

## ATTACHMENT L

### DevStd LUT-SYV-5.2

It is the intent of the following standards to preserve, and where possible enhance, the public viewshed in community gateways while allowing for pedestrian-oriented mixed use and commercial development to occur on parcels zoned C-2 or C-2/MU in an architectural vernacular compatible with the established Township.

- a. New structural development on parcels along ~~both sides of~~ Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

In the interest of good design, reduced setbacks ~~are~~ may be warranted. Reductions in setback ~~can~~ may be allowed if it can be demonstrated to the Board of Architectural Review and/or Review Authority that a development project meets all of the following standards:

1. Compliance with all applicable visual resource policies and standards.
2. Project's architectural and landscape design minimizes impacts to public views.
3. Encroachments are screened from public view utilizing landscaping. Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community.
4. Structures fronting on other streets, but visible from the highway, must not present a blank facade for public view; i.e., must possess enhanced design features on all visible sides. Examples of enhanced design features include articulation of wall planes, varied rooflines and roof pitches, as well as varied building heights and details consistent with the local architectural vernacular.

- b. New structural development on parcels along ~~both sides of~~ Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos shall be set back a minimum of 35 feet from the edge of the highway right of way unless it precludes reasonable development.

In the interest of good design, reduced setbacks may be warranted. Reductions in setback may be allowed by the Board of Architectural Review and/or Review Authority ~~may~~ approve reduced setbacks.

DevStd LUT-SYV-5.3: New development on parcels along ~~both sides of~~ Highway 246 between Meadowvale Road and Cuesta Street in the Santa Ynez Township and along ~~both sides of~~ Highway 154 between Foxen Canyon Road and Alamo Pintado Avenue in Los Olivos shall provide and maintain a landscape buffer area 30 feet in width from the edge of the Highway 246 and Highway 154 rights-of-way. Due to the width of Railway Avenue and the abandoned railroad right-of-way in Los Olivos, property abutting Railway Avenue shall have a buffer area

of 20 feet in width from the edge of the Highway 154 right-of-way. Landscaping shall be with drought tolerant, native species and include at least one native oak tree for every 30 feet of Highway frontage, unless it precludes reasonable development. Reductions in buffer areas may be allowed by the Board of Architectural Review and/or Review Authority.