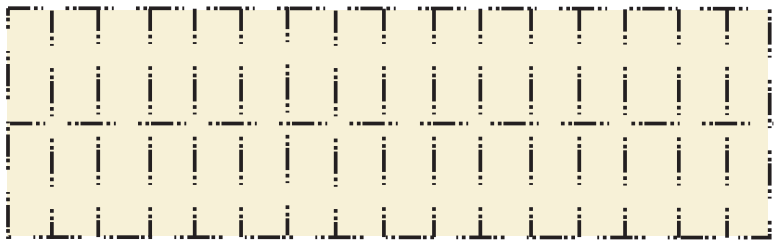


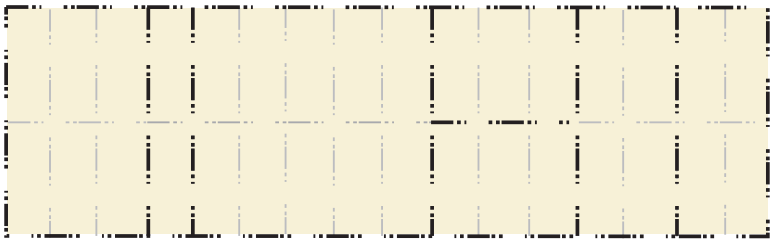
Figure 2.1 – Broader versus Immediate Context

Lot Pattern

As noted above, the Urban Grid was originally developed with small "tent" lots that were typically 25 feet by 60 feet, and many have been merged together over the years to provide larger lots more suitable for development. The recognition of the origins of Summerland is an important consideration in design. Figure 2.2 illustrates the lot configuration patterns for Summerland.



Tent Lot Configuration 25' Wide by 60' Deep



Current Lot Configurations Vary

Figure 2.2 – Urban Grid Block Patterns

Block Face Character

Block face character refers to the common patterns and rhythms of dwellings along the street for the length of the block. When evaluating a project's compatibility with the neighborhood, the adjacent homes and those found across the street are taken into consideration. Depending on the issues relevant to a particular project, it may be appropriate to consider more than just the block face, but the larger neighborhood context as well.

This especially applies to "through-parcels" that contain frontage on two or more streets. A sudden change in the building pattern can be visually disruptive. Development or renovation must build on the common rhythms and elements of architectural expression found in Summerland. New homes should build upon the positive elements of the existing surrounding residential structures. "Positive" elements are to be interpreted as those consistent with the concepts encouraged in these Design Guidelines.

Figure 2.3 – Block Face Character

Defined Visual Character

Some blocks have a strong visual character defined by homes with compatible siting, form, proportions, texture, and architectural details. On other blocks, building forms and architectural character are more varied, yet the structures still have a unified character. In these situations, new homes and renovations changing the design of an existing structure must be designed to be compatible with the scale, patterns, and architectural features of surrounding structures, drawing from elements that are common to the block. Figure 2.4 illustrates defined character.

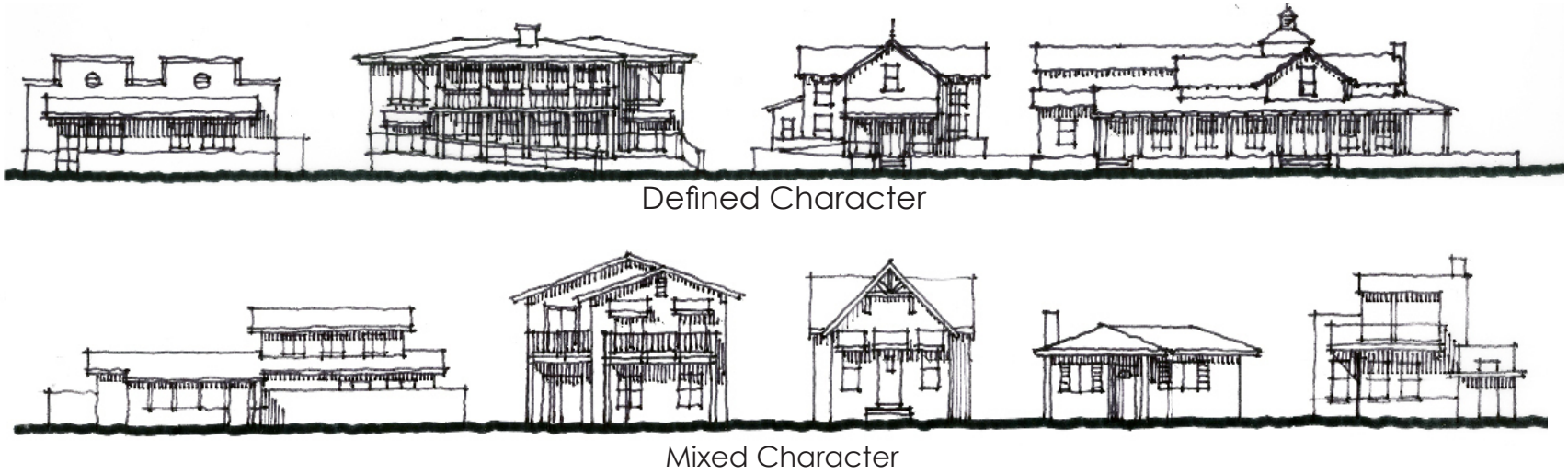


Figure 2.4 – Illustrations of Defined and Mixed Architectural Character

Mixed Visual Character

Other blocks do not have an apparent overriding visual character, or the character may be mixed or changing. The bottom row in Figure 2.4 illustrates mixed character. When no clear pattern is evident on a block, a designer has a greater opportunity and responsibility to help define, unify, and contribute positively to the existing visual context. The design and architecture of a project should draw on the best features of surrounding structures. Existing incompatible or poorly designed structures on the block do not free the designer from the obligation to enhance the area through sensitive development and quality design.

Historic Character

As part of the environmental review process for the proposed expansion of U.S. Highway 101, Caltrans conducted historic resource studies in Summerland, focused along Lillie Avenue and several adjacent streets. The studies identified nine properties that meet the criteria for listing in the National Register of Historic Places (NRHP) because they are at least 50 years old, maintain historic integrity, and are associated with events, activities, or developments that were important in the past.[5] The NRHP eligible properties, as well as others that retain or interpret historic architectural features, form the historic character of the Urban Grid. The recognition of the history of Summerland is an important consideration when designing a new or remodeled structure.

The County Historic Landmarks Advisory Commission (HLAC) makes recommendations to the Board of Supervisors on whether to designate a structure or site as a historic landmark and reviews development and proposed changes to designated landmarks for conformance with preservation guidelines. The World War I Monument on Lillie Avenue is the only County-designated historic landmark in Summerland; however, any structure 50 years or older could be considered historic and may be considered a significant resource per County Guidelines. Refer to the County's Environmental Thresholds and Guidelines Manual for the criteria for determing the significance of a historic resource.

5 For more information, refer to the Caltrans South Coast High Occupancy Vehicle Lanes Draft Environmental Impact Report, March 2012.

NEIGHBORHOOD CONTEXT GUIDELINES

R2.1 Photos illustrating the broader context and immediate context should be included with the proposed plans.

R2.2 Urban Grid: Photos illustrating the block face and architectural character of the neighborhood should be included with the proposed plans. Projects on through lots should provide photos of both sides of the block.

R2.3 Ensure that the project is compatible with other structures in the vicinity in terms of size, bulk, height, scale, quality of architectural design, landscaping, and historic character.

R2.4 In areas with a defined visual character, building design should be compatible with the patterns and architectural features of surrounding buildings.

R2.5 In areas with a mixed visual character, building design should help define, unify, and contribute positively to the existing visual context while respecting the eclectic charm of the community.

R2.6 Urban Grid: Development considering the merging of lots resulting in a lot width of 50 feet or more should provide variation in the façade consistent with Chapter 4, Building Scale and Form.

R2.7 Rural and Urban Areas: Site buildings to respect the topography and rural character of the area and orient development to allow for wildlife movement and access to water sources. This may result in generous setbacks from roadways, topographic features, riparian areas, and other natural elements.

R2.8 Consult with the Planning and Development Department to determine the historical significance of a structure when considering major additions, alternations, or demolition.

R2.9 When applicable, alterations, repairs, additions, or changes to historic structures should comply with the Secretary of the Interior 1995 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Chapter 3: Site Design

OVERALL CONCEPT

Site design refers to the arrangement of buildings, landscaping, and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation, pedestrian access, and views. Proper site design can enhance the interior and exterior of a structure and can further establish the identity of a neighborhood or area through sensitive structure placement and required elements, such as setbacks, finished floor levels, parking, trash collection areas, landscaping, and appropriate storm water collection, and drainage. All these elements play an important role in the identity of an area and its relationship to the community.

Urban Grid, Urban, and Rural Areas

Summerland has several unique residential areas, each of which has different characteristics. The Urban Grid residential area contains a mix of multi-family, duplex, and single-family uses. This area is characterized by structures in close proximity to each other, on narrow streets running parallel to Lillie Avenue and Ortega Hill Road. The Rural Area comprises gentle sloping hills with agricultural and residential uses, characterized by wide open country roads, homes set back from the street, and orchards. The Urban Area northeast of Ortega Ridge Road and south of U.S. Highway 101 is similar to the Rural Area, with larger homes set back from the street. When considering site design, it is important to note the existing topography of each unique area and its importance when considering setbacks, parking requirements, views and privacy, and storm water management.

TOPOGRAPHY AND GRADING

Topography and orientation provide many residents of Summerland with south-facing ocean views. Proper grading and associated soil movement can allow construction to blend into and reflect the topography (Figure 3.1). An understanding of topography, grading, and soil conditions allows applicants and designers to use slope to maximize the potential of a proposed project. Generally, slope is measured rise over run, or the elevation for point A minus point B divided by the linear distance between the two points. Grading refers to the extent of disturbed soil that remains or will be removed from the site.

The Zoning Ordinances contain specific Ridgeline and Hillside Development Guidelines to encourage architectural design and landscaping that conform to the natural topography on ridgelines and hillsides. The guidelines, which apply to structures located in both Urban and Rural Areas, address the unique aspects of hillside development within each of these areas.

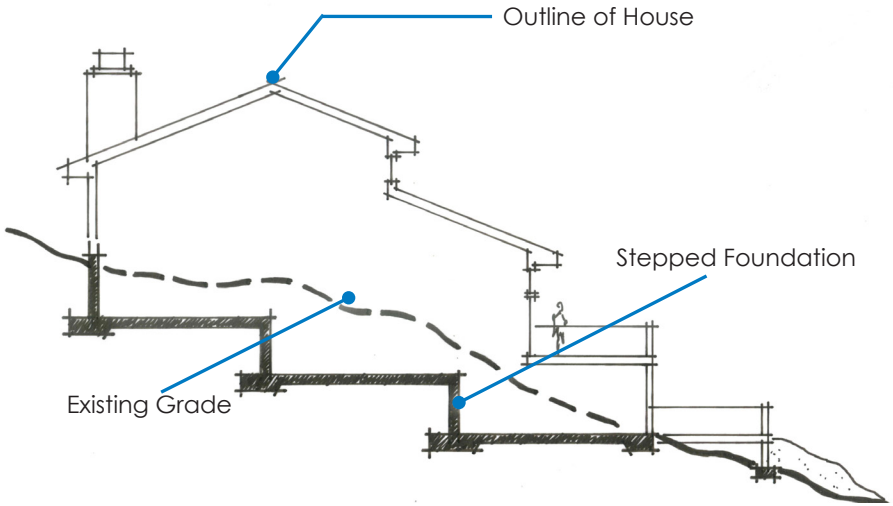


Figure 3.1 – Example of Stepped Structure

TOPOGRAPHY AND GRADING GUIDELINES

R3.1 Design proposals should reflect a thorough analysis of the site's physical conditions, including soils and geology when required.

R3.2 Buildings, landscaping, and related grading should be stepped into the hillside to reflect the natural topography.

R3.3 Retaining wall height and quantity should be the minimum needed for access to the site and structure construction. Retaining walls should also be consistent with the guidelines contained in Chapter 7.

R3.4 Design proposals should consider topography and grading to create or enhance public scenic view corridors when feasible.

R3.5 Rural and Urban Areas: Structures located within these areas should integrate into the existing topography to minimize visual impacts.

SETBACKS

Setbacks establish the areas on the site perimeter where a proposed residence or addition may not be located. The Zoning Ordinances specify required structure setbacks and design standards based on the designated zoning. Setbacks in the Urban and Rural Areas play an important role in establishing the character of a neighborhood. For example, the proximity of the entrance in relation to the garage plays an important role within the Urban Grid, whereas the proximity of the entire structure to the road is more important in the Rural and Urban Areas. When considering a new structure or addition, an applicant or designer should first take into account elements identified in Chapter 2, Neighborhood Character.

Firewise

Existing vegetation, neighboring structures, slope, and safe ingress and egress are factors in locating a structure, especially in the High Fire Hazard Zones. Chapters 6 and 7 provide additional information and guidelines to address Firewise building design.

SETBACK GUIDELINES

R3.6 Avoid placing accessory structures where they are visible from the street frontage, public viewpoints, or an adjoining residence. If they are visible, they should be consistent in architectural design, color, and materials with the principal structure on the parcel.

R3.7 Urban Grid: Structure placement should be in a similar location as adjacent properties to help unify the block.

R3.8 Urban Grid: Structures located on corner properties should provide varied setbacks on the secondary front setback to promote an open feel.

R3.9 Urban Grid: Rear and side setbacks should take into account the location and proximity of structures on adjacent properties.

R3.10 Rural and Urban Areas: Structures should provide primary front setbacks greater than 50 feet from road centerline or 20 feet from the edge of road right-of-way to further enhance the rural character. If an increased setback is not feasible, then the visibility of the structure should be minimized through careful design.

R3.11 Firewise: To the extent feasible, new and accessory structures should be sited to allow for defensible space and a fire-safe distance from adjacent structures (Figure 3.2).

R3.12 Firewise: Structures should be sited to allow for easy ingress and egress.

R3.13 Firewise: Structures should be at least 30 feet away from ridge tops, canyons, and areas between high points on a ridge.

R3.14 Firewise: Adequate distance should be placed between the proposed structure and existing vegetation not planned for defensible space clearance.

The first 30 feet of defensible space represents the firebreak area (i.e., clearance of all flammable vegetation and other combustible growth). The remaining area to 100 feet from the structure is the reduced fuel zone. Please consult with the Fire Department for the latest clearance requirements.

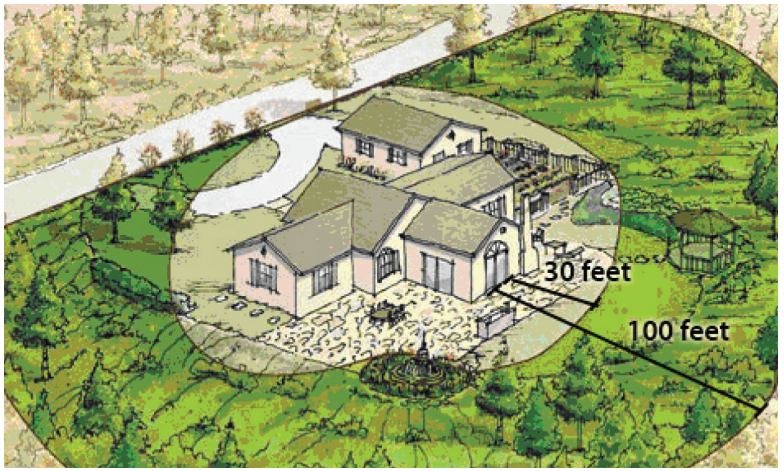


Figure 3.2 – Example of Defensible Space

PARKING LOCATION AND DRIVEWAYS

The location of required parking and required access play an important role in both urban and rural neighborhoods. The location of parking spaces, driveways, and curb cuts should be carefully considered during the initial stages of project design to contribute to neighborhood character by either repeating established patterns or minimizing grading and its visibility (Figure 3.3). Ingress and egress for residential structures should allow for vehicles to have a clear and safe line of sight to the street in both directions to facilitate safe movement of all modes of transportation (i.e., automobile, bicycle, pedestrian).

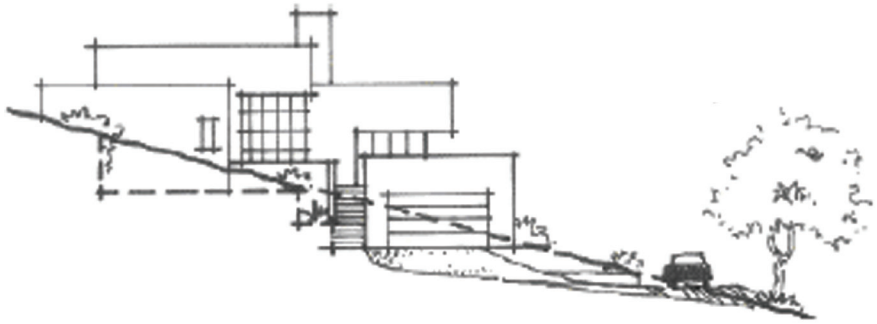


Figure 3.3 – Placing the Garage Under the House Reduces Visibility and Length of Driveway

PARKING LOCATION AND DRIVEWAYS

R3.15 Parking should be located to minimize visibility from the street.

R3.16 Driveways should be at least 18 feet from property line to garage or parking areas to accommodate guest parking.

R3.17 Hardscape for driveways and parking should not be excessive and all resulting drainage should be addressed in accordance with site-specific soils, geology, and drainage conditions.

R3.18 Materials to soften the appearance of uncovered parking spaces should be used. This may include pavers, stamped concrete, or other materials.

R3.19 Driveways and curb cuts should provide sight distance for egress. Landscaping adjacent to driveways should not exceed 42 inches in height (except trees) and should be consistent with Chapter 7, Landscaping, Hardscape, Fencing, and Outdoor Lighting.

R3.20 Urban Grid: Driveways and curb cuts should be located to minimize the loss of on-street parking and impacts to existing circulation.

R3.21 Rural and Urban Areas: Driveway entrances should provide a substantial setback from the road to maintain the rural character and should allow for safe vehicular ingress and egress without encroaching into the roadway.

VIEWS AND PRIVACY

Summerland's topography creates unique ocean, canyon, and mountain views from many areas. Views of the Santa Ynez Mountains at intersections and public spaces provide a point of reference. The steep topography generally allows development to occur with minimal disruption to existing views. In addition, the topography assists in maintaining privacy for existing residential uses adjacent to and within the Commercial Core. Public views from parks, open space, and streets should be maintained through proper site and architectural design, which can minimize view impacts resulting from additions or new development. Good neighbor practices play an important role in the early identification of potential design issues relating to privacy and views.

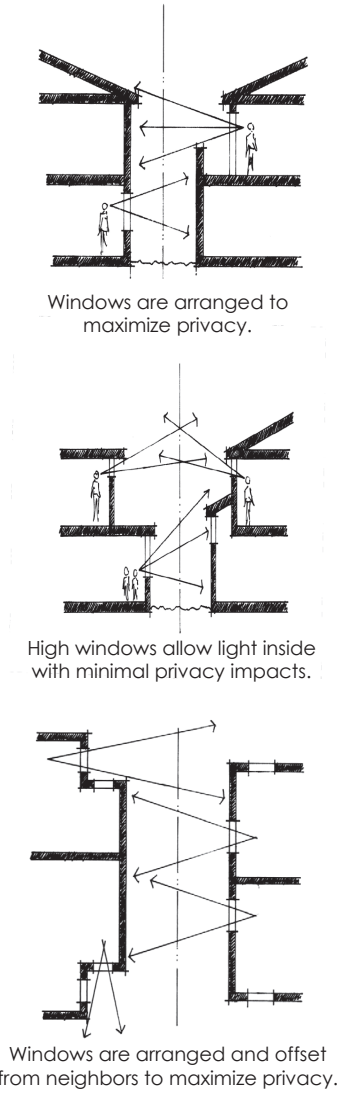


Figure 3.4 – Privacy Window Placement Illustration

Privacy

Privacy is a major neighbor concern, and it should be addressed in the initial design stages. The following points should be considered to address privacy impacts:

- Respect privacy in the placement of your structure, accessory buildings, and exterior lighting. Increase the visual distance between structures as much as possible.
- Locate utilities in screened areas away from noise sensitive areas such as adjacent dining areas and bedroom windows. Better yet, enclose them to reduce sound.
- Avoid windows, decks, and balconies in two-story projects that overlook neighbors' rooms or outdoor areas (Figure 3.4).
- Allow illumination while protecting privacy by using translucent windows or windows placed high and recessed from the main façade.
- Set back second stories whenever possible, especially when they face an adjacent second story along the side yard setback.

Views

Private views (views offsite from a particular property) are not protected by the County. Nevertheless, they are a community concern and should be addressed between neighbors early on. Good neighbor practice recognizes, respects, and, if possible, enhances established and potential neighbors' views and strives to minimize private view impacts. New development should give consideration to established views from existing structures on properties affected by the proposed development.

- Consider your neighbor's existing views in the placement of your structure, particularly long views to the ocean and mountains. As much as possible, work with your project designer to accommodate neighbor concerns.
- "Share" the view with your neighbors. Offsetting the structure or its footprint may provide a balance to the benefit views provide you and your neighbor.
- Be considerate when selecting trees and shrubs, especially those that may grow to a tall height. In addition, they should be located in a manner that will not block neighbors' views as they mature.

South Board of Architectural Review Views and Privacy

In cases where resolution cannot be reached prior to design review, the BAR may find that a project has the potential to create negative public view effects. The BAR and applicant should consider a combination of the following (Figures 3.5 and 3.6) as solutions:

- Reduction of building height and/or footprint;
- Excavation of building into site;
- Hip roofs / direction of roof pitch / break up roof mass;
- Siting of new structure;
- Reduction of mass of the second story by moving mass to the first story;
- Appropriate location of windows, decks, or balconies; and
- View blockage of only "secondary" views (e.g., bedroom instead of living room).

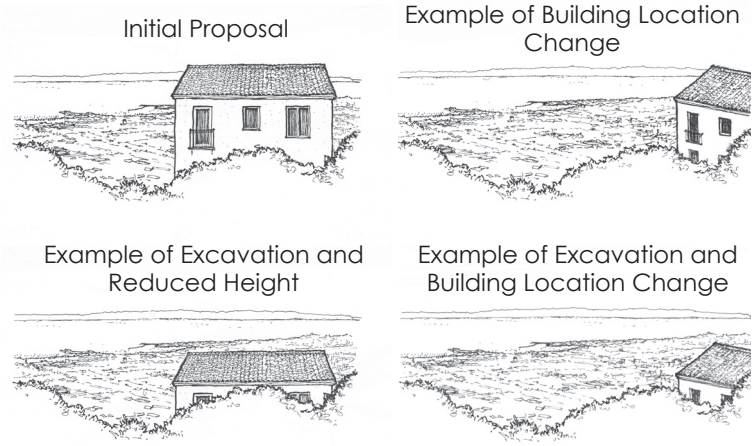


Figure 3.5 – Examples of Building Excavation and Location Changes to Reduce View Impacts

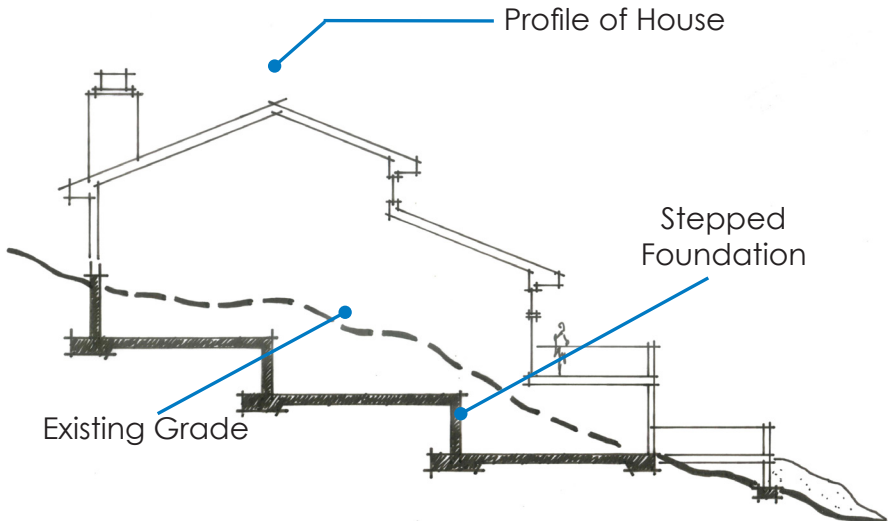


Figure 3.6 – Example of Excavation and Reduction of Apparent Mass, Bulk, and Scale

Figure 3.7 – Example of Public View from Lookout Park

VIEW AND PRIVACY GUIDELINES

R3.22 Proposed designs should consider views from public spaces, such as parks, roadways, and open space and should minimize impacts to or enhance those public views (Figure 3.7).

R3.23 Structures should be located to respect the character of adjacent structures and those found across the street.

R3.24 Windows and outdoor space should be located or constructed to provide privacy for residential uses.

WATER MANAGEMENT: STORMWATER AND DRAINAGE

Summerland is characterized by steep slopes, which can cause rapid runoff. Two drainage zones exist in Summerland: "rural" and "urban." North and east of the Urban Grid is the rural drainage zone. It is characterized by steep slopes with natural vegetation or agricultural uses such as orchards. Drainage in this area flows into existing seasonal creeks that parallel Greenwell Avenue. The eastern portion of the rural drainage zone flows into Toro Canyon Creek, which enters into the Plan Area at Loon Point. The urban drainage zone includes the Urban Grid. Drainage in the urban zone is generally served by two steeply sloped arroyos that have been truncated by U.S. Highway 101 and the railroad. Summerland has storm drainage infrastructure located within the Commercial Core. All remaining drainage is handled through surface runoff.

The soil conditions in Summerland are characterized by two main components: Rincon formation and alluvial/colluvial materials. The Rincon formation exists in most of the Plan Area and is characterized by expansive soils requiring specific design considerations for foundations, grading, and pervious surfaces. The alluvial/colluvial materials can also be found throughout the Plan Area, and they also require unique construction considerations.

Ideally, stormwater and drainage are addressed through the use of on-site natural methods to limit rate, duration, and volume of off-site water runoff and to reduce pollutants that may be present. This usually entails directing stormwater into on-site landscaped areas that can diffuse and absorb the water (Figure 3.8) or the use of pervious surfaces (Figure 3.9). However, due to the unique soil conditions, where applicable other methods are used to reduce infiltration and encourage rapid runoff to prevent impacts to geologic stability. Therefore, on a case-by-case basis and for demonstrated geotechnical reasons, methods which reduce pollutants and slow the rate and duration of runoff without infiltrating stormwater onsite are used. Such methods include the following:

- Disconnect Impervious Surfaces – Providing breaks in impervious surfaces (hardscape) through landscaping or permeable surfaces (possibly with liner or underdrain) will slow the rate of stormwater runoff through on-site drainage facilities before discharging into the public right-of-way.
- Green Roofs – Vegetated roofs provide an opportunity to slow water and reduce overall runoff. In addition, vegetated roofs provide additional insulation and soften the apparent bulk and mass of a roof structure.
- Landscape Planters – Use of properly designed landscape beds in combination with on-site drainage facilities can slow runoff and remove pollutants before discharge onto public right-of-way.
- Cisterns or Rain Barrels – Storing and reusing rainwater also conserves potable water required for landscaping. Systems can be linked to roof downspouts and should be located above grade of landscape areas.

Rural and hillside areas present particular challenges, because some strategies best suited to level sites, such as dry wells or infiltration basins, are impractical and can cause damage. Erosion must be prevented through careful siting of the structure and other elements to minimize grading; stabilization of disturbed slopes and proper dispersal of stormwater and runoff will help minimize adverse effects of runoff. For these reasons, a detailed drainage plan is required for all development.

For guidance on how to manage stormwater and drainage during the construction phase of a project, please visit the Project Clean Water website at:

http://www.sbprojectcleanwater.org/

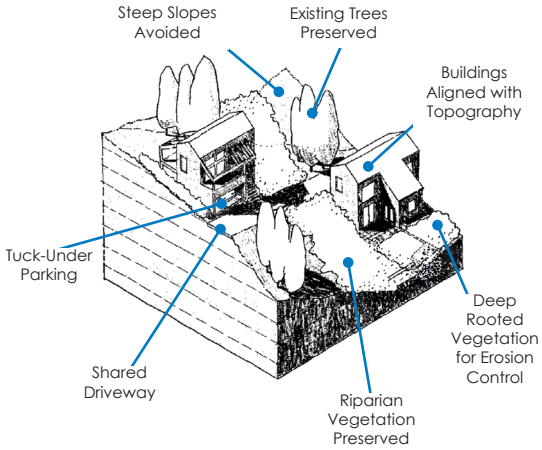


Figure 3.8 – Stormwater Management Methods and Techniques Example

Figure 3.9 – Grasscell Used to Manage Stormwater Runoff

WATERSHED MANAGEMENT GUIDELINES

R3.25 Site structures away from streams and natural drainage features.

R3.26 Minimize the use of impervious surfaces.

R3.27 Protect the integrity of hillsides by avoiding grading on steep slopes (except for that needed for the building footprint), by using deep-rooted Firewise vegetation for erosion control, and by installing check dams along natural swales where steepness is a problem.

R3.28 Use landscaping to facilitate slope stability to the extent feasible (also see the Landscaping section in Chapter 7).

R3.29 Urban Grid: Collect and direct storm water runoff to the adjacent public right-of-way. Methods to slow the rate of storm water runoff to the public right-of-way should be used; these include disconnecting impervious surfaces, green roofs, and landscaping beds.

R3.30 Rural and Urban Areas: Direct surface runoff into existing drainage systems. If slopes are less than 20%, then on-site storm water discharge methods may be used to slow and disperse the discharge. The use of "angular riprap" and other methods to slow the rate of runoff are encouraged to trap sediment and reduce erosion, pursuant to review and approval of a detailed drainage plan.

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Chapter 4: Building Scale and Form

OVERALL CONCEPT

Building scale refers to building elements and details as they proportionally relate to each other and to humans. Buildings in the Urban Grid are diverse in style, unimposing, and small in scale while buildings in the Rural and Urban Areas are also diverse in style but larger in scale. The scale of a proposed project in relation to both the size of the site and the scale of the neighborhood and community is an important consideration in project design. The combination of these elements and details establishes the form of the building. Size, bulk, and mass are common terms used when referring to building scale and form, defined as follows:

- **Size:** The two-dimensional measurement of the length multiplied by the width (i.e., square feet).
- **Bulk:** The qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks, and stepbacks of second stories.
- **Mass:** The volume of the building; variation in building shape and form; the relationship between a structure and the size of adjacent structures; and the building site and its relationship to the sidewalk, street, and human scale.

Note: The following sections of this chapter provide a summary of the Zoning Ordinance development standards in the Summerland Overlay for Floor Area Ratio (FAR) and height. Please refer to the applicable Zoning Ordinance for details.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a method commonly used to measure the percentage of the square footage of a structure in relation to the lot area (Figure 4.1). The FAR is an established number which determines the amount of building area (floor area) allowed on a parcel. Building area or floor area is based on a measurement of the structure, excluding certain portions, as specified in the Zoning Ordinance. The following summarizes the FAR requirements for the Summerland residential areas:

Definitions

In order to determine exactly how FAR is defined and calculated, the Zoning Ordinances include definitions of the following terms: Basement, Floor Area Ratio, Floor Area Net, and Lot Area Net.

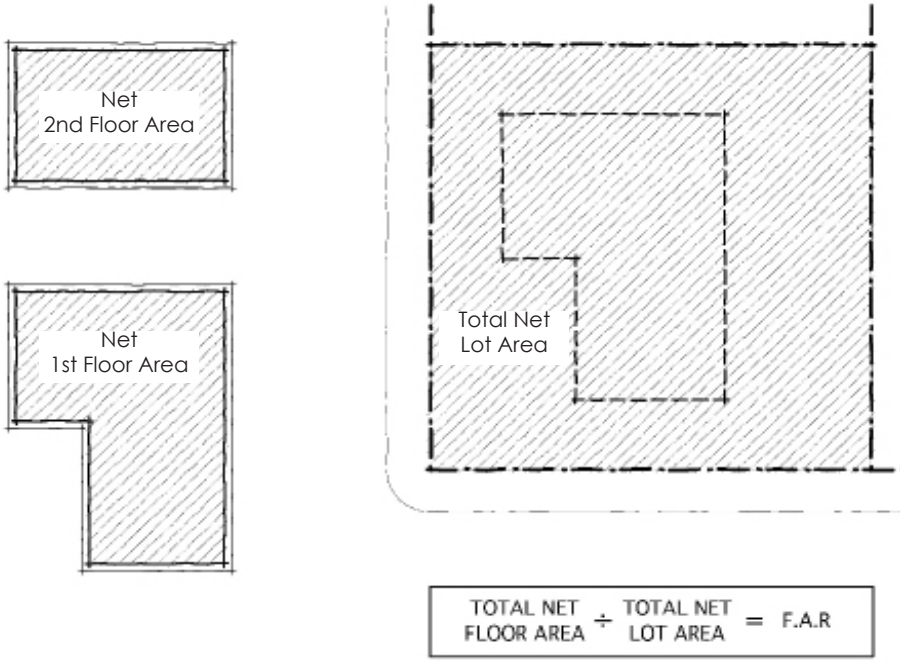

Figure 4.1 – Floor Area Ratio

FAR Allowance – Residential Uses

Single and Two Family Dwellings: All new single and two family dwellings and alterations (remodels and/or additions) to existing single or two family dwellings in any zone district, except Design Residential, cannot exceed the FAR standards in the Zoning Ordinances. Due to constraints of a particular lot's characteristics and configuration, the maximum allowable square footage theoretically allowed under FAR regulations may not be reached. Limitations and exceptions to FAR, including garages, basements, residential second units, and accessory structures are detailed in the Zoning Ordinances.

NOTE: The maximum allowable square footage sets a cap on each lot-size category so that there is no overlap between the categories. Each parcel may be developed to the limits set by the FAR for its parcel size except those parcels to the larger end of each category, which may not be developed with structures larger than the maximum allowable square footage set for each category.

- Example #1: A lot that is 5,998 square feet (within the lot size range of 5,801 to 6,900 square feet) could have a primary residence that is a maximum of 1,919 square feet. (A FAR of 0.32 multiplied by 5,998 square feet equals a maximum of 1,919 square feet, which is less than the maximum allowable 2,070 square feet for that lot-size range.)
- Example #2: A lot that is 10,500 square feet (within the lot size range of 9,401 to 10,800 square feet) could have a primary residence that is a maximum of 2,808 square feet. (Although a FAR of 0.27 multiplied by 10,500 sq. ft. equals 2,835 square feet, the maximum allowable square footage for that lot size range is 2,808 square feet.)

BUILDING HEIGHT

Height is a companion method to FAR commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Height is regulated by the Zoning Ordinances. The Urban and Rural Areas and Urban Grid have different height limits and roof pitch exceptions.

Height Methodology (Measurement)

Except for structures located within the Coastal Zone on property with the VC - View Corridor Overlay, the height of a structure (not including fences and walls) is determined by the vertical distance between existing grade and the uppermost point of the structure directly above that grade (Figure 4.2). If the structure is located within the VC - View Corridor Overlay, the height of a structure (not including fences and walls) is determined by the vertical distance between the average finished grade and the uppermost point of the structure directly above that grade.

Ridgeline and Hillside Development and Urban Grid

In addition to height limits, the Zoning Ordinances establish maximum heights for ridgeline and hillside developments. The height limit above may not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents, and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the finished grade or the existing grade, whichever is lower (Figure 4.3). In Summerland, the maximum height concept has been extended to apply to all structures in the Urban Grid to ensure neighborhood compatibility.

In the case where the lowest point of the structure is cantilevered over the ground surface, the calculated maximum includes the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

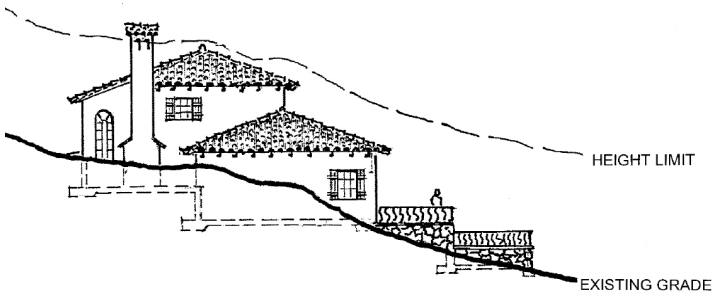

Figure 4.2 – Illustration of Height Limit (note Mediterranean style acceptable only in Summerland's Rural Area)

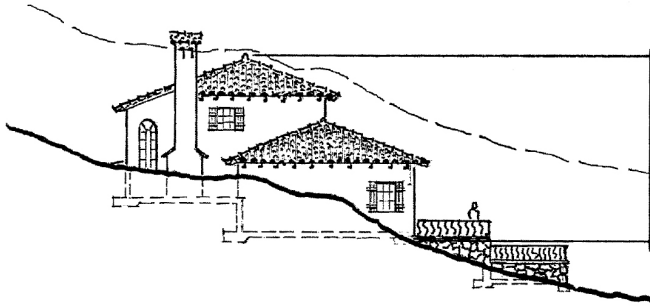

Figure 4.3 – Maximum Height Ridgeline/Hillside and Urban Grid (note Mediterranean style acceptable only in Summerland's Rural Area)

BUILDING HEIGHT GUIDELINES

R4.1 Structures located on parcels with an average slope of 5 percent or more should provide steps in the structure and roofline to reflect the natural topography (see glossary).

R4.2 Basements should be cut or dug into existing grade. The use of fill to qualify a portion of the structure as a basement is discouraged.

R4.3 The maximum number of stories on the downhill face of a structure should be two stories for a minimum of ten feet from the building face (Figure 4.4).

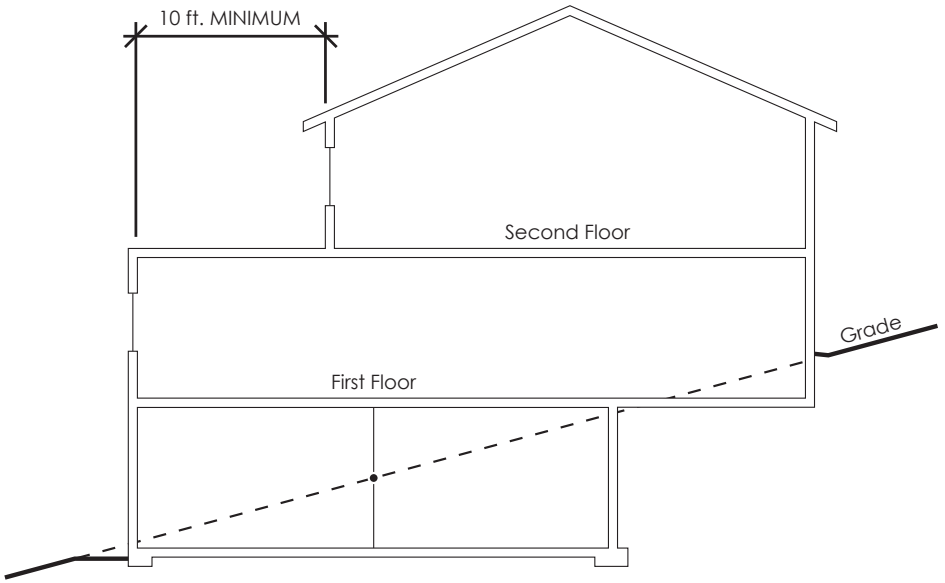

Figure 4.4 – Illustration of Two-story Maximum for 10 ft adjacent to the Downhill Face of Structure

BUILDING FORM

Building form is another means used to adjust the apparent mass of a structure. This is accomplished by breaking up the forms, such as the structure components and roof, into elements that provide a pedestrian scale and relate to both the size of the site and the scale of the neighborhood. Variations in the building's shape reduces the perceived mass of the structure. An applicant should visualize the project from different areas within the neighborhood and from higher and lower elevations within the community as recommended in Chapter 2, Neighborhood Character. The treatment of large surfaces, landscaping, grading, and retaining walls should be compatible with a small scale community. Each of the elements noted below influence the perceived mass of a structure.

Neighborhood Scale

Neighborhood scale refers to the appearance of a dwelling in relation to other buildings in the vicinity. Building setbacks and height limits in the Zoning Ordinances place some scale restraints on new construction. However, a house built to maximum legal height and within setbacks may still result in a structure that is not compatible with the neighborhood. For example, a dwelling may appear massive or bulky if the shape and/or façade is overly simplistic (Figure 4.5). Dwellings of different size can be in scale with one another if they share architectural characteristics, including building shape, relative size of various elements (e.g., gable ends), simplicity or complexity of form, or architectural style and detail. This is especially important in the Urban Grid. Chapter 2, Neighborhood Character, assists applicants in identifying the character of the area.

If existing dwellings are out of conformity with these design guidelines—if they have little articulation and appear out of proportion, boxy, or massive—project designers should not repeat such mistakes and should make an effort to produce a design in scale with the rest of the neighborhood.

NEIGHBORHOOD SCALE GUIDELINES

R4.4 Design new structures and additions to appear proportional and complementary to other nearby dwellings.

R4.5 Minimize size, bulk, and scale through the use of appropriate roof style and pitch, gable and dimensions, form and materials, varied setbacks, window treatment and location, and door size and type. Break up mass to create interplay between various building elements.

R4.6 Design the entry in proportion to the scale of the dwelling. Avoid the use of columns, towers, and other entry features that are out of scale or style with the dwelling and/or neighborhood.

R4.7 If a structure differs significantly in size or architectural style from adjacent dwellings, it should be held to an exceptionally high standard of design, because it will be highly visible and distinguishable as an example for the design of surrounding dwellings in the future.

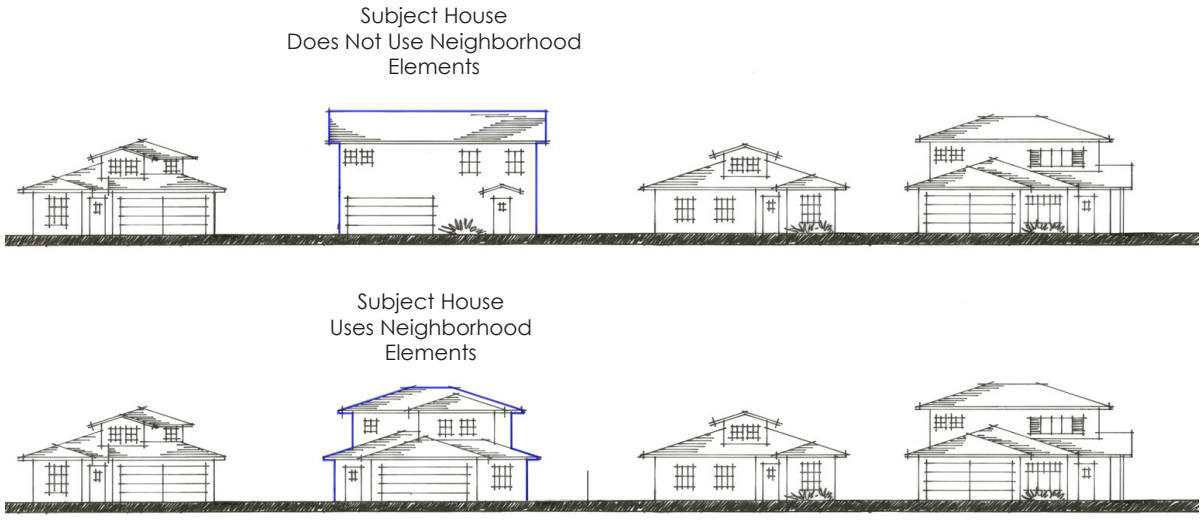

Figure 4.5 – Neighborhood Scale Example

Architectural Mass

The apparent mass of a structure may be reduced by breaking larger components into smaller elements relative to the neighborhood character and block context. As a building extends up or down hill from the front property line or as it increases its height from one story to two, it should be sensitive to the location of the floor level or additional levels or stories in relation to the topography and adjacent structures. The extent of the mass will also be dependent on site location, topography, and visibility. The following elements influence the apparent mass of a structure:

- Plate height is the distance between the floor and the place where the wall intersects with the roof or the floor joists of the story above. Plate heights should be consistent with the surrounding neighborhood, and second or upper floors should generally provide a plate height lower than that of the floor below to reduce the appearance of a top-heavy structure.
- Understories are the portion of the structure between the exposed finished floor and the finished grade. Understories of excessive height add to the overall height of a structure and thus increase the apparent mass of the structure.
- Basements provide the opportunity for additional living area, bedrooms, or parking that is fully or partially screened from view. Visible basements can add to the apparent mass of the structure.

ARCHITECTURAL MASS GUIDELINES

R4.8 Plate heights should be adjusted to minimize the apparent mass of a structure. Variation in plate height is encouraged.

R4.9 Plate heights should be designed to be compatible with the scale of existing homes in the neighborhood.

R4.10 Understory use and height should be minimized. Generally, understories should not exceed four feet.

Second Stories and Additions

As noted earlier, Summerland has an Urban/Rural Areas boundary and subareas within the Urban Area that have distinct characteristics and height limits. The Urban Grid is characterized by a south-facing hill that provides panoramic views of the Santa Barbara Channel. The Rural Area and the Urban Area outside the Urban Grid are characterized by varying topography and uses that are residential or agricultural and more rural in nature. Accordingly, location and slope often determine the number of stories that may compose a building.

In the Urban Grid, where the lots are long and narrow, a two-story residence or a second story addition can provide valuable living space and views for a property owner. Second stories (new or additions) can usually have less impact on neighboring dwellings if the second story is designed to be smaller in footprint than the lower floor (Figure 4.6) or if plate heights are lowered (Figure 4.7). This may include recessing the second floor exterior walls from the first floor exterior walls for all or a portion of the building width. When consistent with good design, providing horizontal and vertical variation at all floor levels can prove helpful when addressing the design of a structure or addition and the existing neighborhood scale. This can also assist in minimizing privacy and view impacts on adjacent neighbors.

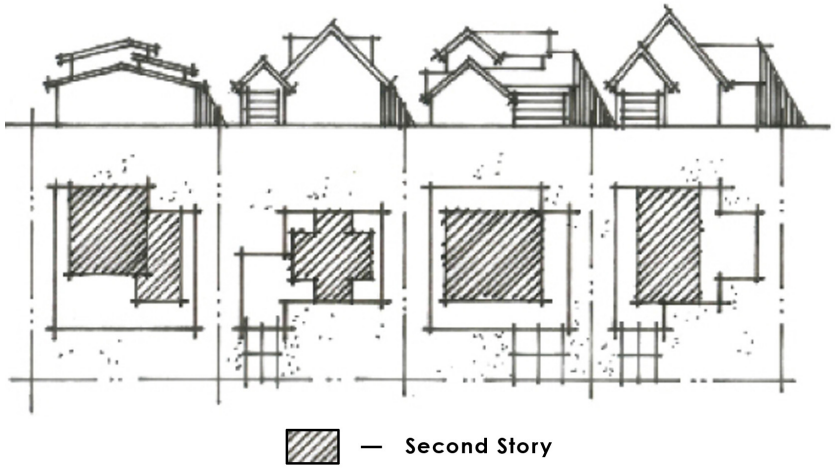

Figure 4.6 – Appropriate Second Story Additions Examples

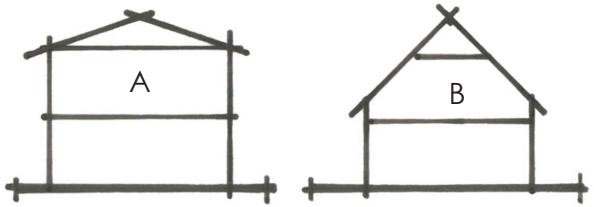

Figure 4.7 – Example of Reduction of Plate Height from Building A to Building B

SECOND STORIES AND ADDITIONS GUIDELINES

R4.11 Second story elements should be set back from the first floor (or from the floor below). Variation should be provided at the front and side or sides of the structure.

R4.12 Increase second-story side stepback when a two-story dwelling is proposed adjacent to a one-story dwelling.

R4.13 Avoid locating a second story only over the garage or any one portion of the dwelling.

R4.14 Minimize cantilevering upper story walls over lower story walls unless this is consistent with the proposed architecture of the structure.

R4.15 Design second-story additions with the same or consistent architectural style, materials, roof form, and windows as the principal structure.

R4.16 Reduce the apparent mass of a second story by lowering portions of the second floor roof down to the eave line of the first floor or level directly below.

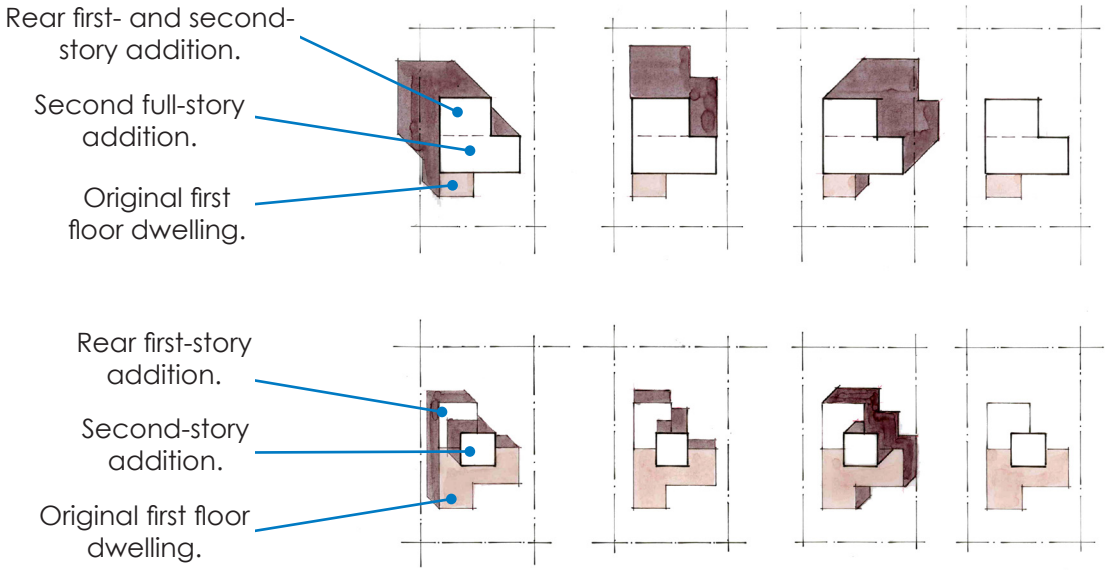

Figure 4.8 – Solar Access Example and Application

Solar Access

Access to sunlight is important for energy efficiency and landscaping as well as for homes that use solar energy. It is also important to ensure adequate access to sunlight on the south side of properties so that passive solar heating opportunities are available and solar energy systems can be installed.

The height of structures should be limited near northerly property lines to ensure that the structure does not cast a significant shadow on neighboring structures (Figures 4.8 and 4.9). Also note that the California Solar Shade Control Act limits the amount of shade that a tree or shrub can cast onto a neighbor's solar energy system after that system is installed.

Even if an active solar energy system is not included in a project, simple design considerations can make installing such a system at a later date much easier. For example, leaving at least 300 square feet of roof space free of mechanical equipment and vents facing south, west, or east could make that area available to accommodate a solar energy system in the future.

SOLAR ACCESS AND SOLAR ENERGY GUIDELINES

R4.17 Wherever possible, place building volumes and second stories farther back than the required setback from the property line to allow solar access to neighboring properties.

R4.18 Development plan(s) should ensure that structures do not encroach into a solar access plane defined as a 30-degree angle measured from the horizontal, at a point 12 feet above existing grade on the northerly property line.

R4.19 Wherever possible, trim or locate trees, shrubs, and new structures to avoid casting shade onto a neighbor's solar energy system after that system is installed.

R4.20 Consider adding a solar energy system or including space for such a system when designing a new home or significant addition.

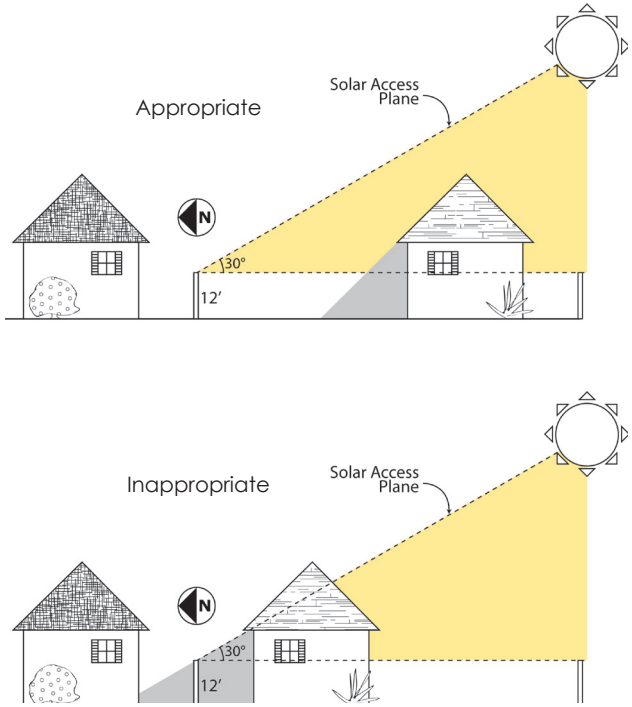

Figure 4.9 – Solar Access for structures near "northerly" property lines

Façade Articulation

As many of Summerland's lots within the Urban Grid are narrow, special consideration needs to be given to minimizing the massing of the structure. Long and/or flat walls generally appear massive, uninteresting, and boxy. Strategies to add architectural interest and relief to these areas should be incorporated and may include steps and breaks, varied building materials and colors, and other architectural details that create patterns of light and shadow, where applicable (Figures 4.10 and 4.11). Decks, upper floors, and other projections exceeding 18 inches from an exterior wall must be in conformance with High Fire Hazard Area Building Codes.

Figure 4.10 – Façade Articulation Example

FAÇADE ARTICULATION GUIDELINES

R4.21 If appropriate for the architectural style, use steps or offsets extending to grade on the long dimension of the dwelling.

R4.22 Use projecting or recessing architectural details, such as decks, bay windows, or balconies, and appropriate complementary changes in building materials or colors to visually break up long or tall walls.

R4.23 Articulate all sides of the dwelling consistently, as well as on any addition or attached accessory structure.

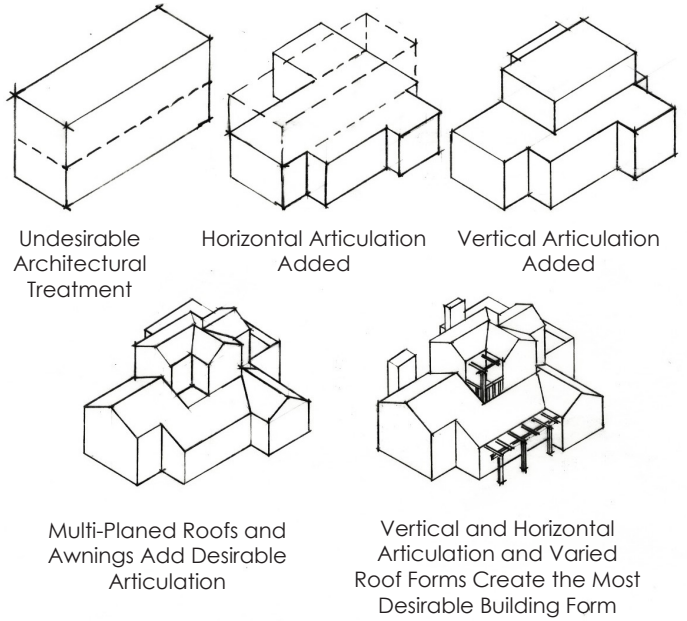

Figure 4.11 – Example of Building Form Elements

Chapter 5: Architectural Features

OVERALL CONCEPT

The Summerland Residential Design Guidelines establish three levels of architectural styles: "Acceptable and Encouraged," "Conditionally Acceptable with Findings," and "Unacceptable." This method of defining architectural styles has proven successful for the Summerland community. A discussion for each type of architectural style has been provided and key architectural elements have been included to assist in the design of a proposed project. Replication of an architectural style can be difficult due to the craftsmanship and materials used in the past. In certain cases, interpretation of a defined architectural style may be more appropriate than an attempt at replication. The key defining elements are intended to assist architects and designers when an interpretation of a style is proposed.

ACCEPTABLE AND ENCOURAGED ARCHITECTURAL STYLES

The following architectural styles are those that have been found within the existing community and play an important role in defining the eclectic charm of the community.

California Bungalow

This style is defined as a wood-sided or shingled architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena (Figure 5.1). This style is known for its detailing, massing, integration into the land, quality of design, landscaping, and use of local materials. These guidelines encourage the simple yet charming interpretations of the Greene & Greene work that flourished along the California Coast in the 1920s and 1930s. This style of architecture is defined by the following:

- ✓ Massing is more horizontal in nature;
- ✓ Shallow or low pitch sloping roofs;
- ✓ Typically features a gable (or an attic vent designed to look like one);
- ✓ Deep eaves with exposed rafters;
- ✓ Exterior materials include wood (horizontal or shingles) or smooth stucco siding, wood or asphalt shingle roofs, and brick and local stone at the base and chimney;
- ✓ Defined structure base;
- ✓ Horizontal window proportions; and
- ✓ Front porches.

Figure 5.1 – California Bungalow Example

SEASIDE

This style is defined as any informal wood architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830 and 1860, the more recent association is often referred to as "Cape Cod." However, the intent of these guidelines is to encourage a much broader interpretation, reflecting a West Coast influence (Figure 5.2). This style of architecture is defined by the following:

Figure 5.2 – Seaside Example

- ✓ Height of 1 to 1½ stories;
- ✓ Smaller "archetypal" gable end forms;
- ✓ Overall simple form;
- ✓ Central chimney;
- ✓ Vertical window proportions; and
- ✓ Wood shingle roof with wood siding constructed of wide clapboard or shingles.

VICTORIAN

This style is very broad, but the intent of these guidelines is to encourage the "Late Queen Anne Revival" and "Colonial Revival" versions. "Italianate" would not be appropriate as it is very ornate and does not resonate with the character of the community. Generally, Victorian-style structures range up to three stories and provide interest through the use of varied materials, stepbacks, architectural elements, and architectural detailing, all of which give these structures their curb appeal (Figure 5.3). Summerland possesses some wonderful examples of this style, which is defined by the following:

Figure 5.3 – Victorian Example

- ✓ Massing is softened through roof treatment and architectural detailing;
- ✓ Simple detailing;
- ✓ Varied roof types, including hipped with cross gables, cross gabled, and front gabled;
- ✓ Roof overhangs are generally minimal and architecturally

articulated;

- ✓ Vertical window proportions divided into a minimum of two panes;
- ✓ Bay windows;
- ✓ Entry doors with glass panels;
- ✓ Wood siding, asphalt shingle roof, and stone or brick base; and
- ✓ Front porches.

CONDITIONALLY ACCEPTABLE STYLES WITH FINDING

The following architectural styles are found within the existing community and can contribute positively to the community and neighborhood character.

Monterey

This style is named after the California coastal town and is most often associated with simple forms, plaster or wood siding, shallow pitched roofs, and the use of arcades and balconies. Openings are simple and spaced apart. In today's Monterey-style structures, balcony railings are typically styled in iron or wood; roofs are low pitched or gabled and covered with shingles, and exterior walls are constructed in stucco, brick, or wood (Figure 5.4). This style of architecture is defined by the following:

Figure 5.4 – Monterey Example

- ✓ Height of 1 to 2 stories;
- ✓ Simple massing;
- ✓ Shallow roof pitch with prominent eave overhangs;
- ✓ Exterior materials include plaster or smooth-finish stucco, adobe brick or wood, flat tile or wood shingle roof;
- ✓ Exterior material for the first floor may be different and brick or stone are often used; and
- ✓ Balconies and arcades provide architectural interest.

Figure 5.5– Contemporary Example

Contemporary

Styles in this category are intended to allow for new and creative architecture within Summerland. Solutions may include contemporary interpretations of encouraged and acceptable styles or simply appropriate designs based on a contemporary approach. This style of architecture is defined by its ability to complement the neighborhood by using neighborhood context, block face, and site topography to define its major elements (Figure 5.5).

Conditionally Acceptable Styles – Finding

The BAR may deem these styles acceptable if the following finding can be made:

✓ The design is well executed within the chosen style and the style, mass, scale, and materials proposed are compatible with the surrounding neighborhood.

Other styles not specifically mentioned in these Design Guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the finding above can be made by a majority vote of the BAR members present.

Unacceptable Architectural Styles

The following architectural styles are ones that the community has found to not be compatible with the existing community character, in the Urban Grid:

X Spanish or Mediterranean;
X Southwest;
X European Provincial;
X A-frame; and
X Geodesic Dome.

Large Lot Exception Area

In the Large Lot Exception Area (Figure 1.2), Spanish, Mediterranean, or other styles and materials associated with those styles may be acceptable in compliance with the architectural style guidelines.

ARCHITECTURAL ELEMENTS

Some architectural elements are key components of residential development and can greatly enhance or detract from the visual experience of the residence. Such elements include entries, garages, and roofs.

ARCHITECTURAL STYLE GUIDELINES

R5.1 Architectural style should accommodate the constraints of the site and complement the neighboring structures, natural setting, and overall character of Summerland.

R5.2 Design should be well executed and alterations should maintain consistency within the chosen architectural style. Interpretations of an architectural style should use the defining elements of that style as contained in these Design Guidelines.

R5.3 Landscaping should be used to enhance the design of a structure, not to hide elements that are inconsistent with these Design Guidelines.

R.5.4 In the Large Lot Exception Area, Spanish, Mediterranean, or other styles and materials associated with those styles may be acceptable if:

- the size, scale, and profile of the structure is appropriate to the site and surroundings;
- the structure is integrated into the site and does not significantly alter the natural topography;
- warm, earth tone colors and materials are used to reduce the apparent mass of the building; and
- a landscape plan is incorporated as part of the design to maintain the natural or agricultural character and resources to the greatest extent possible.

Entries

Front entries are an important element of a residential dwelling. They designate entrance into the dwelling, provide an identity to a residence, relate to the street, and add to the overall character of the neighborhood. Entries can be defined by architectural elements such as a raised roof or front porch (Figure 5.6). In the Urban Grid, front entries can play an important role in defining the character of the neighborhood using architectural treatment, setback, and size. In addition, the Urban Grid contains areas designated for two family dwellings. In these cases, each unit should relate to the street to enhance the character of the area. In contrast, the Rural Area and the Urban Area outside the Urban Grid comprise larger lots in which the front entry may not play such an important role in defining the neighborhood.

Figure 5.6 – Visible Front Entry with Defining Architectural Elements

FRONT ENTRY GUIDELINES

R5.5 Urban Grid: Entries should contribute to the neighborhood character through the use of appropriate scale, architectural treatment, and setbacks similar to those found throughout the neighborhood.

R5.6 Urban Grid: Properties that allow two family dwellings should provide separate identifiable entries for each unit. Access should be visible from the street and consistent with Guideline R5.4.

R5.7 Rural and Urban Areas outside the Urban Grid: Entries should contribute positively to the architecture of the structure and should not be overbearing.

Garages

A properly placed and architecturally treated garage can become a positive architectural feature (Figure 5.7). It is difficult for a garage to provide interest at the pedestrian level unless it is located in a manner to reduce its visibility, while providing architectural appeal through detail and quality of materials.

GARAGE GUIDELINES

R5.8 Garage doors should be designed of quality materials and complementary to the architectural style.

R5.9 Where residential garage doors are highly visible from the street or neighbors, architectural elements such as trellises and landscaping should be used to soften the appearance of the garage.

R5.10 Larger garage doors should be divided into two smaller garage doors to soften its appearance and break down scale.

Figure 5.7 – Garage Treatment Example
(Also a good example of two garage doors and facade relief)

Roofs

A roof should be broken up into smaller elements where feasible to reduce mass and bulk. The use of dormer windows, cupolas, and other decorative roof elements also help to break up the mass of a structure (Figure 5.8). Where appropriate, roofs should be articulated using elements such as tapered or sculpted roof forms to create silhouettes against the sky. Roof materials and overhangs create strong shadow patterns, and decorative cornices provide visual interest. Where flat roof construction is used, rooftop features and varied plate heights should be used to screen rooftop mechanical equipment, provide visual interest, and break up the monotony of linear rooflines.

Space for necessary mechanical equipment such as heating and cooling systems should be accommodated either within the roof form or behind a screen that is part of the architecture of the structure. Venting or other structural equipment extending above the roof should not be visible from adjacent areas and should be creatively incorporated into the design (e.g., combine pipes into a false chimney structure, paint the pipes the same color as the roof material).

ROOF GUIDELINES

R5.11 Roofing style, materials, and color should complement that of the building and neighborhood character.

R5.12 Sloped or pitched roofs are preferred over flat roofs; flat roofs or flat parapet tops are discouraged in the Urban Grid, except for green roofs or roofs not visible to neighbors.

R5.13 Sloping roof forms and overhangs are encouraged to promote window shading, create visual interest, and build longevity.

R5.14 Urban Grid: Long roof structures should provide breaks in long elements consistent with the architectural style. Traditional gable proportions of 12-18 feet in width should be used. Smaller roof elements such as dormers should be used to add interest to the appearance of the roof. Roof forms of building additions should be similar to those of the original structure.

R5.15 Roof drainage should be incorporated into the architecture of the building.

R5.16 Roof overhangs should be used to decrease the vertical appearance of the walls, and they should be detailed accordingly.

R5.17 Reflective metal should be avoided for use as roof material.

R5.18 Living roofs are an acceptable and encouraged roof material.

Figure 5.8– Architectural Roof Material Providing Visual Interest

Living roofs, also known as green roofs, are partially or completely covered with vegetation and a growing medium that is placed over a waterproofing membrane. Living roofs can absorb rainwater, provide insulation, create habitat, and lower air temperatures. They are acceptable in the County as long as the required structural support is included in building design.

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Chapter 6: Building Details

OVERALL CONCEPT

Building details help establish and define a building's character and visually unify the neighborhood or block face. Elements such as windows, doors, exterior materials, and lighting provide the finishing touches on the architecture of the building. Building details provide relief, texture, color, and shadows, all of which enhance the appearance of the building, the block, and the overall community (Figures 6.1 and 6.2). The placement, quality, type, and finish of building details should respect the neighborhood character, complement the architecture of the building, and provide relief to the façade.

EXTERIOR MATERIALS

Similar to the Architectural Styles described in Chapter 5, Summerland has identified exterior materials that are acceptable, conditionally acceptable, and unacceptable.

Acceptable and Encouraged Exterior Materials

The following building materials have been found to be historically consistent with the architectural styles discussed in these Design Guidelines, including:

- ✓ Beveled, ship lap, board and batten (plywood under batt is acceptable), or shingle wood siding;
- ✓ Composite or asphalt shingles that provide relief, including shingles that look like wood;
- ✓ Flat, non-glazed ceramic or concrete tile roofs or living roofs (scale must be appropriate to the size of the structure);
- ✓ Wood casement windows; and
- ✓ Stone and masonry.

Conditionally Acceptable

- ✓ Smooth troweled or sand-float finish (must be compatible with style);
- ✓ Flat built-up roof with gravel topping or other non-reflective roofing material;
- ✓ Anodized aluminum or baked enamel aluminum windows (the BAR strongly encourages the use of colors other than black or brown for these types of windows);
- ✓ Metal roofing (non-reflective);
- ✓ Metal siding that is non-reflective and complements the architectural style; and
- ✓ Solar tubes

Figure 6.1 – Positive example of Window Relief, Wooden Siding, and Trim Detail

Note: Conditionally Acceptable materials require the BAR finding found in Chapter 5 for Conditionally Acceptable Architectural Styles.

Conditionally Acceptable Exterior Materials (Large Lot Exception Area - Figure 1.2)

- ✓ Textured stucco;
- ✓ Stucco-covered foam forms; and
- ✓ Spanish tile.

Unacceptable Exterior Materials

- **X** Plywood siding (plywood under batt is acceptable);
- **X** Glazed tile roofs;
- **X** Mill-finished aluminum windows that are glossy;
- **X** Mirrored glass;
- **X** Metal patio enclosures;
- **X** Plastic/acrylic dome skylights; and
- **X** Clear, anodized aluminum windows.

Figure 6.2 – Example of Acceptable and Conditionally Acceptable Exterior Materials

BUILDING MATERIAL GUIDELINES

R6.1 Generally, exterior materials should be of a high quality.

R6.2 Building materials that are historically consistent with the chosen architectural style are encouraged.

R6.3 Wall and roof materials should provide shadow, relief, and interest.

R6.4 Reflective factory finishes, or other excessively glossy finishes, should be avoided.

FIREWISE GUIDELINES

R6.5 Install roof materials that meet the fire resistance classification of "Class A."

R6.6 Box in roof eaves and protect the underside of eaves and soffits with fire resistant materials.

R6.7 Use fire resistant materials such as stucco or masonry on exterior walls and throughout the structure.

R6.8 Limit the size and number of windows that face large areas of vegetation.

R6.9 Cover exterior attic and underfloor vents, chimney outlets, and stovepipes with ¼ inch wire mesh to prevent fire sparks from entering or embers from escaping.

R6.10 Use heavy timber or noncombustible construction materials for decks. Enclose the underside of balconies and above-ground decks with fire resistant materials to prevent embers from blowing underneath.

R6.11 Install noncombustible shutters on windows and skylights.

R6.12 Install a fire suppression system (e.g., foam) is encouraged.

Firewise Exterior Materials and Construction

Appropriate building materials and building location are important factors in surviving a wildfire. Residential structures located within the Rural Area are the most vulnerable. Development located within the Urban Area near the Rural Area boundary should also consider Firewise exterior materials and construction techniques. The roof is the most vulnerable; hence, special attention should be paid to roofing materials and design.

The County Building Code applies more stringent construction standards for structures in Very High and High Fire Hazard Severity Zones. Newly adopted Wildland-Interface codes include provisions for ignition-resistant construction standards in the Wildland-Urban Interface Fire Area (i.e., buildings in any Fire Hazard Zone within State Responsibility Areas and any Local Agency Very High Fire Hazard Severity Zone). Please refer to the Building Code for the full text of these provisions. In addition, the installation of fire suppression systems, such as those utilizing foam fire retardants, is encouraged.

BUILDING COLOR GUIDELINES

R6.13 Use colors that are appropriate to the use of the building and that complement the surrounding area.

R6.14 Colors for the body of the structure should complement the architecture of the structure and add to the unique character of the residential area. The BAR may specify a LRV if there is concern regarding visibility or for compatibility.

R6.15 Urban Grid: Consider a variety of colors with tones of blues, yellows, grays, and other hues rather than selecting non-distinctive beiges and browns. Primary colors should be avoided.

R6.16 In most cases, a range of analogous or complementary colors for wall surfaces and building trim is preferred over painting all surfaces with the same paint color and shade.

R6.17 Color should be used to visually reduce the size, bulk, and scale of the building.

R6.18 Rural (and outside the Urban Grid): Residential structures should use a paint color with a low reflectivity value for the main body of the structure.

R6.19 Rural (and outside the Urban Grid): All strutures, fences, walls, and roofs should be constructed using earth tone colors and construction materials that are compatible with the natural surroundings. All colors should blend in with the surrounding soils, vegetation, and rock outcroppings.

BUILDING COLOR

Building colors should be compatible with other projects in the Summerland residential zones. If there is a concern regarding visibility of a structure, the BAR may consider the Light Reflectibility Value (LRV) of the proposed color. LRV describes the brightness of a paint color and is calculated by determing the quantity of usable and visible light reflected by a surface in all directions and at all wavelengths when it is illuminated by a light source (Figure 6.3). The LRV is available for most paint samples either on back of color chips or in the index of any manufacturer's fan deck. In general, this may not be an issue in the Urban Grid. A lower LRV may be used to enhance the architectural style and to soften the appearance of the structures within the Rural and Urban Areas. See the end of this chapter for specific building detail guidelines for the areas outside the Urban Grid. When considering repainting an existing structure, use colors that complement the structure and the residential area as a whole.

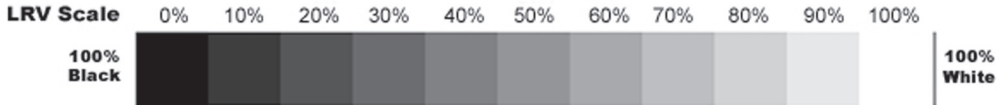

Figure 6.3 – Illustration of Light Reflective Value (LRV) Scale

ARCHITECTURAL DETAIL GUIDELINES

R6.20 The proportions of all detail elements should be complementary to the architecture style of the structure.

R6.21 Projecting or recessing architectural details, such as decks, bay windows, or balconies, add richness and variety to building façades and are encouraged.

R6.22 In addition to façade articulation, appropriate complementary changes in building materials or colors should be used to visually break up long or tall walls.

R6.23 Wood or stone details should be used; elements constructed of coated foam are discouraged.

R6.24 Materials with textural interest should be used to break up large wall surfaces and to provide interest.

Figure 6.4 – Example of Architectural Detailing

ARCHITECTURAL DETAILS

Architectural details often define architectural style and add unique visual interest and human scale to a building (Figure 6.4). These types of definable details may be as simple as the treatment of eaves or as complex as the detailed layout of shingles. In Summerland, various architectural details can be found, including:

- ✓ Projecting cornices with decorative moldings or brackets;
- ✓ Corbels;
- ✓ Planter boxes;
- ✓ Projecting molding;
- ✓ Inset medallions;
- ✓ Projecting architectural balconies;
- ✓ Railings;
- ✓ Bay windows;
- ✓ Exterior window treatment; and
- ✓ Pilaster and column capitals.

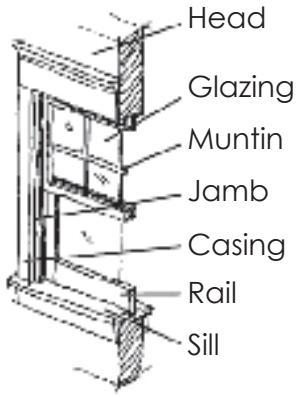

Figure 6.5 –
Window Components

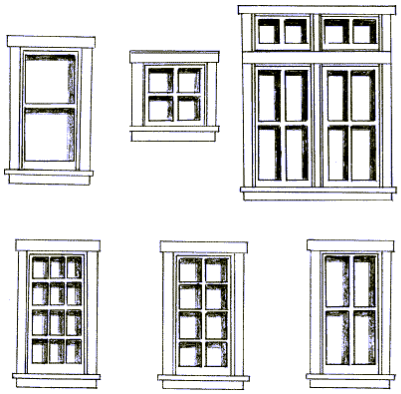

Figure 6.6 – Window Division Configuration Examples

Figure 6.7 – Example of Inappropriate Window Relief and Dark Reflective Glazing

WINDOWS AND DOORS

Windows allow light, air, and visibility into a residential space. Windows are composed of the following elements (Figure 6.5): head, frame/sills, glazing, rail or sash, jamb, casing, and muntins, if applicable. Quality windows add character to a structure by enhancing the façade with shadow lines and interest (Figure 6.6). Dark or reflective glazing should be avoided (Figure 6.7).

Doors serve a similar function as windows in that they allow light and air into residential space, in addition to access, and they identify the entrance location and provide interest to the façade. High quality entry doors should be selected that are complementary to the design of the storefront and building architecture.

Building Details: Urban Area (Outside the Urban Grid)

Residential projects in the Rural Area are subject to mandatory BAR findings that were first developed in 1992 as mitigation for visual and aesthetic impacts of future subdivison of large agricultural parcels. Because the Urban Area has similar characteristics to those of the Rural Area, the following building details guidelines were adapated from the Rural Area findings to apply as applicable in the Urban Area in order to retain the existing adjacent agricultural and semi-rural character of this area. Structures should be subordinate to the surrounding natural environment and should complement it.

WINDOWS AND DOORS GUIDELINES

R6.25 Windows should maintain a high degree of transparency at all window areas; avoid dark or highly reflective glazing (Figure 6.5).

R6.26 Windows that open are encouraged to generate airflow and preserve a small-scale feel.

R6.27 Windows and doors should be slightly recessed from the façade of the structure to provide a shadow line (flush-mount windows should be avoided).

R6.28 Window and door construction should be detailed and of high quality materials.

R6.29 Divisions in the window pane (muntins) should be true divided light.

RURAL AREA BUILDING DETAILS GUIDELINES

R6.30 All primary and accessory structures and driveways should be located on slopes of less than 20 percent.

R6.31 Structures should minimize use of large vertical faces. Large understories and exposed retaining walls should be avoided.

R6.32 All structures, fences, walls, and roofs should be constructed using earth tone colors and construction materials that are compatible with the natural surroundings. All colors should blend in with the surrounding soils, vegetation, and rock outcroppings.

R6.33 Light colors such as white, off-white, grey, etc., are discouraged. Residential structures should use a paint color with a low LRV for the main body of the structure.

R6.34 Retaining walls should be constructed in earth tones using materials or construction methods that create a textured effect. Where feasible, native landscaping should be used to screen retaining walls from view.

R6.35 All cut and fill slopes should be revegetated with native and/or drought-tolerant groundcover immediately after grading is completed.

Chapter 7: Landscaping, Hardscape, Fencing, and Outdoor Lighting

OVERALL CONCEPT

Landscaping, hardscape, fencing, and outdoor lighting affect the project site and surrounding area. These elements should relate to the project site and neighborhood through the use of appropriate plantings, pervious surfaces, and a minimal amount of lighting. A landscape plan is required by the BAR during the "Preliminary Review" and "Final Review" of a residential project. Major concerns for the BAR to consider are aesthetics, public views, erosion, and grading.

Urban and Rural

Summerland contains two distinct land use areas. The Urban Grid is characterized by varying densities of residential development that are in close proximity to each other. This area is located on a south-facing hill adjacent to the ocean and U.S. Highway 101. The Rural and Urban Areas outside the Urban Grid are characterized by residential uses located on or near large lots and agricultural uses. Each area contains its own microclimate, vegetation, drainage areas, and wildlife. Landscaping, hardscape, fencing, and outdoor lighting are integral elements of development in both areas and should be designed and installed with thoughtful consideration.

LANDSCAPING

Mature trees and landscaped yards help define the character of a neighborhood and also act as a transition between public and private areas. In the Urban Grid, they can also increase privacy. Landscape design should enhance and preserve the character of Summerland. Landscaping can be used to accent the design of a dwelling and can contribute to the harmony of existing neighborhood landscaping, trees, and vegetation. Plant materials should be selected for their effectiveness with respect to erosion control, fire resistance, and drought tolerance. The following sections provide guidelines for Firewise and resource-efficient landscaping and for the use of screening plants, fences, and walls. (Agricultural operations on parcels zoned for agricultural use are exempt from the Landscaping Guidelines contained in this section.)

Landscaping within the Urban Grid serves numerous functions. In front yards, it can act as a transition from public to private areas. It can also serve as architectural accents for existing and new structures and can increase privacy and screening. The topography of the Urban Grid creates small microclimates, each of which can sustain unique vegetation and animal life. In addition, the unique topography requires careful consideration when designing a new landscape palette or simply adding to an existing palette. Whenever possible, the use of local native landscaping is strongly encouraged.

The Rural and Urban Areas contain unique topography and microclimates in addition to public trails, creeks, agriculture, and native and environmentally sensitive habitat. Landscape design should be sensitive to the rural and natural character of the surrounding environment. Native and noninvasive plantings are strongly encouraged to minimize potential impacts to surrounding habitats from non-native and invasive species.

LANDSCAPING GUIDELINES

R7.1 Plant materials appropriate for the Central California coast should be used, including local native and drought-tolerant plantings.

R7.2 Choice and siting of plant materials should be respectful of public ocean or mountain views and should not block these views.

R7.3 Plants should be spaced according to their mature size, allowing for maturation without crowding or root damage to hardscape areas.

R7.4 The mature height and growth potential of plantings should be considered to avoid unnecessary pruning and hedging, especially under windows and eaves, along property lines, and near power lines. Consideration should be given to adjacent homes to provide privacy while not impeding the views from public rights-of-way or the views of neighbors.

R7.5 Use screening plants on side and rear property lines. Screening plants should also be used to shield windows and balconies to create privacy between neighbors and to screen living areas.

R7.6 Where appropriate, use low-screening plants in the front to maintain visual openness in keeping with the surrounding neighborhood and to maintain pedestrian passage on the street.

R7.7 Landscaping near intersections or adjacent to driveways should be low growing and should be maintained properly to ensure adequate visibility.

Firewise Landscaping

Landscape design and maintenance should minimize fire vulnerability in the Rural and Urban Areas of Summerland. Fire-safe planting, defensible space principles, and regular clearing and pruning of vegetation are essential. Landscape maintenance must include the removal of dead or overgrown vegetation, dropped branches, leaves and needles, dried grasses and weeds, and vegetation debris piles. Use green recycling options, such as green waste pick up, whenever possible.

Keep dry chipped vegetation and compost piles at least 30 feet away from all structures and keep compost piles moist. These techniques can be integrated with a homeowner's aesthetic preferences and the functional needs of the property. California Public Resources Code (PRC §4291) requires 100 feet of defensible space to be maintained around buildings and

structures, whether habitable or non-habitable (e.g., barns and garages in the High and Very High Fire Hazard Severity Zones). Defensible space does not mean complete clearance; rather, it requires properly trimmed and maintained vegetation. Property owners are responsible for clearance to their own property lines. When a structure is located closer than 100 feet to the property line(s), property owners should work with each other to maintain 100 feet of defensible space for the mutual benefit of everyone. An excellent resource for further information is "Living with Wildfire: A Guide for Homeowners in Santa Barbara County" published by the Fire Safe Council and State Farm Insurance (www.sbcfire.com).

Resource Efficient Landscaping

Resource efficient landscape design typically makes use of slow-growing, drought-tolerant plants that require less water and maintenance and that significantly reduce water consumption. Native California plants and well-adapted non-native plants can be combined in wildlife-friendly and visually attractive landscapes. Lawns require more water than other plants during dry periods and their use should be minimized. Locate landscape features to collect runoff from pervious surfaces such as roofs and driveways, lower or depress landscape beds to encourage infiltration, and use appropriate mulch that binds tightly and will not float away (Figure 7.2). Plants with similar water requirements should be grouped into common irrigation zones that match precipitation heads and emitters. Drip irrigation should be used for trees, shrub beds, and areas of groundcover to eliminate waste, runoff, and evaporation losses.

FIREWISE LANDSCAPING GUIDELINES

R7.8 Select plants for their ability to reduce wildfire hazards. (See Design Guidelines Supplement, Firewise Landscaping Plant list.) This is especially important for plants between structures, near property lines, and near native habitat or riparian areas.

R7.9 Develop an irrigation and planting plan to maintain appropriate plant moisture. The first 30 feet from the structure should be well irrigated. Plantings beyond 30 feet should be irrigated but to a lesser extent. The area between 70 and 100 feet from the structure should be landscaped with native or other plantings that require minimal or no irrigation and that are fire resistant.

R7.10 Place plants with adequate spacing and use permeable hardscape features to break up continuous dense cover of shrubs and trees.

R7.11 Avoid landscaping that promotes ladder fuels (vegetation that allows fire to move from lower-growing plants to taller ones).

R7.12 Urban Grid: For smaller urban lots, incorporate Firewise hardscape/landscape features as appropriate for scale and context.

In order to reduce the use of fertilizer, test soils to determine their nutrient content, organic matter, and necessary soil amendments. Add mulch and compost to soils prior to any major landscaping palette change. Supplemental mulch and compost should be added at least once a year to continuously add nutrients to the soil; however, keep dry mulch and compost piles away from structures. Avoid fertilizing during dry periods, as this activity can stimulate vegetative growth and increase water needs.

Resource efficiency also encompasses appropriate types of landscape plants for use in different microclimates. For example, the exposed ridgelines and hillsides of the Rural Area and Urban Area outside the Urban Grid require hardy, drought-tolerant species while the more marine-influenced areas of the Urban Grid and coastal bluffs can use plant species better adapted to higher humidity and slightly cooler temperatures.

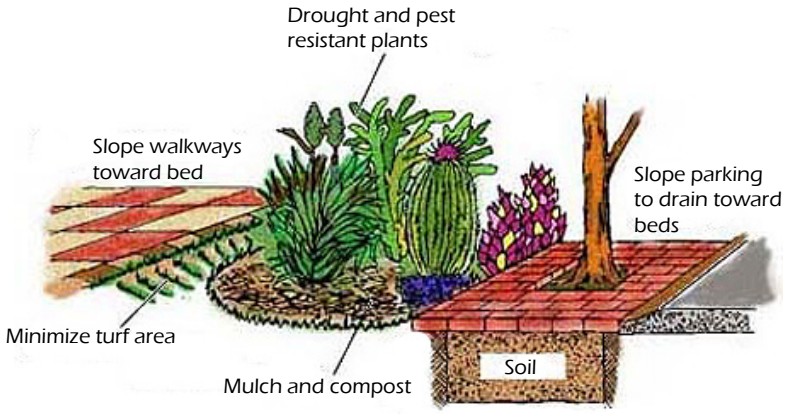

Figure 7.2 – Resource Efficient Landscaping

RESOURCE EFFICIENT LANDSCAPING GUIDELINES

R7.13 Select drought-tolerant, fire-resistant plant species that require little or no fertilizers, herbicides, and pesticides.

R7.14 Use plants appropriate for the site's microclimate characteristics, exposure, wind, moisture, soil types, and existing vegetation. Shady or creekside areas, for instance, will have a very different microclimate than that of sunny hillsides.

R7.15 Install efficient drip irrigation systems to reduce water consumption.

R7.16 Use noninvasive plant species, particularly near creeks or existing native vegetation. See Design Guidelines Supplement, Firewise Landscaping Plant List.

Hillside Landscaping and Retaining Walls

Good landscaping in hillside areas softens the appearance of new dwellings, additions, and retaining wall components. Choose plants that preserve views of the hillsides, harmonize landscaping with the surroundings, prevent soil erosion, and minimize or eliminate fire ladders.

Retaining walls should be designed to blend into the surroundings by use of color and texture to match adjacent soils or stone and should be visually softened with landscaping where appropriate; a retaining wall should be made of natural boulders, cut stone, or other materials as appropriate to the site and surroundings. The visible portion of a retaining wall above finished grade should not exceed a height of six feet unless a higher wall would further the intent of protecting the hillside and watershed, would promote better structural and/or architectural design, or would minimize visual or aesthetic impacts (Figure 7.3).

HILLSIDE LANDSCAPING AND RETAINING WALLS GUIDELINES

R7.17 Select plants that visually diminish the structural mass of the dwelling, integrate into the hillside, and frame community views.

R7.18 Select deep rooted plants to encourage slope stability.

R7.19 Retaining walls should be stepped or terraced and should blend into their surroundings, with height and length kept to a minimum. Generally, retaining walls should not exceed six feet in height.

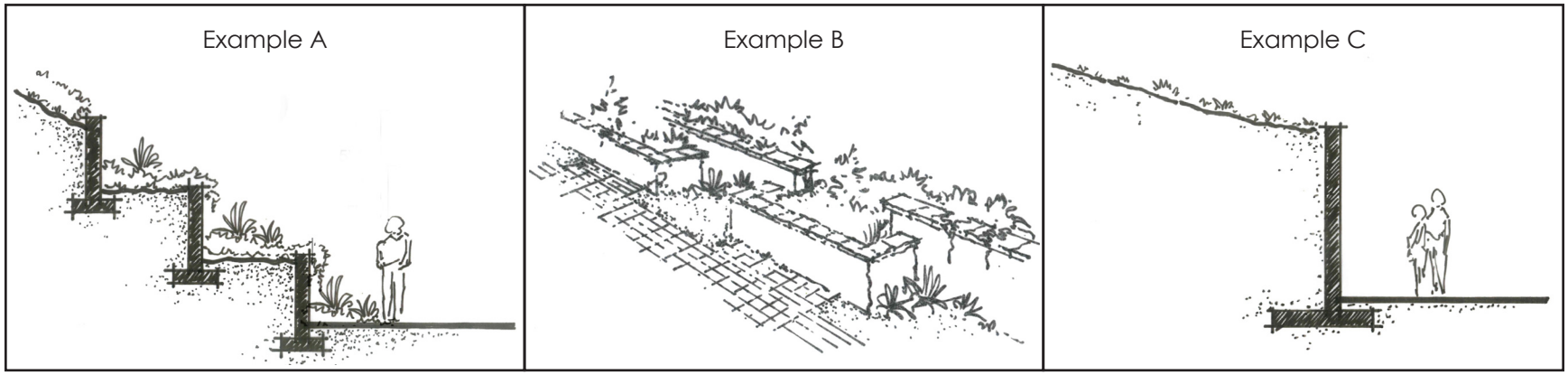

Figure 7.3 – Examples A and B Use Methods to Soften the Appearance of a Large Retaining Wall as Shown in Example C.

HARDSCAPE

Hardscape materials for pathways, driveways, parking, and patios can enhance the character of a structure and site landscaping. The use of pervious materials such as brick pavers, grass cells, and other materials can soften the appearance of large areas of hardscape, making it contribute positively to the overall aesthetic of the site and neighborhood (Figure 7.4). The addition of hardscape can result in additional impervious surfaces resulting in increased runoff, which travels to the street and ultimately to the ocean, carrying with it oil, soil, and other materials. The careful integration of hardscape and landscape can and should minimize the amount of runoff from a project site to the extent feasible, given the soil conditions. As noted in Chapter 3, Site Design, the use of pervious surfaces can reduce the amount of off-site runoff.

Figure 7.4 – Example of Permeable Pavers

HARDSCAPE GUIDELINES

R7.20 Hardscape runoff should be directed into landscaped areas to minimize off-site runoff to the extent feasible, given the local soil conditions.

R7.21 Hardscape improvements should be constructed of elements that will help soften the pedestrian traffic areas and minimize the appearance of additional pavement for parking. The use of impervious pavers and red brick is encouraged, where feasible.

R7.22 Hardscape areas should be consistent with the Water Management Guidelines contained in Chapter 3, Site Design.

FENCING AND WALLS

Well-designed landscape screening, fences, and walls contribute to the beauty of the neighborhood, protect privacy, and allow wildlife movement (Figure 7.6). Screening plants, fences, and walls enhance design while harmonizing the overall character of the neighborhood. They should be an integral part of the project, not an afterthought.

Fences, walls, and gates should not inhibit the passage of wildlife. A high wall or fence in the front yard setback not only presents an unwelcoming feature to the neighborhood and blocks a garden viewscape, it also creates a canyon-like experience for passing motorists, bicyclists, and pedestrians. A wall or fence in the front yard setback should be limited to 3.5 feet in height and should be placed back several feet from the property line to maintain openness and to allow for on-street parking and pedestrian passage.

For specific guidance on fences and walls, including height limits and permitting requirements, please refer to the Zoning Ordinances.

Figure 7.6 – Example of Urban Grid-Appropriate Fencing (Lattice reduces vertical mass)

FENCING AND WALLS GUIDELINES

R7.23 Fences and walls are discouraged in the front yard setback. If walls or fences are used in the front yard, their height and length should be minimized and the setbacks should be adequate to allow ample room for on-street parking and pedestrian passage. Front yard walls and fences should be incorporated into a landscaping scheme that appears natural and that follows the terrain.

R7.24 Use earth tone colors and native or natural materials such as sandstone for walls.

R7.25 Where allowed, chain-link fencing should be coated with black, dark green, or brown vinyl to integrate with the surroundings. Soften the appearance and create privacy with landscaping rather than tarps, canvas, plastic slats, or other materials.

R7.26 Use fences that do not detract from public views and that promote the openness of streetscapes along public roads, near property lines, and at the rear of properties.

R7.27 Rural and Urban Areas: Fences and walls should be set back from the roadway to maintain the rural character of the area.

R7.28 Rural and Urban Areas: Long walls and fences should be designed to allow for wildlife passage, where feasible.

OUTDOOR LIGHTING

Outdoor lighting is often an integral part of a landscape plan and is used to cast light on pathways, architectural elements, specimen plantings, and driveways. Lighting can augment the character and safety of the community. Lighting fixtures should be compatible with the structures and the property. The use of outdoor lighting should be restrained and implemented in keeping with the light-sensitive character of Summerland (Figures 7.7 and 7.8).

For more information, see the Outdoor Lighting Regulations for the Summerland Community Plan Area in the Zoning Ordinances.

OUTDOOR LIGHTING GUIDELINES

R7.29 The amount of outdoor lighting should not be excessive. The amount should be reasonable and necessary.

R7.30 Outdoor lighting should not cause incident or ambient light to rise over or fall on off-site areas in ways or at times that impact the use and enjoyment of those areas.

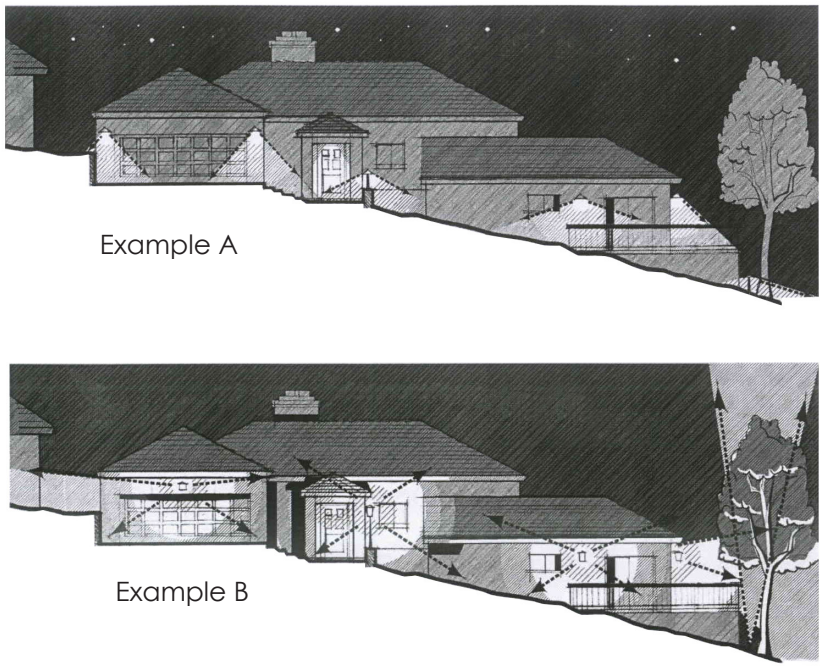

Figure 7.7 – Example A Uses Appropriate Outdoor Lighting Fixtures; Example B Uses Inappropriate Outdoor Lighting Fixtures

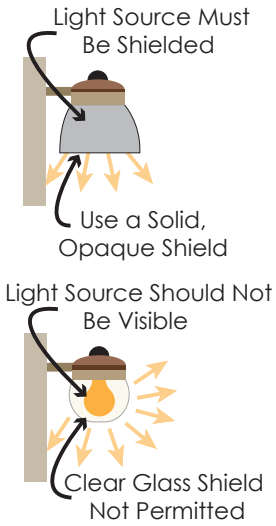

Figure 7.8 – Example of Shielded Outdoor Lighting Fixture

Summerland Design Guidelines Supplemental Materials

PART 1 GLOSSARY OF ARCHITECTURAL TERMS

Anodized aluminum: A harder, more durable aluminum.

Articulated: Changes in building surfaces through the use and manipulation of alternating planes, windows, arches, moldings, cornices, rooflines, and other architectural elements having joints or segments which add additional depth or height to a structure.

BAR Review:

> **Conceptual Review:** The first of three stages of review of a project conducted by the County Board of Architectural Review (BAR); because the project is still in the early stages of design development, this review provides the applicant and the BAR with an opportunity to informally discuss a project before it is submitted to the County for formal review and approval.
>
> **Preliminary Review:** The second of three stages of review of a project conducted by the County Board of Architectural Review (BAR); preliminary review and approval can occur once the applicant has submitted a development application or if the Department is processing an existing development application for the proposed project.
>
> **Final Review:** The last of three stages of review of a project conducted by the County Board of Architectural Review (BAR); final review and approval can occur upon submittal of completed working drawings (excluding electrical, plumbing, mechanical, and structural drawings, unless components of these plans would affect the exterior of the buildings), which must be in substantial conformance with the plans given preliminary approval.

Board-and-batten: Vertical plane siding with joints covered by narrow wood strips.

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

Column: A vertical round shaft that supports, or appears to support, a load.

Corbel: An architectural element that protrudes from within the wall surface to produce a bracket form; usually supports a weight.

Cornice: A projecting horizontal architectural element atop wall or roof trim.

Cantilever: A beam, girder, truss, or other structural member that projects above and beyond its supporting wall or beam.

Capital: The topmost architectural element of a column or pilaster; the part of a column or pilaster on which the load rests.

Eave: The edge of a roof that projects over the outside wall.

Exterior Lighting: Temporary or permanent outdoor lighting that causes light rays to shine outdoors. Indoor lights that are intended to light something outside are considered exterior lighting for the purpose of these guidelines.

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.

Fixtures: An item that is fixed or attached (as to a building) as a permanent appendage or as a structural part.

Flush: Being even with or in the same plane or line as.

Footprint: A term referring to the shape of an area within the perimeter of a floor plan.

Gable Roof: A ridged roof forming a gable at each end; a roof with a single peak.

Gable: The upper (usually triangular shaped) terminal part of a wall under the eave of a pitched roof.

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.

Human Scale: The size or proportion of a building element, space, or article of furniture relative to the structural or functional dimensions of the human body.

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.

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

Molding: A strip of material covering transitions between surfaces, such as that of floor to wall or wall to ceiling. Often used as a decorative element.

Parapet: A low wall at the edge of a roof, porch, or terrace.

Pitch: The degree of slope or inclination, as in steepness of a roof.

Pilaster: A column that is built into or applied to the face of a wall. Pilasters project out from the wall but are not free standing.

Porch: An exterior appendage to a building forming a covered approach or vestibule to a doorway.

Private Views: Views offsite from a particular property deemed valuable or visually pleasing by the property owner.

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

Renovation: The introduction of new elements to a building to replace older parts.

Sand-float finish: A rough plaster finish.

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

Slope: An inclined ground surface, the slope of which is expressed as a ratio of horizontal distance to vertical distance (rise over run); for example, a slope of two to one (2:1) indicates that for every two horizontal feet, the elevation of the ground surface changes by one foot.

Ship Lap: Wood siding made of overlapping wooden boards.

Soffit: The underside of any construction element or architectural element.

Solar tube: A cylinder-shaped skylight installed on a roof to provide natural daylight to a home or business. During daylight hours, often used in place of electrical lighting.

Stoop: A raised platform at the entrance of a house approached by steps and sometimes having a roof.

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

Topography: (1) The configuration of a surface, including its relief and the position of its natural and manmade features. (2) A rendering of the results of a topographical survey.

Windows:

Casement: A window with the sashes opening outward on vertical hinges.

Casing: Decorative trim encasing a window or door opening.

Divided Light: A method of constructing windows allowing light to project through separate panes.

Frame: The part of an encasement of an opening supporting a door or window; also, a method of building construction employing a skeletal system of several repetitive structural components, as in wood-frame or steel-frame, or the work of constructing such a system.

Glazing: Glass set in windows, skylights, or doors.

Head: The main horizontal element forming the top of the window frame.

Jamb: A part of the structural support of a window that is within the window framing. The jamb houses window rails, tracks, and latches.

Muntin: Any short or light bar, either vertical or horizontal, used to separate the glass in a sash into multiple lights; also called a windowpane divider or a grille.

Rail: The top and bottom horizontal elements of the framework of a window sash.

Sash: A fixed or moveable framework of a window or door in which panes of glass are set.

Sill: The horizontal member or ledge at the base of a window.

Transom: A rectangular window opening over a door or window.

PART 2 LIST OF NON-INVASIVE AND FIRE-RESISTANT PLANT SPECIES

Herbaceous Perennials, Shrubs, and Ground Covers

Botanical name	Common name
Achillea x 'Moonshine' [1]	Moonshine Fernleaf Yarrow
Achillea millefolium 'Lavender Deb' [12]	Lavender Deb Yarrow
Agapanthus africanus	Lily of the Nile
Agapanthus africanus 'Peter Pan'	Dwarf Lily of the Nile
Agapanthus campanulatus 'Headbourne Hybrids'	Bell Agapanthus
Ajuga reptans	Carpet Bugle
Aloe arborescens	Torch Aloe
Alstromeria x 'Little Eleanor'	Little Eleanor Dwarf Peruvian Lily
Amelanchier alnifolia	Serviceberry
Armeria alliacea	Sea Pink
Armeria maritima 'Bloodstone'	Bloodstone Thrift
Armeria maritima 'Cotton Tail'	Cotton Tail Thrift
Armeria setacea	Thrift
Artemisia x 'Silver Brocade' [1]	Seashore Artemisia
Aster novi-belgii 'Professor Kippenburg'	Professor Kippenberg Dwarf Aster
Asteriscus maritimus 'Compact Gold Coin' [1]	Compact Gold Coin Daisy
Bergenia crassifolia, B. cordifolia	Bergenia
Carpenteria californica	Bush Anemone
Ceanothus 'concha'	Wild Lilac
Ceanothus maritimus	Maritime Ceanothus
Chrysanthemum maximum	Shasta daisy
Cistus purpureus	Orchid Rockhorse
Convolvulus mauritanicus [1]	Ground Morning Glory
Coreopsis lanceolata	Coreopsis
Cornus stolonifera	Red-twig dogwood
Dietes spp.	Fortnight Lily
Eachscholzia californica [1]	California Poppy
Echeveria imbricate	Hens and Chicks
Echinacea purpurea	Purple coneflower
Eleagnus commutada	Silverberry
Erigeron kavinskianus	Fleabane, Santa Barbara daisy
Festuca glauca	Blue Fescue

1 Indicates drought resistant plant species
2 Indicates plant species native to Santa Barbara County

Botanical name (cont'd)	Common name (cont'd)
Fremontodendron californica [2]	Common Flannel Bush
Galium odoratum	Sweet Woodruff
Geranium x cantabrigense 'Biokovo'	Biokovo Cranesbill
Geranium cuinereum var. subcaulescense	Black Eye Magenta Cranesbill
Geranium x 'Johnson's Blue'	Johnsons Blue Cranesbil
Geranium x 'Pink Spice'	Pink Spice Cranesbill
Geranium sanguineum	Bloody Cranesbill
Geranium sanguineum 'Album'	White Cranesbill
Geranium sanguineum 'Striatum'	Striped Bloody Cranesbill
Guara lindheimeri [1]	Guara
Helianthemum nummalarium [1]	Sun Rose
Hemerocallis dwarf hybrids	Miniature Daylilies
Heuchera x brizoides 'Firefly'	Firefly Coral Bells
Heuchera maxima [2]	Island Alum Root
Heuchera maxima 'Palace Purple'	Palace Purple Coral Bells
Hosta spp.	All hostas.
Iris douglasiana [2]	Douglas iris
Iris innominata	Woodland Iris
Iris pumila	Miniature Bearded Iris
Kniphofia uvaria 'DWF'	Red-hot Poker, Torch-lily
Latana camara	Latana
Lavandula angustifolia	English Lavender
Lavandula dentata	French Lavender
Limonium perezii	Statice, Sea Lavender
Limonium californica [2]	California Sealavender, Marsh Rosemary
Liriope muscari 'Lilac Beauty'	Lilac Beauty Lilyturf
Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf
Liriope muscari 'White'	White Lilyturf
Liriope spicata 'Silver Dragon'	Silver Dragon Lilyturf
Lonicera nitida	Boxwood Honeysuckle
Mahonia repens	Creeping mahonia
Mimulus longiflorus	Monkey Flower
Oenothera berlandieri [1]	Mexican Evening Primrose
Oenothera californica [2]	California Primrose

Botanical name (cont'd)	Common name (cont'd)
Ophiopogon japonicus	Mondo Grass
Ophiopogon japonicus	Dwarf Mondo Grass
Pachysandra terminalis 'Green Sheen'	Japanese Spurge
Penstemon heterophyllus [1]	Foothill Penstemon
Phlox divericata 'Louisiana'	Sweet William Phlox
Phlox gracilis [2]	Beggar's Gilia, Slender Phlox
Phlox stolonifera 'Pink Ridge'	Pink Ridge Creeping Phlox
Phlox subulata 'Candy Stripe'	Candy Stripe Creeping Phlox
Phlox subulata 'Emerald Blue'	Emerald Blue Creping Phlox
Phlox subulata 'Red Wings'	Red Wings Creeping Phlox
Phylla nodiflora	Lippia
Polemonium	Jacob's Ladder
Polystichum munitum [2]	Sword Fern
Potentilla fruticosa	Potentilla
Prunus tomentosa	Nanking cherry
Rhamnus californica [2]	Coffee Berry
Rhododendron	Azalea
Rhus integrifolia [2]	Lemonade berry
Ribes sanguineum [2]	Pink Winter Currant, Red Flowering Currant
Ribes viburnifolium	Catalina Perfume, Evergreen Currant
Rosa californica [2]	California Wild Rose
Rosa floribunda	Rose
Rosmarinus officinalis	Tuscan blue Rosemary
Rubus pentalobus	Creeping Raspberry
Rudbeckia fulgida	Black-eyed Susan
Salvia chamaedryoides	Sage
Salvia nemorosa 'East Friesland' [1]	Fast Friesland Sage
Salvia sonomensis [1, 2]	Creeping Sage
Santolina chamaecyparissus [1]	Lavender Cotton
Santolina virens	Green santolina
Sedum spurium 'Bronze Carpet'	Bronze Carpet Stonecrop
Sedum spurium 'Red Carpet'	Red Carpet Stonecrop
Sedum x 'Vera Jameson'	Vera Jameson Sedum
Solanum jasminoides	Potato Vine

Botanical name (cont'd)	Common name (cont'd)
Spirea bulmalda	Spirea
Stachys byzantina	Lamb's Ear
Tecomaria capensis	Cape Honeysuckle
Teucruim chamuedrys	Germander
Thymus serpyllum	Thyme
Thymus vulgaris	Common Thyme
Thymus vulgaris 'Argenteus'	Silver Thyme
Tulbaghia violacea	Society Garlic
Tulbaghia violacea 'Tricolor'	Tricolor Society Garlic
Verbena peruviana hybrids	Creeping Verbena
Viburnum lantago	Viburnum
Vinca minor 'Atropurpurea'	Wine Periwinkle
Vinca minor 'Bowles' Variety'	Bowles' Common Periwinkle
Vinca minor 'Green Carpet'	Green Carpet Common Periwinkle
Vinca minor 'Jekyll's White'	Jekyll's White Periwinkle
Vinca minor 'Variegata'	Variegated Common Periwinkle
Zauschneria californica [1]	California Fuschsia

Sources:

California Forest Stewardship Program. http://www.ceres.ca.gov/foreststeward/
California Native Plant Exchange. http://www.cnplx.info/nplx/cprofile?cc=SBA
City of Santa Barbara Fire Prevention Bureau. http://www.santabarbaraca.gov/Government/Departments/Fire/FirePreventionBureau.htm
MO Plants. http://www.moplants.com/archives/firewise_landscape_plants.php
University of California Cooperative Extension Master Gardeners Fire Information. http://cesantabarbara.ucanr.edu/Fire_Information/

Botanical name	Common name
Acer macrophyllum (40-100 ft) [2]	Big-leafed maple
Arctostaphylos hookeri [1]	Monterey Manzanita
Arctostaphylos uva-ursi 'Vancouver Jade' [1]	Vancouver Jade Kinnikinick
Arctostaphylos uva-ursi 'Wood's Compact' [1]	Wood's Compact Kinnikinick
Baccharis pilularis 'Twin Peaks' [1, 2]	Dwarf Coyote Bush
Betula Papyrifera (70-80 ft)	Birch
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Barberry
Berberis thunbergii 'Kobold'	Kobold Japanese Barberry
Carissa macrocarpa 'Tomlinson'	Tomlinson Natal Plum
Ceanothus griseus horizontalis [1, 2]	Carmel Creeper California Lilac
Ceratonia siliqua (50-55 ft)	Carob
Cercis occidentalis (7-20 ft)	Western Redbud
Cotoneaster dammeri 'Moner'	Canadian Creeper Cotoneaster
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster
Cotoneaster dammer 'Eichholz'	Eicholz Cotoneaster
Cotoneaster dammeri 'Streibs Findling'	Streibs Findling Cotoneaster
Cotoneaster horizontalis perpusillus	Ground Cotoneaster
Cotoneaster microphyllus thymifolius	Thyme Rockspray Cotoneaster
Euonymus fortunei 'Coloratus'	Purpleleaaf Euonymus
Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus
Euonymus japonicus 'Microphyllus Varieg.'	Variegated Boxleaf Euonymus
Gardenia jasminoides 'Radicans'	Miniature Gardenia
Gardenia jasminoides 'White Gem'	White Gem Gardenia
Gaultheria shallon [2]	Lemon Leaf, Sallal
Geijera parviflora (30-35 ft)	Australian Willow
Larix russica (30-90 ft)	Larch
Lavandula multifida [1]	Fern-leaf Lavender
Lavandula stoechas 'Otto Quast' [1]	Otto Quast Lavender
Malus (12-40 ft)	Apple and Crabapple
Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo
Populus tremuloides (30-40 ft) [2]	Quaking Aspen
Potentilla fruticosa 'Monsidh'	Frosty Potentilla
Prunus maackii (30-40 ft)	Amur Chokecherry

Botanical name (cont'd)	Common name (cont'd)
Prunus floribunda 'Robinson'	Flowering Cherry
Prunus triloba (10-12 ft)	Flowering Almond
Rhus lancea (15-30 ft)	African Sumac
Rosmarinus officinalis [1]	Huntington Carpet Rosemary
Rosmarinus officinalis 'Prostratus' [1]	Creeping Rosemary
Schinus terebinthifolia (10-30 ft)	Brazilian Pepper
Sorbus aucuparia (20-40 ft)	Mountain Ash
Syringa reticulate (20-30 ft)	Japanese Tree Lilac

Sources:

California Forest Stewardship Program. http://www.ceres.ca.gov/foreststeward/
California Native Plant Exchange. http://www.cnplx.info/nplx/cprofile?cc=SBA
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MO Plants. http://www.moplants.com/archives/firewise_landscape_plants.php
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PART 3 LIST OF NATIVE ALTERNATIVES TO WEEDY EXOTIC PLANTS

TREES

Weedy Exotic Plant	Native Alternative(s)
Green wattle (Acacia mearnsii = A. decurrens ssp. mollis)	Santa Cruz Island Ironwood (Lyonothamnus floribundus ssp. aspleniifolius Bishop pine (Pinus muricata) Oaks (Quercus species) California bay (Umbellularia californica)
Blue gum (Eucalyptus globulus)	Santa Cruz Island Ironwood (Lyonothamnus floribundus ssp. aspleniifolius) Torrey pine (Pinus torreyana), Gray pine (P. sabiniana) Western sycamore (Platanus racemosa) Oaks (Quercus engelmannii, Q. douglasii) California bay (Umbellularia californica)
London plane tree (Platanus X acerifolia)	Bigleaf maple (Acer macrophyllum) White alder (Alnus rhombifolia) Western sycamore (Platanus racemosa) Fremont cottonwood (Populus fremontii)
Peruvian Pepper (Schinus molle)	Desert willow (Chilopsis linearis) Toyon (Heteromeles arbutifolia)—can become a multi-trunked tree Santa Cruz Island ironwood (Lyonothamnus floribundus ssp. aspleniifolius) Oak species (Quercus agrifolia ,Q. engelmannii, Q. lobata) California bay (Umbellularia californica)

SHRUBS

Weedy Exotic Plant	Native Alternative(s)
Golden Wattle (Acacia longifolia = A. latifolia)	Quail brush (Atriplex lentiformis breweri) Mule fat (Baccharis salicifolia [syn. B. glutinosa]) Bush sunflower (Encelia californica) Bladderpod (Isomeris arborea) Bush lupine (Lupinus chamissonis, L. arboreus) Arroyo willow (Salix lasiolepis)
Spanish broom (Spartium junceum) and French broom (Genista monspessulana)	Bladderpod (Isomeris arborea) Bush poppy (Dendromecon rigida, D. harfordii) Bush lupine (Lupinus arboreus, L. albifrons)
Myoporum (Myoporum laetum)	Toyon (Heteromeles arbutifolia) California wax-myrtle (Myrica californica) Holly-leaved cherry (Prunus ilicifolia) Coffeeberry (Rhamnus californica) Lemonade berry (Rhus integrifolia)
Tree tobacco (Nicotiana glauca)	Bush poppy (Dendromecon rigida, D. harfordii) Bladderpod (Isomeris arborea)
Victorian box (Pittosporum undulatum)	Toyon (Heteromeles arbutifolia) Laurel sumac (Malosma laurina) California wax myrtle (Myrica californica) Holly-leaved cherry (Prunus ilicifolia) Lemonade berry (Rhus integrifolia) Sugar bush (Rhus ovata) California bay (Umbellularia californica)

Grasses

Weedy Exotic Plant	Native Alternative(s)
Fountain grass (Pennisetum setaceum)	Purple three-awn (Aristida purpurea) Silver beardgrass (Bothriochloa barbinodis) San Diego sedge (Carex spissa) California fescue (Festuca californica) Deer Grass (Muhlenbergia rigens) Alkali sacaton (Sporobolus airoides)
Pampas grass (Cortaderia selloana and C. jubata)	Silver beardgrass (Bothriochloa barbinodis) Spiny rush (Juncus acutus ssp. leopoldii) Giant wild rye (Leymus condensatus) Leymus condensatus 'Canyon Prince', a blue-leaved form introduced by SBBG Deer Grass (Muhlenbergia rigens) Parry's nolina (Nolina parryi)

Herbaceous Perennials

Weedy Exotic Plant	Native Alternative(s)
Statice (Limonium species)	Seaside daisy (Erigeron glaucus and cultivars) Coyote mint (Monardella villosa, M. linoides) Beardtongue (Penstemon heterophyllus, P. spectabilis) Salvia 'Dara's Choice' Lilac verbena (Verbena lilacina)

Ground Covers

Weedy Exotic Plant	Native Alternative(s)
English ivy (Hedera helix), Algerian ivy (Hedera canariensis), Periwinkle (Vinca major), and German ivy (Delairea odorata)	Groundcover manzanitas (Arctostaphylos species and cultivars) Dwarf coyote brush (Baccharis pilularis ssp. pilularis) Groundcover barberries (Berberis repens or B. aquifolium 'Compacta') Sedges (Carex pansa, C. praegracilis, C. subfusca) Strawberry (Fragaria vesca ssp. californica and F. chiloensis) Poverty weed (Iva hayesiana) Evergreen currant (Ribes viburnifolium) Yerba Buena (Satureja douglasii) Snowberry (Symphoricarpos mollis) California grape (Vitis californica)—allowed to sprawl as a groundcover
Iceplant, hottentot fig (Carpobrotus edulis)	Yarrow (Achillea millefolium)—this can be mowed as a turf substitute Sandhill sagebrush (Artemisia pycnocephala) Morning-glory (Calystegia macrostegia) Groundcover ceanothus (Ceanothus species and cultivars) Live-forevers (Dudleya species) Seaside golden yarrow (Eriophyllum staechadifolium) Beach strawberry (Fragaria chiloensis) Spreading gum plant (Grindelia stricta var. platyphylla) Dune tansy (Tanacetum camphoratum)

Sources:

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PART 4 LIST OF UNDESIRABLE PLANTS

Flammable Landscaping Plants to Avoid

Certain plants are undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties would include large amounts of dead material retained within the plant, rough or peeling bark, and the production of profuse amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious as species containing these volatile substances.

Plants with these characteristics should not be planted in high fire hazard areas. The following list of plants shall be avoided in landscape plans for new development:

Botanical name	Common name
Acacia species	Acacias
Casuarina species	Beefwood
Cortaderia	Pampas Grass
Cupressus	Cypress
Eucalyptus	Eucalyptus
Juniperus species	Juniper (except species that grow less than 1 ft)
Melaleuca	Paperbark tree
Olneya tesota	Iron Wood
Pennisetum	Fountain Grass
Pinus species	Pine
Schinus molle	California Pepper Tree

PART 5 GREEN BUILDING DESIGN

As a primarily south-facing community, Summerland has the opportunity to take advantage of solar energy and other green technologies. Towards that end and to the extent feasible, new construction should incorporate green building features and site placement techniques such as:

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

Resources

Built Green Santa Barbara http://www.builtgreensb.org/home.html/

US Green Building Council http://www.usgbc.org/

Global Green USA http://www.globalgreen.org/

Innovative Building Review Program (IBRP)

The County's Innovative Building Review Program (IBRP) is a free program that can benefit the construction and operation of development in a number of ways, including energy efficiency and marketability. The IBRP team is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials. These professionals have a vast amount of knowledge and an interest in innovative, energy-efficient developments.

The IBRP provides incentives to participants that reach one of three target levels. Various incentives are available depending on the target level a project reaches. To reach a target, the project must exceed Title 24 (California Energy Efficiency Standards) by a certain percentage 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 a list of a number of energy-efficient features from which a developer can choose; each feature is assigned a point. The point total and the percentage improvement above Title 24 requirements are used to determine the target achieved.

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

PART 6 HISTORIC STRUCTURES SUPPLEMENT

Structures or sites that played an important role in the development of an area or community are important resources which provide a tangible link to history. Many communities throughout the United States have goals, policies, and other requirements that deal with the preservation of these types of structures and sites. The Summerland Community Plan was adopted in 1992 and contains the following policies and action items addressing preservation:

> *Policy HA-S-1: Significant cultural, archaeological, and historical resources in the Summerland area shall be protected and preserved.*

> *Action HA-S-1.2: Appropriate preservation and restoration/renovation measures shall be implemented to ensure that adverse impacts to significant historical resources are avoided except where they would preclude reasonable development on a parcel.*

The County's regulations supplement the California Environmental Quality Act (CEQA), which is used to evaluate the effect of development on the environment. A Historical Resource meets the definition found in CEQA Guidelines Section 21084.1 as:

- A resource listed in, or determined eligible for listing in, the California Register of Historical Resources;
- Properties listed in an adopted local historic register (the term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance); or
- Resources identified as significant in an historical resource survey, meeting certain criteria.

Properties which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. CEQA states that a resource may be considered a Historical Resource if it meets the following criteria for listing on the California Register of Historical Resources:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in the past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

The County's policies in combination with the intent of CEQA set the framework for early evaluation of sites and structures prior to considering redevelopment and additions to existing structures. The State of California and Santa Barbara County find that it is important to retain those structures that act as a link to our past and establish and define the character of a community or area.

How Does This Apply To Development?

This applies to those considering demolition and additions to existing structures over 50 years of age. It is important to determine if your property needs further review as this will impact the design and scope of a project. If your structure is over 50 years of age, you should consult with the County of Santa Barbara Planning and Development counter to gather additional information regarding your property.

What Happens If My Property Is Considered A Potential Resource?

Additions and alterations may occur as long as they do not result in a significant impact to the resource. Changes to existing structures are considered significant when they result in a significant effect on the environment, which means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

CEQA further states that the significance of an impact may be reduced to a "less than significant level" if the project follows the Federally Adopted Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

What Are The Secretary Of The Interior Guidelines?

The guidelines are general in nature and are intended to assist in the application of the Secretary of the Interior Standards. They provide general guidelines that, with consultation with a qualified professional, help to determine character-defining features of the structure and the appropriate method to retain these existing features and allow for additions consistent with the Secretary of the Interior Guidelines.

What Are Character-Defining Features?

Character-defining features are elements that convey a sense of time and place. Examples of these types of features include the following:

- A building's location and orientation on the site;
- Relationship to adjacent buildings or placement in a grouping of buildings;
- Overall form of the building; and
- Materials, craftsmanship, and decorative details

Additions and alterations should avoid removing or altering character-defining features of a building, especially those that are visible from the street or public way. When proposing to alter or add to an historic building, use the following guidelines to ensure that the character-defining features are maintained. The measures described below are based on the "Secretary of the Interior's Standards for the Treatment of Historic Properties," the standards used for the review of alterations to landmarks and buildings in historic districts.

Building Form And Materials

- The historic building form should be preserved by retaining the existing height, width, and architectural elements. If a building has a gabled roof, it should not be changed to a flat roof. Set additions back from the front façade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.
- Do not alter a building in such a way that implies an inappropriate historic period. For example, adding Victorian style gingerbread to a Monterey Style house would be inappropriate.
- Design the materials, detailing, and form of an addition to be compatible with the historic building. However, it should be clearly distinguished from the original building so it can be understood as a more recent change. If possible, construct new additions so that if the addition is removed in the future, the form of the historic building is unimpaired.
- Maintain the historic finishes of exterior materials. If a wood sided building was originally painted, it should remain painted and not be stained. Masonry that is not painted should remain unpainted.

Building Components

- Avoid adding materials or features that were not historically found on the building. For example, if a property never had a bay window, adding one may affect the architectural character of the property.
- Whenever possible, repair damaged and deteriorated building components. A building's original materials are essential to its historic integrity. Replace only those materials or components that cannot be repaired. Use the same kind of materials and match the detailing of the deteriorated feature. If a substitute material must be used, match the appearance of the original material as much as possible.
- If an element is missing, replace it based on physical documentation or photographic evidence, if available. In some cases, it may be acceptable to copy a component from a similar building found in the neighborhood.
- Preserve historic landscape features, such as fences.
- Removal of non-historic building materials and additions is encouraged.

Windows

- Keep windows in their original location. Do not change the size and shape of window openings. Avoid adding new windows to the primary façade. Maintain the material, style, trim, and functional features of windows. If window replacement is necessary, replace only those windows that are deteriorated and cannot be repaired.
- Match the replacement windows to the material and design of the historic windows. If the original windows are missing, property owners are encouraged to use new windows that most closely match the size, design, type, and material that would have been used historically.

How Do I Get More Information On Historic Preservation With The County Of Santa Barbara?

The Historic Landmarks Advisory Commission (HLAC) is an advisory body appointed by the Board of Supervisors. The purpose of this commission is to promote the economic welfare and prosperity of the County by preserving and protecting those places, sites, buildings, structures, works of art, and other objects having a special historic or aesthetic character or interest, for the use, education, and view of the general public. For further information regarding the HLAC, contact the County Planning and Development Department, HLAC Secretary, or visit the website at:

http://sbcountyplanning.org/boards/hlac

PART 7 STORY POLE INSTALLATION