ATTACHMENT 11: Mission Canyon Residential Design Guidelines

The Mission Canyon Residential Design Guidelines was transmitted to the Board of Supervisors under separate cover.

The document is available at:
http://longrange.sbcountyplanning.org/planareas/mission_canyon/missioncanyon.php

Mission Canyon Residential Design Guidelines

December 2013 Final Draft

Prepared by:
County of Santa Barbara
Planning and Development
Long Range Planning Division
Adopted (INSERT DATE HERE)

Adopted by Santa Barbara Board of Supervisors in XXXXX, 2014

Board of Supervisors

Salud Carbajal, 1st District
Janet Wolf, 2nd District
Doreen Farr, 3rd District
Peter Adam, 4th District
Steve Lavagnino, 5th District

Planning Commission

C. Michael Cooney, 1st District
Cecilia Brown, 2nd District
Joan Hartmann, 3rd District
Larry Ferini, 4th District
Daniel Blough, 5th District

Mission Canyon Planning Advisory Committee

Ann Cavalli
Jennifer Cushnie
Amanda DeLucia [former member]
Suzanne Foley [former member]
Jacqueline Hynes
Elizabeth Keate
Bill Koonce [former member]
Barbara Lindemann
Randy Reetz, Vice Chairperson
Ray Smith, Chairperson
Kevin Snow

Project Staff

Glenn Russell, Ph.D., Director, Planning and Development
Dianne Black, Assistant Director, Planning and Development
Jeffrey Hunt, AICP, Deputy Director, Planning and Development, Long Range Planning Division
Allen Bell, Supervising Planner, Planning and Development, Long Range Planning Division
Rosie Dyste, Senior Planner, Planning and Development, Long Range Planning Division

Acknowledgments

Bay Area Stormwater Management Agencies Association, Start at the Source Design Guidance Manual for Stormwater Quality Protection, 1999.

California Department of Forestry and Fire Protection, General Guidelines for Creating Defensible Space, 2006.

California Fire Safe Council & State Farm Insurance, Living with Wildfire: A Guide for Homeowners in Santa Barbara County, no date.

City of Carpinteria, California, Residential Design Guidelines - Sub Area 3, no date.

City of San Mateo, California, R-1 Single Family Design Guidelines, 2001.

City of Santa Barbara, California, Updated Single Family Residence Design Guidelines, May 2007.

City of Santa Monica, California, Green Building Program, no date.

County of Marin, California, Single Family Residential Design Guidelines, 2005.

County of San Mateo, California, Standards for Design for One-Family and Two-Family Residential Development in the Midcoast, 2004.

County of Santa Barbara, California, Eastern Goleta Valley Residential Design Guidelines, 2006.

Table of Contents

1. Introduction

Mission Canyon (Figure 1), with its natural environment, historical context, and mix of neighborhood identities, offers a unique living experience in a setting that is not patterned after a typical urban or suburban residential subdivision. From this basic concept, these Mission Canyon Residential Design Guidelines (Design Guidelines) have been developed to assist designers, builders, and owners of residential improvements in Mission Canyon from the initial planning stage to the final submittal of plans for County of Santa Barbara (County) approval. Careful design considerations, coordinated with fire-safe practices, will encourage projects that are harmonious with the existing character of Mission Canyon, that minimize neighbor conflict, and that enhance property values.

Because much of Mission Canyon is already developed, residential development will generally fall into one of three categories: development of constrained parcels using innovative engineering and design techniques, development of more remote parcels in upper Mission Canyon, and remodels, additions, or replacement of existing homes for functional or aesthetic purposes or after a catastrophic event, such as fire. The Design Guidelines provide a framework for staff, Santa Barbara County Board of Architectural Review (BAR), and other decision-makers to evaluate development proposals.

Mission Canyon residents have expressed a desire that new development incorporate sound environmental principles, including mindfulness of solar access and protection of watersheds. Green design guidelines, which are woven throughout this document, provide homeowners, designers, and builders with guidance on the ways that buildings, site development, and landscaping can effectively provide for better health and ecological performance. Green design guidelines are most helpful during the conceptual and schematic stages of design when decisions have the greatest effect.

Green design practices place a high priority on health, environmental protection, and resource conservation. Green design is a whole-systems approach to the design and construction of buildings, site development, and landscaping that emphasizes resource and energy efficiency, use of renewable energy resources and building materials, and healthy living environments for humans and wildlife. This approach benefits both builders and homeowners by reducing resource consumption, increasing livability, and reducing the cost of operation and maintenance of homes and property. For these reasons, property owners are encouraged to incorporate green materials and techniques into the design of residential projects.

The Design Guidelines are intended to preserve the characteristics that residents have come to value, while also allowing for flexibility in design of new and remodeled homes that reflect an eclectic tradition. While many of Mission Canyon's characteristics (narrow roads, lush landscaping, hillside development, etc.) contribute to its positive ambiance, these same characteristics create health and safety concerns due to high fire hazards, constrained traffic flow, and wastewater disposal problems. The need to balance this dichotomy is a central theme of these guidelines.

Purpose of the Mission Canyon Residential Design Guidelines

1. To provide reasonable, practical, and objective guidance to assist homeowners, developers, and designers in identifying the components that define the character of a neighborhood by using this information when designing new or remodeled homes;
2. To guide, educate, and motivate homeowners, developers, and designers to create projects that contribute to community design objectives; and
3. To provide the tools needed for staff, BAR, other decision-makers, and the community to properly evaluate development proposals based upon the following goals:
   - Preserve and enhance the existing Mission Canyon environment and those areas of special beauty, history, or interest.
   - Encourage high standards of architectural and landscape design.
   - Promote neighborhood compatibility.

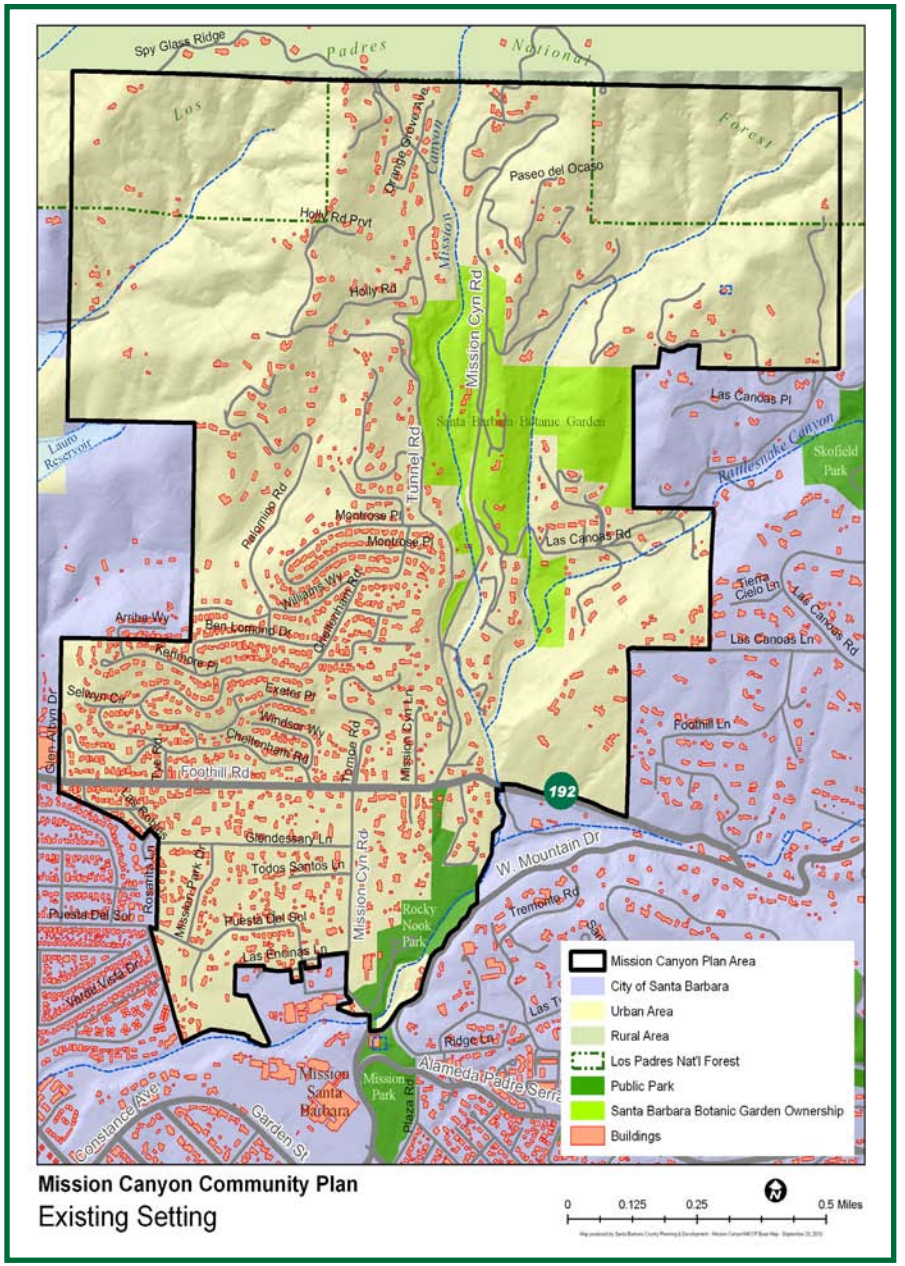


Figure 1

- Protect public viewsheds and encourage neighbors to be considerate of private views.
- Respect the privacy of immediate neighbors.
- Ensure that grading is appropriate to the site and does not result in erosion and long-term scarring of the landscape.
- Preserve and protect native and aesthetically valuable vegetation and wildlife.
- Minimize loss in a wildfire.
- Promote sustainable design practices and energy conservation.

Legal Authority

Design guidelines are typically adopted by the County Board of Supervisors by resolution and are referenced in the County's Land Use & Development Code (LUDC). 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 land use permit applications in Mission Canyon.

Additional Standards and Other Review Criteria

Mission Canyon Community Plan

The Mission Canyon Community Plan is a land use planning document adopted by the County Board of Supervisors to guide future development. Decision-makers must make findings that projects are consistent with the Mission Canyon Community Plan.

Special Problems Area

In 1978, Mission Canyon was designated by the Board of Supervisors as a "Special Problems Area" because it had existing or anticipated and unique problems pertaining to flooding, drainage, soils, geology, access, sewage disposal, water supply, location, or elevation which could impact public health, safety, and welfare. A Special Problems Committee (Committee) gives all projects an initial review. This Committee is composed of members from Public Works Flood Control and Transportation Divisions, Planning and Development/Grading, Environmental Health Services, and the County Fire Department. The Committee may impose reasonable conditions to prevent or mitigate potential problems and communicates its findings in writing to the applicant's assigned planner.

Overlay Zones

Overlay zones provide additional standards to protect sensitive resources, ensure reasonable development, and to promote public health, safety, and welfare. Mission Canyon has five distinct overlay zones, the first three of which are shown on Figure 2.

- The Design Control (D) Overlay Zone authorizes BAR design review of new or altered structures within Mission Canyon;[1]
- The Flood Hazard Area (FA) Overlay Zone (along Rattlesnake Creek) alerts planners, property owners, and developers regarding flood hazards within the 100-year floodplain;
- The Scenic Buffer Land Use Overlay along Mission and Rattlesnake Creeks serves to preserve the scenic elements within these riparian corridors;[2]
- The Environmentally Sensitive Habitat Area (ESH-MC) Overlay Zone protects and preserves specified areas in which plant or animal species or their habitats are either rare, especially valuable because of their role in the ecosystem, and that could be easily disturbed or degraded by human activities and developments;
- The Scenic Corridor - Mission Canyon (SC-MC) Overlay Zone recognizes and protects the gateway entrance of Mission Canyon and applies to lots adjacent to Mission Canyon Road from Rocky Nook Park to the Mission Canyon Road/Foothill Road intersection; and
- Refer to the Mission Canyon Community Plan for a depiction of the ESH-MC and SC-MC overlay zones.

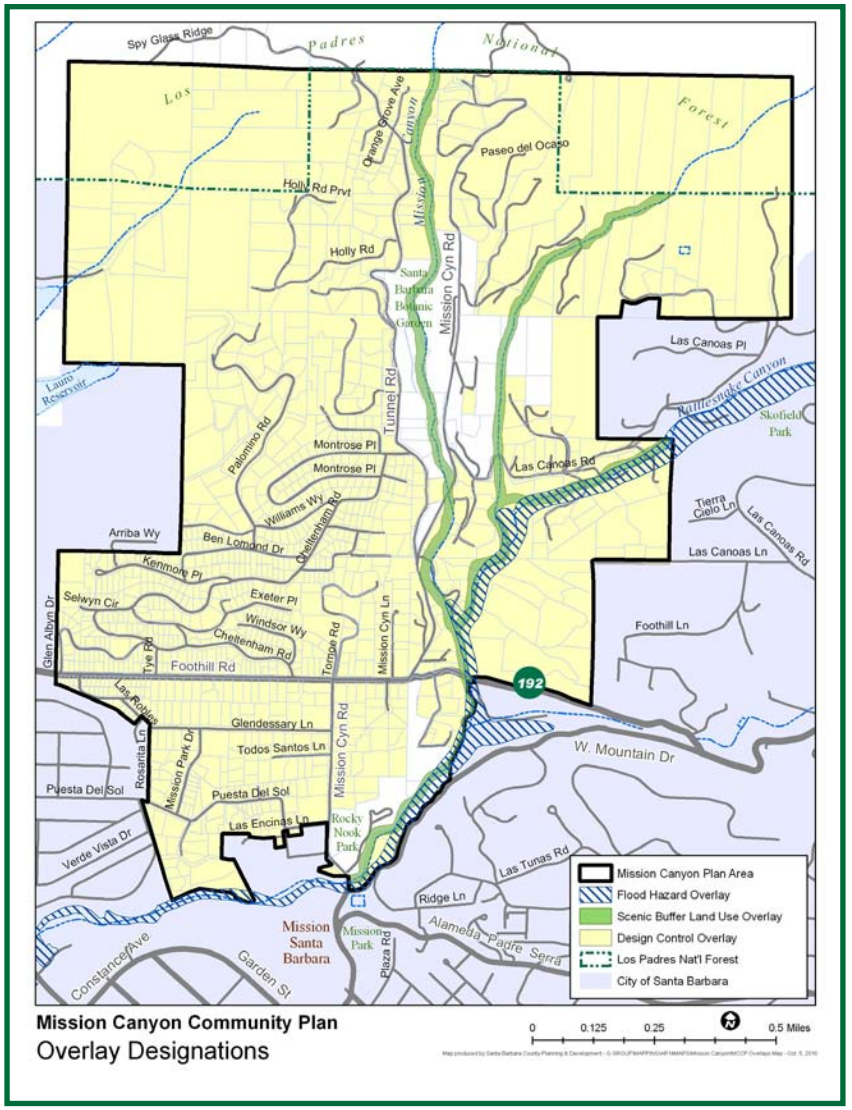


Figure 2

1 The D overlay was not applied to recreation zoned parcels because the BAR already reviews structures on those parcels as part of development plan review required in this zone. Additionally, LUDC Section 35.20.040 exempts certain structures from design review.

2 Santa Barbara County Land Use Element (adopted 1980, amended 2011).

Resource Management

The LUDC contains several resource management standards applicable to Mission Canyon. 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 of, or mitigation to, impacts on archaeological or other cultural sites.

High Fire Hazard Standards

With the exception of a few parcels south of Foothill Road, Mission Canyon is designated by the State of California as a Very High Fire Hazard Severity Zone. The County designated all of Mission Canyon as a High Fire Hazard Area for the purpose of designating where the Wildland-Urban Interface Fire Area Building Standards[3] apply to new and remodeled buildings. The County Fire Department, as part of the Special Problems Committee, reviews permit applications and applies development standards on a case-by-case basis depending on the type of project and where it is located. These include fire hydrant spacing, automatic fire sprinkler systems, vegetation management plans, and standards for private roads and driveways.

Innovative Building Review Program (IBRP)

Mission Canyon resident's are encouraged to incorporate green building techniques into their projects. The County's Innovative Building Review Program (IBRP) offers a number of methods which can benefit the construction and operation of development and increase a project's energy efficiency and marketability. The IBRP advisory committee is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials with a vast amount of knowledge and interest in innovative, energy-efficient developments.

The IBRP provides a number of incentives for participants whose project design reaches one of three target levels set by the County. To reach a target level, a project must exceed California Energy Efficiency Standards (California Code of Regulations, Title 24) by a certain percent and must include additional energy-efficient features outside the purview of Title 24 (e.g., recycled building materials, drought-tolerant or native plants, alternative energy systems). These potential additional features are assigned point(s) and are listed on an Energy-Efficient Menu. The target level attained by a project is determined based upon its percent improvement on Title 24 plus the point total that it earned through its additional features. One incentive that is awarded involves an expedited plan check through the Building and Safety Division. Another incentive is a 50% reduction on the energy plan check fee. Other incentives are available depending on the target level.

3 These are fire-related building code regulations that require ignition-resistant construction standards.

City of Santa Barbara

The City of Santa Barbara presently provides sewer service to portions of Mission Canyon under a Joint Powers Agreement. The City also provides water to all Mission Canyon residents and responds to police and fire emergencies. The City has a "sphere of influence" over the Mission Canyon Plan Area amounting to "a plan for the probable physical boundaries and service area of a local agency."[4]

Within the City of Santa Barbara, all property within 1,000 feet of the El Pueblo Viejo Landmark District (Part II, around Mission Santa Barbara) is identified as the Mission Area Special Design District, and applications for building permits to construct, alter, or add to the exterior of a single family residential unit or a related accessory structure are referred for design review to the City's Single Family Design Board.[5] Design review for projects within the adjacent Mission Canyon Scenic Corridor Overlay Zone considers the context of the historic setting, including the Mission Area Special Design District.

Applicability and Use of the Guidelines

These guidelines apply to all new residential structures, including additions, with a few exceptions as listed in the LUDC.[6] While these guidelines apply to all new structures, in certain instances unusual project characteristics such as lot shape or neighborhood character make strict adherence to these guidelines unworkable. The BAR may then suggest alternative design solutions that more fully integrate the project into the neighborhood.

Organization of the Guidelines

Introductory paragraphs describe the topic, while numbered guidelines in boxes and sketches or photographs provide concise direction for project design. To clarify meaning, some sketches and photographs highlight both good and bad examples of design. The BAR and staff will reference numbered guidelines in their findings and recommendations. Supplemental Section 9 provides firewise plant lists and a glossary.

Good Neighbor Practices (page 9) provide suggestions for project applicants, designers, and Mission Canyon residents for maintaining good neighbor relations. The BAR looks for general compliance with Good Neighbor Practices when reviewing a project.

---

4 California Government Code Section 56076.
5 City of Santa Barbara Zoning Ordinance Section 22.68.060 and 22.69.020.
6 LUDC Section 35.82.070 (C).

Land Use Permit and Review Process

Optional Review

Prior to application submittal to the County, applicants are highly encouraged to seek professional review and comment on the project while at the conceptual stage. Options include:

- A conference with a planner (planner consultation) to discuss elements or features that may generate questions, such as overlay or "designation" areas that have stricter standards, zoning issues, and the paperwork needed to complete the application. A nominal fee is required, but the information received may prove valuable in the long run.

- Conceptual review by the BAR to informally discuss the project's concept or theme. This enables design modifications at an early stage, and may smooth the way through the BAR approval process.

- Review and comment by the Mission Canyon Association Architectural and Development Review Committee, known as the Architectural Board of Review (ABR). This is an opportunity to present conceptual plans at an early stage to design professionals and neighbors. It is a valuable, low-cost opportunity to discuss potential problems and identify solutions before formally initiating the County's design review process.

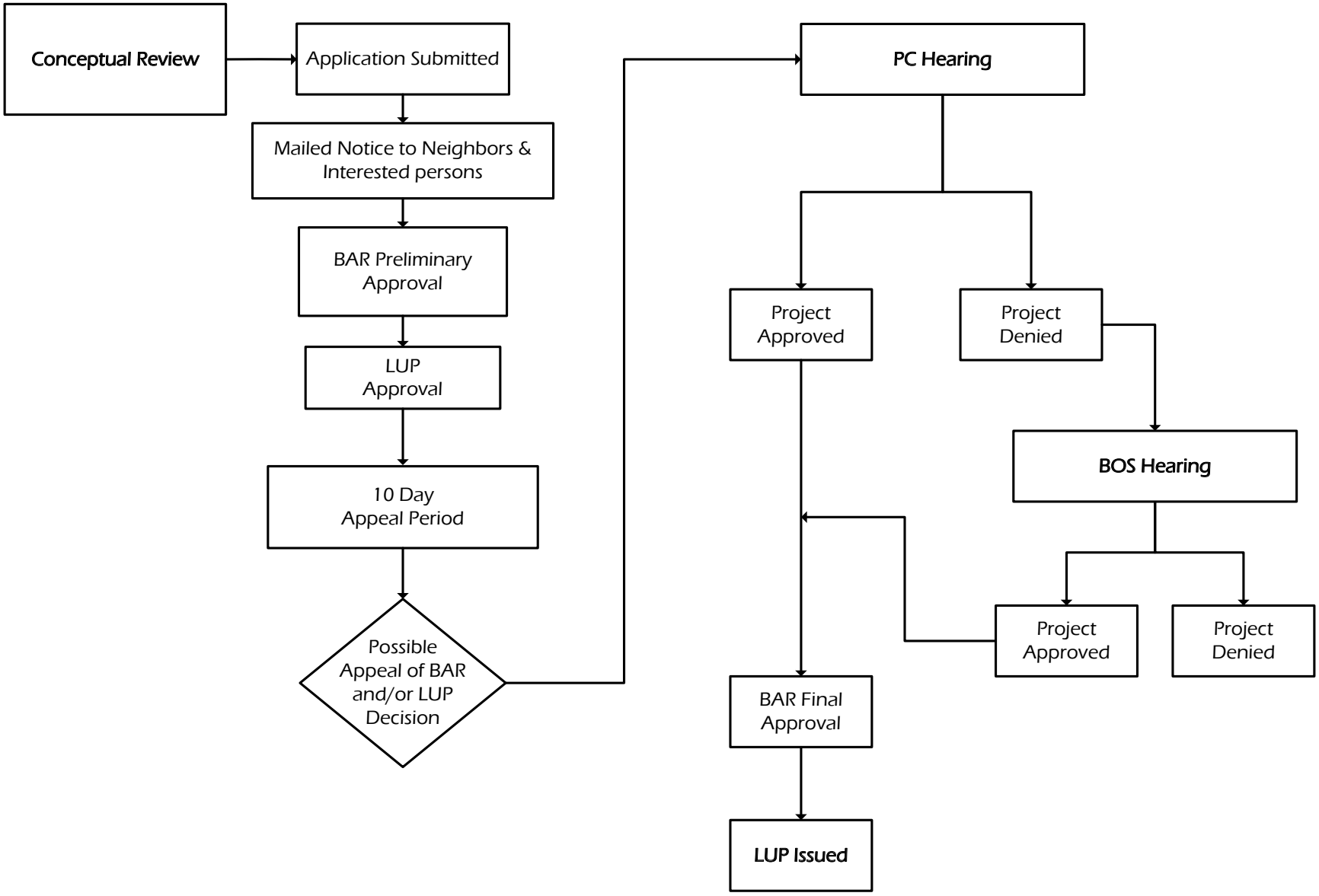
Required Review

A Land Use Permit (LUP) and/or Building Permit (BDP) is required before using any land or structure or commencing any work to erect, move, alter, enlarge, or rebuild any building or structure in Mission Canyon. Exemptions from these permits are found in the LUDC. The LUP process flow chart (Figure 3) illustrates how a project subject to a LUP proceeds from application submittal to final approval. **It is important to note that permit processing procedures may change, and an applicant should always verify current practices.**

- Application to Planning and Development for a LUP. The assigned planner reviews the plans for compliance with Mission Canyon Design Guidelines, the Mission Canyon Community Plan, Ridgeline and Hillside Development Guidelines (if applicable), and other applicable requirements. The planner schedules review by the BAR when the application is deemed complete. The planner determines if Historic Landmarks Advisory Commission (HLAC) review is necessary, for example some types of projects in the Mission Canyon Scenic Corridor Overlay Zone would require HLAC review on an advisory level.

- A "Notice of Pending Land Use Permit and BAR Review" is provided to adjacent property owners and those within 300

Figure 3 Land Use Permit Process Simplified Flow Chart



feet of the project site.[7] Applicants must mail the notice and post it in a conspicuous location on the site. BAR conceptual review prior to submittal of a LUP application does not require noticing.

- Review by the Special Problems Committee.
- Submittal to the BAR for preliminary and/or final approval. Project approval by the BAR is required before the applicant receives a LUP. Per the LUDC, the BAR must make several affirmative "findings" before issuing its approval.
- Submittal to Planning and Development for a BDP and the County Fire Department for a Fire Protection Certificate.[8]

Appeals

BAR decisions may be appealed by the applicant or an "aggrieved party"[9] during the preliminary or final approval stage.[10] Appeals can also be filed on a LUP decision. To submit an appeal, an application form and fee are required and the appellant must state the reasons or grounds for appeal. Appeal of BAR or LUP decisions is made before the County Planning Commission at a *de novo* hearing (i.e., new evidence may be presented).

Good Neighbor Practices

Although voluntary, Good Neighbor Practices are vital to achieving neighborhood compatibility. The SBAR will be looking for general compliance, including recommendations from the Mission Canyon ABR. Hopefully, Good Neighbor Practices continue long after your new home or addition is completed.

Design Phase

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

- Good Neighbor Practices are a shared responsibility. Give neighbors' plans careful and respectful consideration. Endeavor to understand and mitigate mutual concerns.

7 LUDC Chapter 35.106.

8 Fire Protection Certificates apply to all new residential units, or other buildings that require a building permit such as: a garage or carport, additions of more than 1,000 square feet or that cause the total square footage to equal 5,000 sq. ft. or more, or additions or tenant improvements (remodel) if a fire sprinkler system is in place.

9 LUDC Section 35.102.020 (A).

10 A decision by the BAR to grant final approval may not be appealed unless the appellant can demonstrate that the project granted final approval does not substantially conform to the project that was granted preliminary approval.

- Submit conceptual plans to the Mission Canyon ABR before filing a permit application with the County.

- Retain a knowledgeable architect or designer familiar with Mission Canyon design issues. Fitting a new home or a significant remodel into Mission Canyon requires understanding of the setting and fire safety issues.

Privacy

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

- Respect privacy in the placement of your structure, accessory buildings, and outdoor lighting. Increase the visual distance between structures as much as possible.

- Locate air conditioners, pool pumps, and recreation areas in screened areas away from noise sensitive areas such as dining areas and bedroom windows. Better yet, enclose them to reduce sound.

- Arrange second story windows, decks, and balconies to maximize privacy for you and your neighbors (Figure 4).

- Allow for illumination while protecting privacy by using translucent windows or windows placed high and recessed from the main façade (Figure 4).

- Whenever possible, set back second stories, especially when they face an adjacent second story along the side yard setback.

Landscaping

The potential for wildfire in Mission Canyon is a serious hazard.

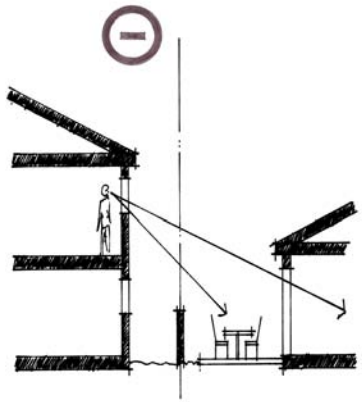
- Maintain your trees, shrubs, and other vegetation to prevent, rather than facilitate, the progress of a wildfire. Clear a defensible space around your structures in compliance with state law and remove debris piles, gasoline cans, and trash from around the structure and property.

- Landscaping with large trees and shrubs may enhance privacy, but it also poses great fire risks. Select firewise, drought-tolerant plants for your landscape. Please refer to Supplemental Section 9 for recommended firewise plants.

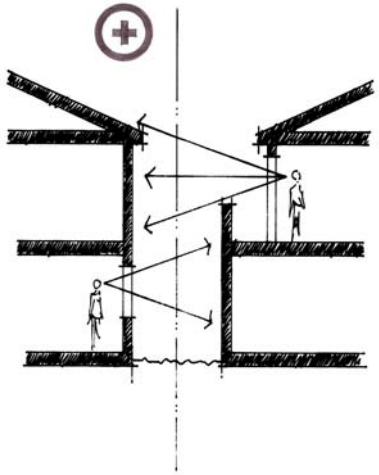
Views

Private views—the views off site from a particular property—are not protected by County ordinance; they are a concern

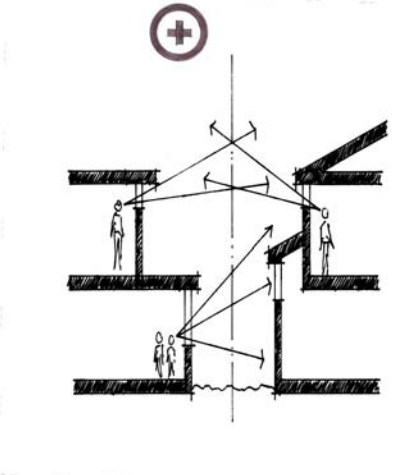
Figure 4



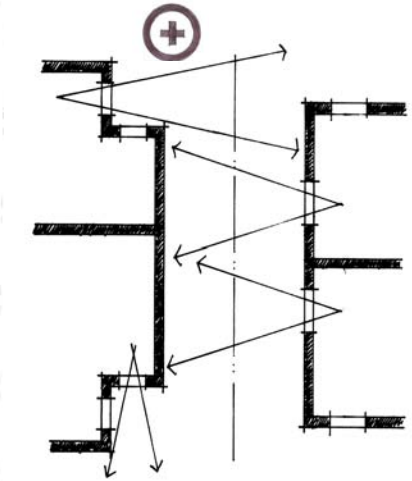
Windows overlook neighboring backyard.



Windows are arranged to maximize privacy.



High windows allow light inside with minimal privacy impacts.



Windows are arranged and offset from neighbors to maximize privacy.

between neighbors. However, good neighbor practice recognizes and respects established neighbors' views and strives to minimize private view impacts. New development in Mission Canyon should give fair consideration to established views from existing structures on properties affected by the proposed development.

- Consider your neighbors' 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.

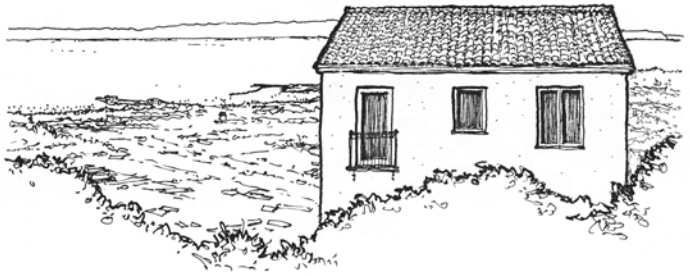
- "Share" the view with your neighbors. Offsetting the structure or its footprint may reduce your view, but by an amount equal to the reduction to your neighbors' views (Figure 5).

- Place tall-growing trees and shrubs in locations that will not, as they mature, block neighbors' unimpeded views.

Aesthetics

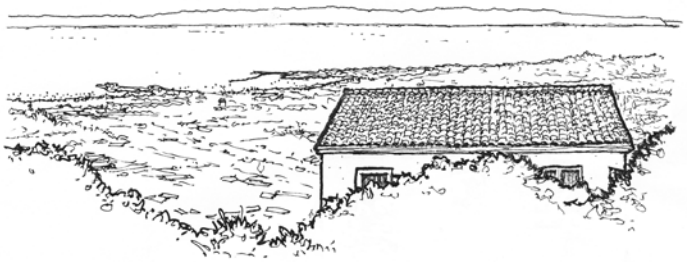
Attractive, unobtrusive homes and gardens are an asset to the community. How your home, accessory structures, and vehicles appear from the street and neighboring properties is important.

Figure 5

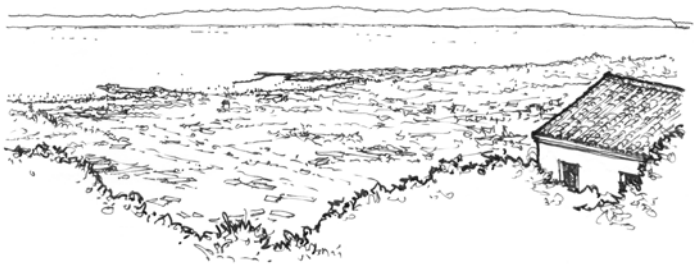


Proposed structure blocks center of view.

Proposed structure blocks only part of the view



Proposed structure blocks part of the center of view; however, the lower height maintains the neighbor's view of the horizon.



Proposed structure blocks only part of the view to the side and does not interrupt the horizon.

- Front yard setback areas should be landscaped and maintained. Trees should be appropriate to the site and should be regularly pruned and thinned (Figure 6). Views of your home and garden should not be excessively impaired by oversized walls or privacy screens.

- Keep front yards, visible side yards, and designated off-site parking areas clear of stored boats, trailers, recreational vehicles, and inoperable cars or other equipment. Permanently installed pop-up shade canopies should be out of sight from the streetscape and neighboring properties. See Neighborhood Compatibility Guideline 2.07, Parking Guideline 3.19, and Garages and Carports Guideline 4.33 of these Residential Design Guidelines for further guidance.

- Screen solar panels, satellite dishes, radio antennae, and other equipment from the streetscape and neighboring properties.

- Provide a screened area for trash, recycling, and green waste containers. Per County Code, keep your containers on your property and out of public view when it is not a trash collection days.[11]

Figure 6

Construction Phase

If not properly managed, the construction phase of the project—noisy, dirty, expensive, and often frustrating for the homeowner—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:

- Advise your neighbors of the construction schedule. Provide a contact number to resolve concerns.

- Maintain a clean construction site. Keep construction dumpsters on site as briefly as possible. Porta-potties should be placed well away from your neighbors and preferably out of sight. Service them regularly.

- All construction and delivery trucks should be parked 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 neighbors' objection to noise from radios, littering, careless smoking, etc.

11 Santa Barbara County Code Chapter 17, Section 17-8.

- 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, and often have 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 toward winning your point of view.
- Listen, maintain perspective, and be attuned to other points of view.
- Disagreement and conflict are not unexpected whenever people interact. By working toward conflict resolution, relationships are more often enhanced than strained. Seize the opportunity to befriend the people who will be your neighbors for years to come.

2. Neighborhood Context, Character, and Compatibility

Mission Canyon's present character reflects its natural setting and history of being built over many years. The variety in housing styles and design makes it impossible to assign a motif or boundary to any particular neighborhood. Consequently, one-size-fits-all guidelines are inappropriate. Nevertheless, Mission Canyon residents do have numerous community-wide concerns and common interests that these Design Guidelines address. Given that homes and neighborhoods in Mission Canyon differ in terms of density, lot and home size, landscape theme, and ecological variables, applicants should give close attention to how their project fits in with the immediate neighborhood. Beauty, imagination, and original design are welcomed and encouraged. However, all projects will be judged on an individual basis, for appropriateness to the natural topography, degree of visibility, use of available natural cover, intrinsic merit of design, and compatibility with the neighborhood.

Neighborhood Context and Character

One of the first steps in the design phase of a new house or remodel is to understand the project's relationship to the neighborhood and the houses within it. A house location generally has two components: (1) the immediate context, or the way a house relates to adjacent houses and natural features (Figure 7), and (2) the immediate neighborhood, or the way a house relates to the visual character and scale of other houses, landscaping, and natural features in the vicinity (Figure 8). These Design Guidelines rely on the identification of the immediate neighborhood around a project to give direction and guidance to the design of a project.

Figure 7

Immediate Context: the way the house relates to the adjacent houses

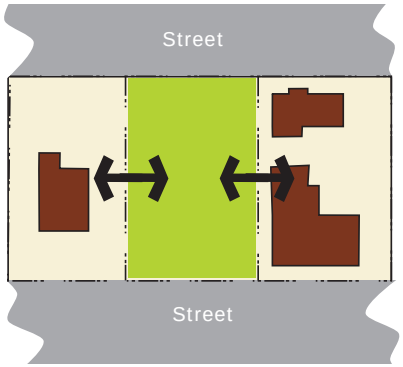
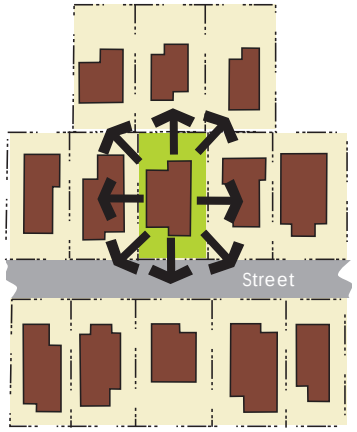


Figure 8

Immediate Neighborhood: the way the house relates to the visual character and scale of other houses in the general vicinity



Mission Canyon Neighborhoods

Changes in physical and natural elements can affect the broader neighborhood context, beyond that of a project site's immediate surroundings. There are three distinct neighborhoods within Mission Canyon (Figure 9), each of which has specific land use issues and development patterns. Differences across the three neighborhoods can be characterized as follows:

- Land Use: Differences in density, zoning, lot size, and public services such as sewer versus septic.
- Streets and Streetscapes: Difference in street width, presence of 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: Differences in open space, presence of a riparian corridor or arroyo, or significant changes in topography.

The following three sections characterize these differences between the distinct Mission Canyon neighborhoods:

The Upper Mission Canyon area (Figure 10), including Mission Canyon, Tunnel, and Las Canoas Roads, is generally characterized by lots ranging in size from 15,000 square feet to over 5 acres. Most of the parcels are served by septic systems and are zoned agricultural, residential ranchette, or single-family residential. Due to narrow roads and heavy vegetation, this area is

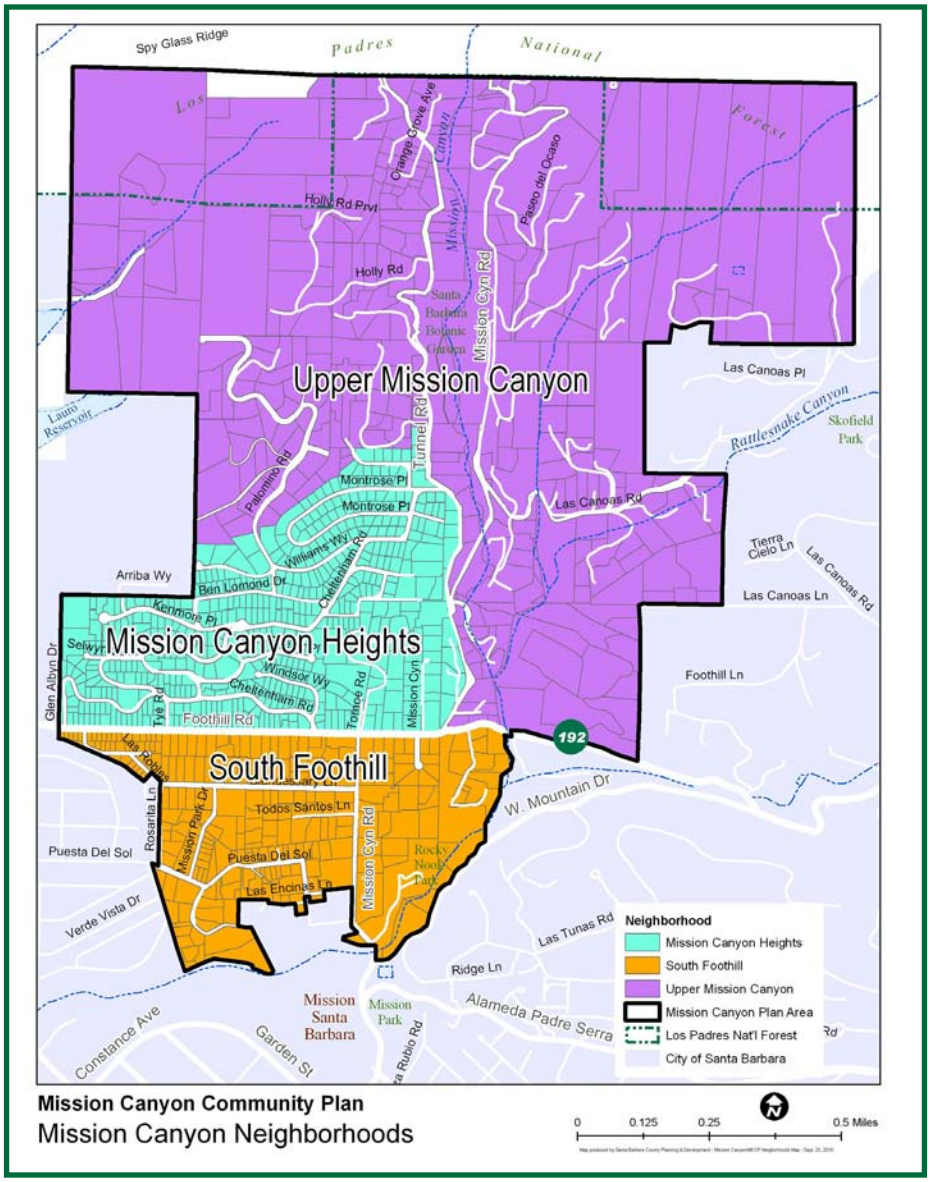


Figure 9

Figure 10 Upper Mission Canyon

viewed as semi-rural. There are many private dead-end roads branching off from Tunnel, Mission Canyon, and Las Canoas Roads, contributing to the semi-rural theme.

Parcels are generally sloped and many homes have either ocean or mountain views. The ecological setting varies from exposed, warm and dry south-facing chaparral-covered hillsides and ridgelines to cooler, heavily vegetated, riparian corridors bordering Mission and Rattlesnake Creeks. This area borders Los Padres National Forest and has the highest concentration of wildlife in Mission Canyon. Many residents and visitors come here to go to the Santa Barbara Botanic Garden or to access public trails at the end of Tunnel Road and off Las Canoas Road. While many homes are set deep into their lots and hidden from public view, the public roads offer glimpses of rustic homes nestled into the oaks adjacent to Mission and Rattlesnake Creeks as well as large, contemporary homes visible on the hillsides and ridgelines. This area also has the highest concentration of vacant lots, most of which are in the upper reaches of the neighborhood and may be challenging to develop. Designers should employ sensitive site development techniques to ensure that new homes and remodels are compatible with the neighborhood character and natural setting of Upper Mission Canyon.

Mission Canyon Heights (Figure 11) is zoned single-family residential with lot sizes ranging from 7,000 to 15,000 square feet. This neighborhood contains the highest residential density in Mission Canyon. Most parcels are served by sewer connections and most of the roads are public. Many of the lots are steeply sloped and the roads are narrow and winding. This area exhibits suburban characteristics, with its landscaped gardens and homes visible from the street, but it has no sidewalks or street lights. The slopes are generally south-facing, and the microclimate is warm and dry.

As in the rest of Mission Canyon, homes vary in size and style and many have spectacular ocean or mountain views. There are only a few scattered vacant parcels in this neighborhood, and it is anticipated that most development will occur by demolishing and rebuilding or remodeling existing homes. On the highly visible, steeply sloped lots, homes should integrate with the natural setting through use of hillside housing techniques such as stepping up or down the hill, appropriate landscaping, and use of natural colors and materials.

South of Foothill (Figure 12) is zoned single-family residential with lot sizes ranging from 7,000 square foot to over 1 acre. The lots are generally low gradient, and there are a few scattered vacant parcels. With a couple of exceptions, the parcels

are served by sewer systems. About half of the roads are private. The neighborhood is generally suburban, although some of the private roads, with large lots and lush vegetation, have a more semi-rural feel. The microclimate is characterized by more humid, ocean-influenced conditions that differ from the drier conditions of the other Mission Canyon neighborhoods. The natural setting includes the riparian corridor of Mission Canyon Creek and the boulders, oaks, and sycamores that abound in Rocky Nook Park.

Figure 11 Mission Canyon Heights

This area has perhaps the highest concentration of historical homes and stone walls, particularly along Mission Canyon Road and Glendessary Lane. Mission Canyon Road is heavily traveled, and large estate homes set deep into their lots can be glimpsed along the road. The Mission Canyon Scenic Corridor and the area's proximity to the City's El Pueblo Viejo Landmark District and Mission Area Special Design District necessitate special design considerations in this area.[12] Project designers should strive for compatibility by preserving existing stone walls, using high quality materials, and integrating projects into the setting by using natural colors and materials. Please refer to the LUDC Chapter 35.28, Overlay Zones, Mission Canyon Scenic Corridor Overlay Zone development standards.

Figure 12 South of Foothill

The following community-wide neighborhood compatibility guidelines are intended to be used to promote consistent, compatible development within Mission Canyon.

12 The Mission Area Special Design District includes all property within the City of Santa Barbara's jurisdiction located within 1,000 feet of Part II of El Pueblo Viejo Landmark District.

Neighborhood Compatibility Guidelines

2.01 Fit the project into natural landforms and textures (Figure 13), existing native vegetation, and slope.

2.02 Orient buildings and construct fences and walls to allow for wildlife movement and access to water sources, particularly in Upper Mission Canyon.

2.03 Avoid impairing or significantly altering the public viewshed.

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

2.05 Ensure that projects in the vicinity of County Landmarks, Places of Historical Merit or in the Mission Canyon Scenic Corridor Overlay Zone reflect the historic setting in terms of size, bulk, height, scale, architectural design, and landscaping.

2.06 Site buildings and manage vegetation to account for wildfire hazards unique to the site.

2.07 Accommodate parking on site and design the project to store boats, trailers, and recreational vehicles out of sight from the street and neighboring properties.

2.08 Orient the building to minimize neighborhood impacts to views, solar access, and noise.

Figure 13 Examples of natural landforms, colors, and textures in Mission Canyon

This page left intentionally blank.

3. Site Planning and Structure Placement

Green Site Design and Planning

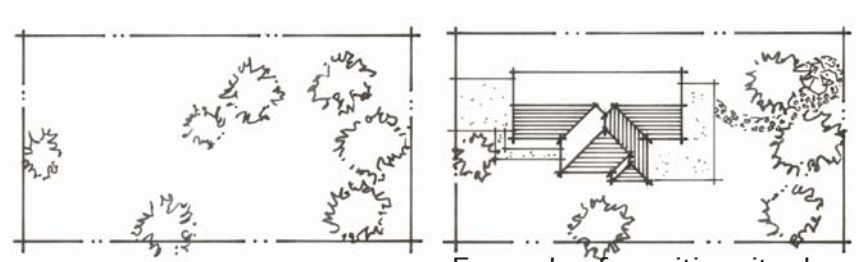
Most of the location, orientation, and massing decisions made in the early stages of design have a profound effect on the energy and environmental impacts of buildings. This is particularly the case for solar-responsive, daylighting, and natural cooling designs, for which early decisions establish the potential for passive energy use. Other environmental strategies, such as storm water management, are also greatly influenced by preliminary site planning.

Approaches to site orientation differ depending on whether the goal is to minimize cooling loads, collect solar energy, or maximize natural light. In order to take advantage of natural cooling opportunities, a buildings form, location, and orientation should be planned with consideration to the direction of prevailing winds. In addition, careful site planning and building orientation can minimize the amount of solar energy entering the home and can keep temperatures more moderate. Conversely, solar photovoltaic collection systems (solar power) require maximizing the exposure of collectors to the sun. Similarly, the home must be oriented to allow light to enter interior spaces without causing glare or visual discomfort.

Integrate Structures with the Setting

Structures integrate best with their surroundings if they look like they belong on the site (Figure 14). A building that is placed out of context with the natural environment and/or existing homes can be disruptive to the neighborhood. Larger or more level lots may allow greater flexibility in building placement, but design objectives for remodels and new dwellings (including those demolished and rebuilt), should be compatible with existing homes and consistent with the texture and color of rocks, arroyos, or hillsides. Projects located in the Mission Canyon Scenic Corridor Overlay Zone particularly require special care in siting and design.

Figure 14



Undeveloped site

Example of sensitive site development retaining existing vegetation

Firewise Structure Placement

Factors in planning for a new building's location include existing vegetation, neighboring structures, slope, and safe ingress and egress.

A "defensible space" of at least 100 feet around buildings and structures is required by state law. Defensible space is the area surrounding a building or structure where basic wildfire protection practices are implemented, providing a key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment of fuel modification measures.

Firewise Structure Placement Guidelines

To the extent feasible, new and accessory structures should be sited:

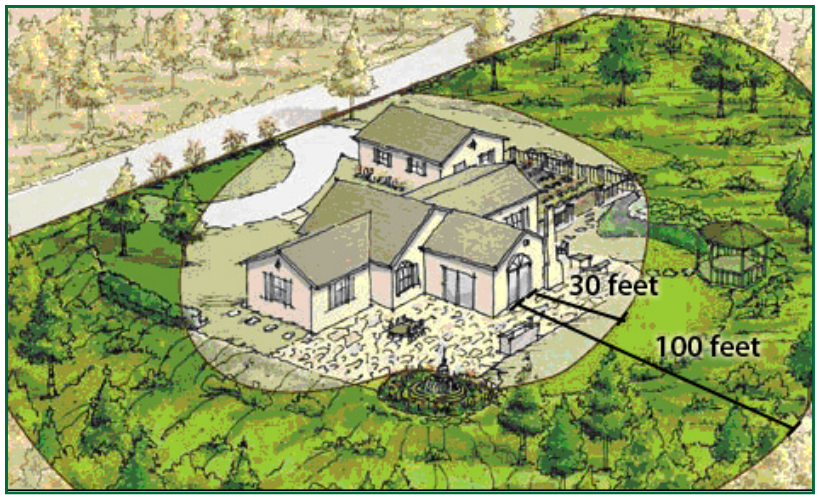
3.01 To allow for defensible space (at least 100 feet around structures or from the property line) and to allow for a fire safe distance from adjacent structures (Figure 15);

3.02 To allow for easy ingress and egress;

3.03 At least 30 feet away from ridge tops, canyons, and areas between high points on a ridge;

3.04 Away from existing vegetation not planned for defensible space clearance (Figure 15).

Figure 15



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.

Accessory Structures

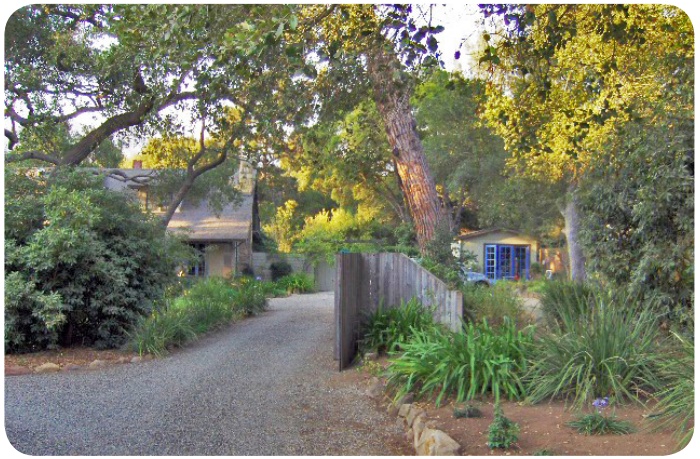
The LUDC allows accessory structures within Mission Canyon's residential zones if they are "customarily incidental" to residential activity for the exclusive use of the residents. Typical accessory structures include garages and carports, gazebos, and storage sheds. Small structures are exempt from planning permit requirements. Small structures are less than 12 feet in height, have a roof area less than 120 square feet, have no electrical or plumbing facilities, and are valued at less than $2,000.[13]

Accessory structures must conform to front and side setback regulations. Garages and carports on small and/or highly sloped lots will be visible from the street frontage and/or from the adjoining residence in most cases. They should therefore be unobtrusive and should blend with the site and the main dwelling.

Accessory Structures Guideline

3.05 Avoid placing accessory structures where they are visible from the street frontage or from other public viewpoints, or from an adjoining residence. If they are visible, they should be consistent with the principal structure's architectural design, color, and materials (Figure 16).

Figure 16



Accessory structure to the right is integrated into the lot and compatible with main structure

13 LUDC Section 35.20.040.

Trees and Other Vegetation

Mission Canyon is well known for its canopy of trees and other vegetation. Tree canopy contributes to neighborhood character and significantly benefits the watershed and air quality. But wildfire, exacerbated by heavy vegetation, is an annual concern. Large specimen trees enhance landscaping as long as they are pruned, maintained, and kept clear of undergrowth (Figure 17). For landscaping suggestions, see Supplemental Section 9, which includes a list of trees and other vegetation selected for their fire resistant and non-invasive qualities.

Trees and Vegetation Guidelines

3.06 Minimize the removal of mature trees and other vegetation to the extent necessary for the construction of the structure(s) and fire safety.

3.07 Integrate new structures and landscaping with the existing natural vegetative cover.

Figure 17

Grading

The LUDC Glossary (Section 35.11) defines grading as "any excavation or filling of earth or combination thereof." The technical aspect of grading is regulated by the County's Grading Ordinance, which applies to projects with over 50 cubic yards of transported material or where cut and fill slopes exceed 3 feet in vertical distance to the natural contour of the land.

In the interest of retaining as much of the natural character of the site as possible, every effort should be made to place structures so that grading activity is minimal. However, on sloping sites or where a basement is proposed, more excavation may be necessary to fit the house naturally into the site.

The Design Guidelines reference grading in two sections. This section addresses grading for relatively flat areas and Section 6, Hillside Housing, addresses grading for hillside areas.

To protect the integrity of hillside areas, the Mission Canyon Community Plan's development standards prohibits grading on slopes greater than 30%. Grading on slopes of 20% or greater is not allowed unless a qualified professional establishes that the grading would not result in unstable slopes or severe erosion.

Grading Guidelines

New buildings, additions, and associated infrastructure (wells, septic systems, water tanks, and paved areas)—unless otherwise required for technical or engineering reasons by the County, a registered civil engineer, licensed architect, or geotechnical consultant—should be sited in locations that:

3.08 Minimize filling or placement of earth materials and avoid major modifications that would change the character of an existing landform;

3.09 Maintain the existing grade for new dwellings or additions to the extent feasible;

3.10 Limit grading to the footprint of the structure and its adjacent usable exterior space; and

3.11 Naturalize contours to eliminate abrupt edges.

Watershed Management: Stormwater and Drainage

Mission Canyon lies mainly within the Mission Creek watershed, which originates at the crest of the Santa Ynez Mountains and drains to the Pacific Ocean. Impacts to the watershed occur when increased stormwater runoff rates and volume damage creek beds and riparian areas, and introduce pollutants such as metals, petroleum compounds, excess phosphorus and nitrogen, pesticides, and organic loads into the watershed.

The most effective approach to stormwater management is to limit the amount of impervious surfaces on the site and to direct runoff to pervious areas. Using decomposed granite or crushed rock for pathways and porous asphalt, paver blocks, or lattice blocks for parking areas both reduces stormwater runoff and treats stormwater pollutants. In addition, by directing rain gutters to landscaped areas, dry wells, and infiltration basins where water can seep into the ground, urban runoff can be greatly reduced. Runoff from landscape irrigation, pools, spas, and outdoor showers should be contained or eliminated.

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 to minimize grading and to reduce the need for stabilizing disturbed slopes.

Watershed Management Guidelines

3.12 Site structures away from streams and natural drainage features and preserve and restore riparian and open space drainage areas.

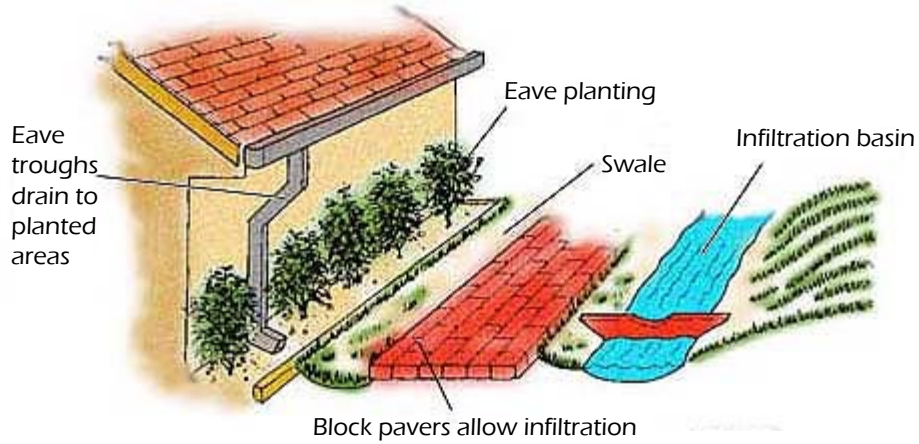
3.13 Use permeable paving materials for driveways, walkways, and patios where feasible.

3.14 Slope walkways toward landscaped areas to encourage water infiltration and reduce irrigation needs.

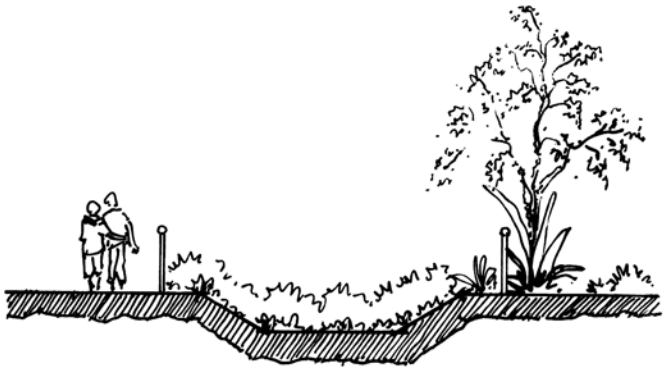
3.15 Where appropriate, infiltrate runoff through on-site storage and drainage systems, such as landscaping, bioswales, detention basins, rain barrels, or French drains. Drain roof spouts to landscaping or other pervious areas. (Figure 18).

3.16 Protect the integrity of hillsides by avoiding steep slopes, using deep-rooted, firewise vegetation for erosion control, and installing check dams along natural swales where steepness is a problem.

Figure 18



Watershed management techniques



Site design incorporating a bioswale

Parking

On-street parking on narrow and winding roads exacerbates traffic safety problems within some areas of Mission Canyon (Figure 19). Emergency vehicle access and the free flow of traffic is critical to the safety of pedestrians, bicyclists, and drivers.

Figure 19

Parking Guidelines

3.17 Provide sufficient on-site parking for vehicles owned by property residents, as well as guests, beyond ordinance requirements if feasible.

3.18 Place on-site parking spaces to allow for quick exit in the event of a fire or other natural disaster.

3.19 Design the site to accommodate storage of unused cars, trailers, boats, recreational vehicles, or other items away from designated parking spaces and public view.

Residential parking standards for Mission Canyon call for two off-street spaces, covered or uncovered, per dwelling unit except for the in the R-1 and E-1 zone districts, where three off-street spaces are required (as of the effective date of the Mission Canyon Community Plan).[14] A guest house requires one additional space per bedroom. Designated off-street parking spaces cannot be located in the required front yard setback except in certain circumstances for the third space in the R-1/E-1 zone district.[15] Please refer to Section 4, Elements of Design, for guidelines on the design of garages and driveways.

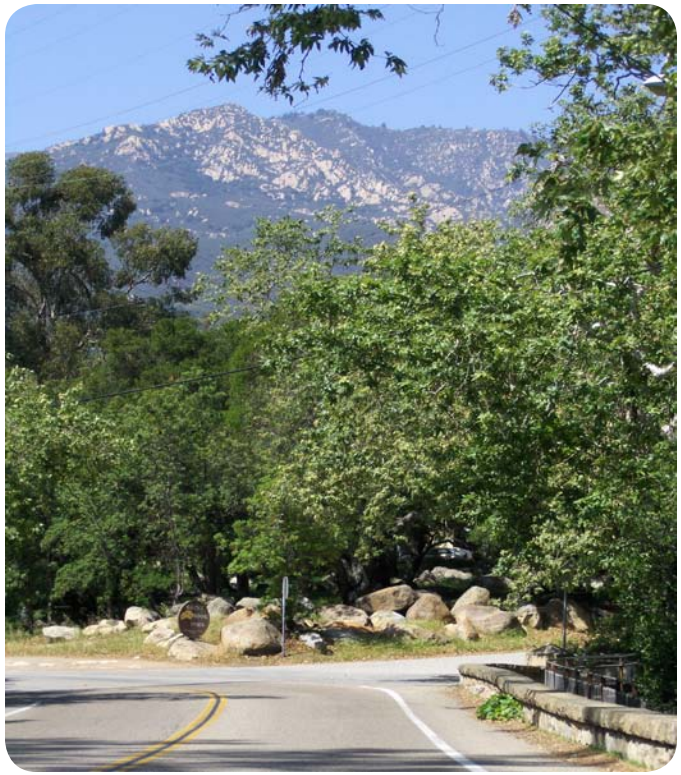
14 Per the LUDC Section 35.36.050, this requirement is for new dwelling units, additions to dwelling units greater than 50% of the gross floor area, or a remodel with an increased number of bedrooms.

15 LUDC Section 35.36.080.

Public Viewsheds

The landscape and vistas of Mission Canyon are a large part of what makes the area a desirable place to live. The area is visible from many parts of Santa Barbara and the South Coast. Views of the Santa Ynez Mountains and the ocean from Mission Canyon Heights and Upper Mission Canyon are impressive, as are views of the mountains from the Scenic Corridor (Figure 20).

Figure 20



Entrance into the Scenic Corridor

Public Viewshed Guidelines

3.20 Plan your project so that it is an asset and does not detract from or block public viewsheds.

3.21 Preserve public views along major roadways (Las Canoas, Mission Canyon, Tunnel, Cheltenham, and Foothill Roads) through the use of building setbacks consistent with neighboring structures, low landscape features (e.g., plants, walls, and fences), and structural treatments (e.g., lowering roof plate heights, stepped back second stories, non-glare paint and roofing materials, and roof forms that minimize mass).

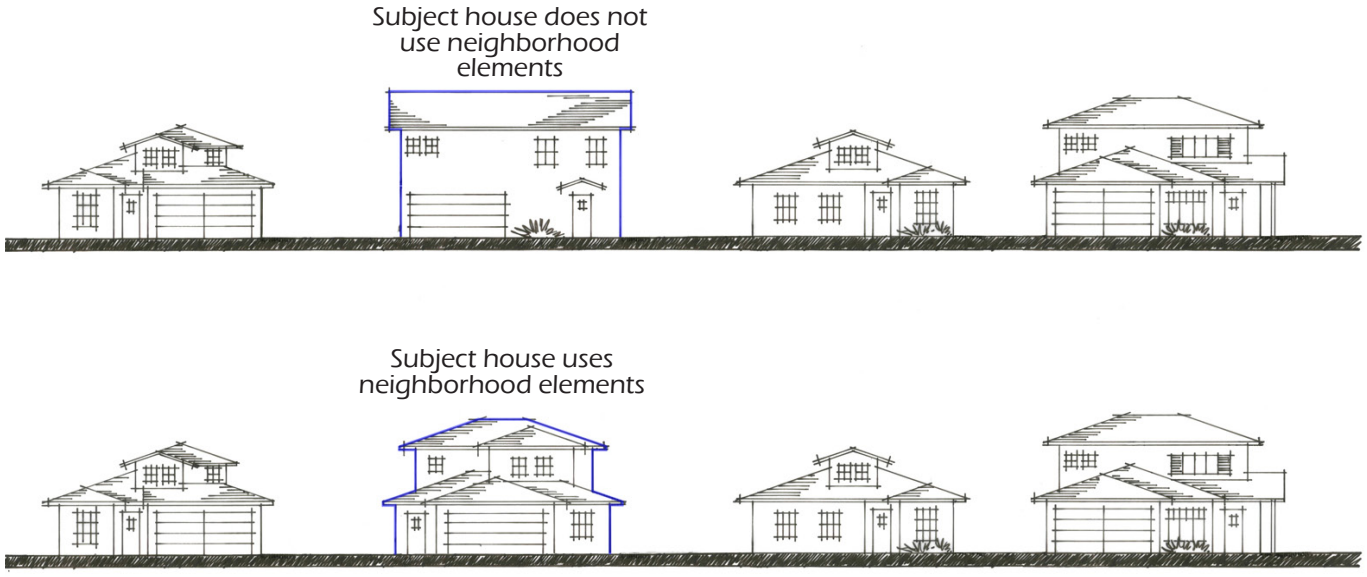
3.22 Hillside and ridgeline structures should integrate with the natural terrain in profile, as well as in color and materials. Refer to Hillside Housing, Section 6, and LUDC Chapter 35.62 for specific ridgeline and hillside development guidelines.

This page left intentionally blank.

4. Elements of Design

One of the great challenges in Mission Canyon is remodeling or building a contemporary dwelling that is compatible with older, often smaller homes from previous eras. Architectural elements—shape, height, style, materials, and landscaping—affect a home's apparent mass as well as the character and visual quality of the neighborhood (Figure 21). Design principles in this section provide a starting point for achieving neighborhood compatibility and visual harmony.

Figure 21



Top example is out of context with the neighboring structures because of its simpler form.

Green Design

Green building design addresses a broad range of techniques to reduce the consumption of natural resources during construction and over the lifetime of a home. Green building techniques include designing structures to be energy and water efficient, utilizing building materials that reduce resource consumption and improve indoor air quality, and use of renewable energy resources.

While green building design includes many aspects of home construction, the discussion in this section focuses on the exterior components and structure placement since the durability and life-expectancy of a home's exterior materials affect its outward appearance and may impact the aesthetics of the neighborhood. However, because the residents of Mission Canyon value sustainability in general, homeowners are also encouraged to incorporate green design into interior construction.

Using highly durable, ultraviolet, and weather-resistant siding and roofing can substantially increase the exterior life of the home and reduce long-term waste. Roofing made from metals, ceramics, glass, and concrete composites, and siding made from fiber cement, stucco, or plaster are recommended as they are fire and weather resistant and have a service life several times that of asphalt, plastic, and wood materials.

Green Design Guidelines

4.01 Use durable and recycled construction materials such as cement fiber siding and tile roofing (Figure 22).

4.02 Use natural ventilation and daylighting strategies in the design and placement of buildings.

4.03 Place and orient homes to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Figure 22 (photo courtesy of Allen Associates)

Solar Access and Solar Energy Systems

Access to sunlight is important for energy efficiency and landscaping, as well as for 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 your structure does not cast a significant shadow on your neighbor's structure (Figure 23). 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.[16]

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 System Guidelines

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

4.05 Limit the height of structures near "northerly" property lines such that the structure does 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 (Figure 23).

4.06 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.

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

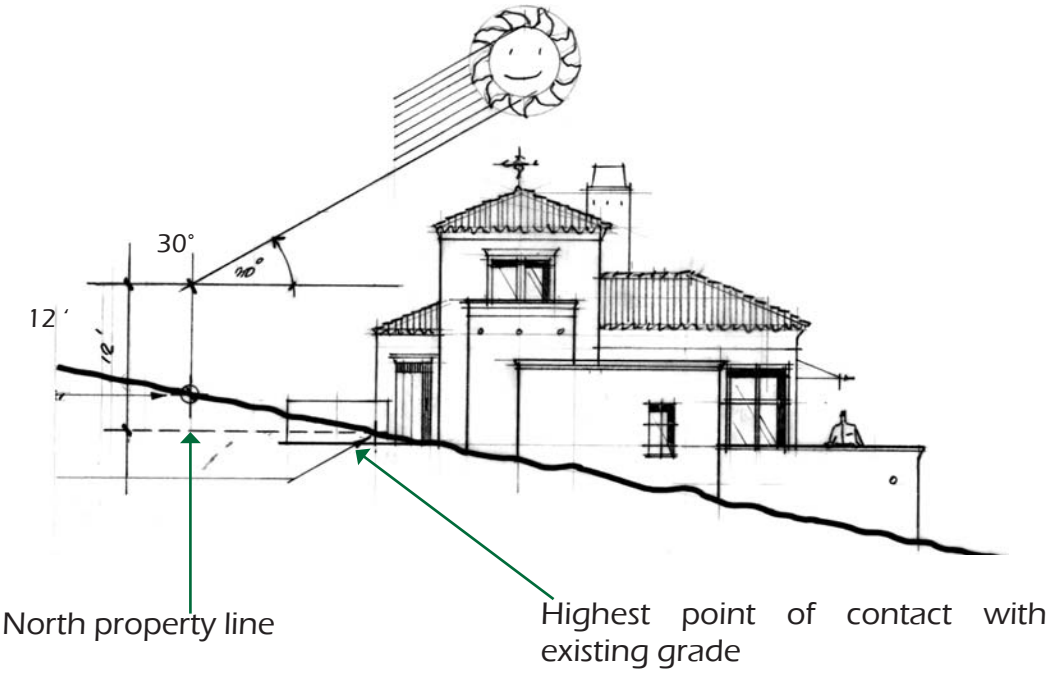
16 Public Resources Code Section 25980-25986.

To measure the solar access height:

1. Determine the "northerly" property line(s), which is greater or equal to 40 degrees from either true north or true south.
2. Determine the highest point of contact (base elevation) of the structure with the existing grade.
3. Draw a vertical line 12 feet above base elevation at the northerly property line.
4. Once the vertical line is drawn, a line is drawn at 30 degrees from a point directly over the "northerly" property line toward the structure. This line should not penetrate any part of the structure, unless otherwise considered exempt by the County ordinance (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, and ornamental features).

Figure 23

This structure conforms to the intent of Guideline 4.05



Firewise Construction

Appropriate form, building materials, and site are important factors in surviving a wildfire. The roof is the most vulnerable; hence, special attention should be paid to roofing materials and design. Simple roof forms with smaller surface area and fewer intersections are easier to protect than complex roof structures.

The County Building Code applies more stringent construction standards for structures in Very High and High Fire Hazard Severity Zones. Wildland-Urban Interface Fire Area 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).[17]

Firewise Construction Guidelines

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

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

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

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

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

4.13 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.

4.14 Install noncombustile shutters on windows and skylights.

17 Refer to Santa Barbara County Code Chapter 10 Building Regulations for further guidance.

Building Size, Bulk, and Scale

One of the most common complaints about new or remodeled houses is that they are not compatible with neighboring dwellings in terms of size, bulk, and scale.

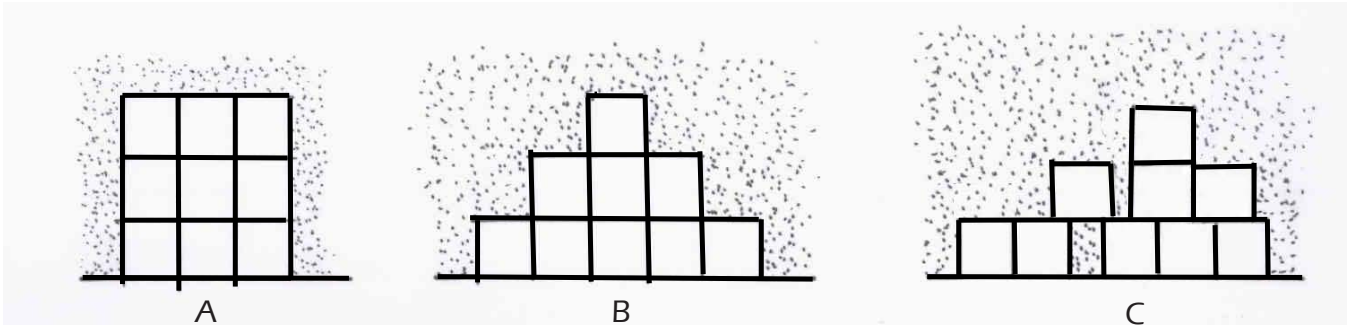
Size of a structure is determined by the two-dimensional measurement of the length and width combined (i.e., square feet). **Bulk** is the qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks, and stepbacks of second stories (Figure 24). **Scale** is the proportional relationship of a structure and its architectural elements and details to other structures or to human beings.

The apparent mass of a structure is determined by:

1. The actual size of the building;
2. Whether the building's shapes and facades are simple or broken into more varied forms;
3. The relationship between a structure and the size of nearby structures; and
4. The building site and its relationship to other structures and streets.

Simple forms often appear larger and more massive, while houses with more variety appear less massive and often more interesting. Likewise, long, blank walls appear more massive, while walls with spaces and corners that create shadows and architectural interest appear less massive.

Figure 24



Imagine the nine squares in A through C are actually three-dimensional cubes. A appears bulkier than B and C, even though the latter two are wider than A.

Neighborhood Scale

Neighborhood scale refers to the appearance of a dwelling in relation to other buildings in the vicinity. Building setback and height limitations in the LUDC place some scale restraints on new construction. However, a house built to maximum legal height and within setbacks may still result in a dwelling 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 25). Dwellings of different size can still be in scale with one another if they share architectural characteristics, such as building shape, form, style, or detail.

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

Figure 25

Example of a structure with a simple form that appears massive in comparison to the neighboring dwelling.

Neighborhood Scale Guidelines

4.15 Design new and remodeled dwellings to appear proportional and complementary to nearby dwellings.

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

4.17 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.

4.18 Structures that significantly differ from adjacent dwellings in size, bulk, scale, height, or architectural style may be allowed if the new or remodeled dwelling is consistent with the Design Guidelines. However, such structures should be held to an exceptionally high standard of design because they will be highly visible and distinguishable as examples for the design of surrounding future dwellings.

Second Stories

New or rebuilt single-story dwellings are preferred in neighborhoods with mostly single-story homes. However, a well-designed second story can usually have less impact on neighboring one-story dwellings if the second story is smaller in footprint than that of the underlying structure, if it is recessed from the first floor exterior walls, and if it is designed to minimize privacy impacts. On some sloped lots, a second story that is larger than the first may be more appropriate.

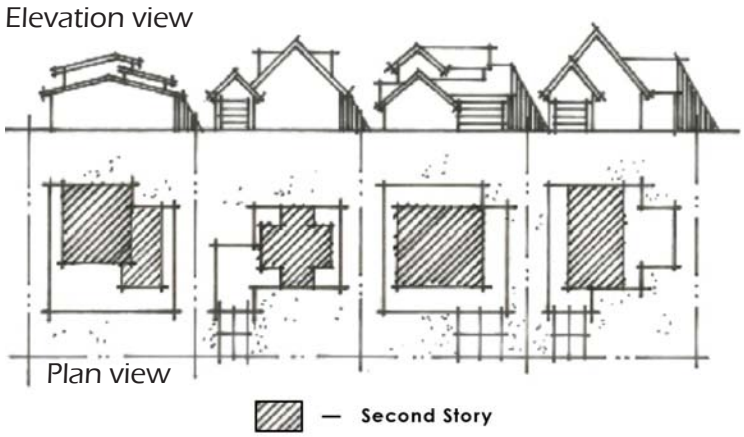


Figure 26

Dark areas represent floor area and placement of the second story relative to the first floor. The second story additions are placed in the center of the structure which minimizes impacts to neighboring properties.

Second Story Design and Location Guidelines

4.19 Set the second story back and to the center of the first story (Figure 26). In general, the second story should not be located within the side yard encroachment plane, which is defined as a 30 degree angle measured from the vertical at a point 6 feet above existing grade on the interior side property line (Figure 27). Increase the second story setback when a two-story dwelling is proposed adjacent to a one-story dwelling.

4.20 Avoid locating a second story only over the garage or one small portion of the dwelling.

4.21 Minimize the cantilevering of upper story walls over lower story walls. Use cantilevered walls only if they are consistent with the existing architecture and the scale of other homes in the neighborhood.

4.22 Design plate heights (the horizontal member of a frame wall) to be consistent with the scale of existing homes in the neighborhood.

4.23 Design second-story additions with the same or consistent architectural style, building materials, roof form, and windows as those of the principal structure (Figure 28).

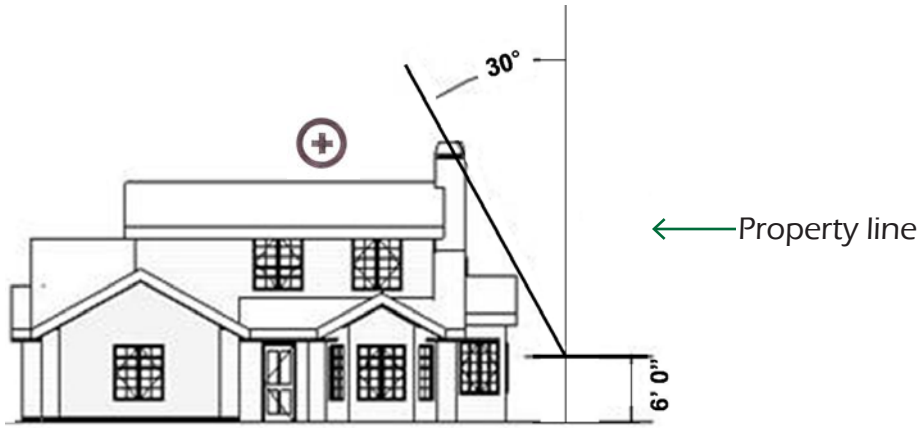
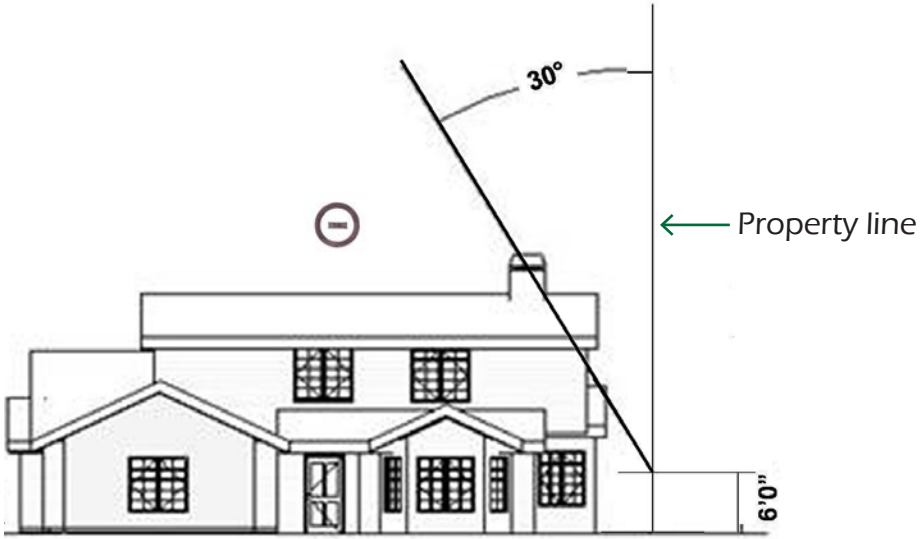


Figure 27

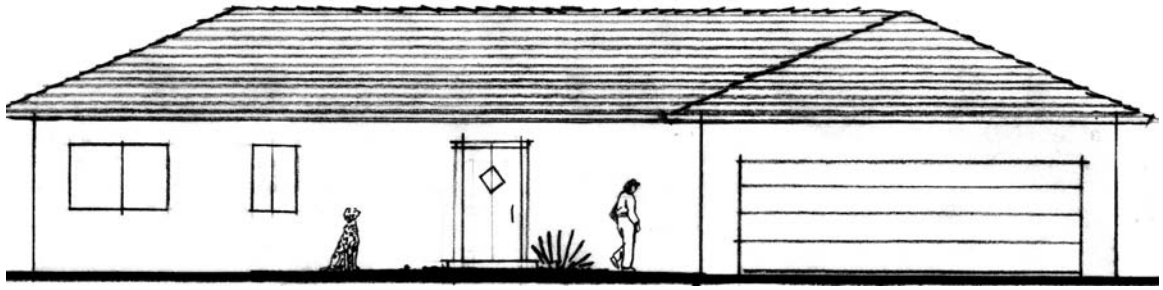
The top example conforms to the intent of Guideline 4.19; the bottom example does not.



To measure the side yard encroachment plane:

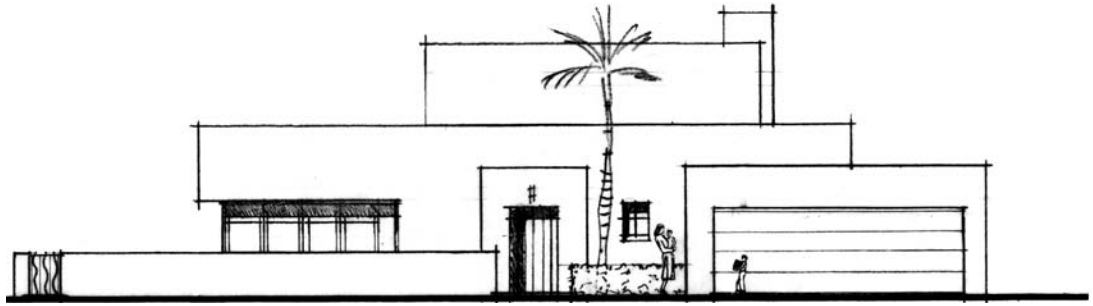
1. Determine existing grade at the interior side property line.
2. Draw a vertical line 6 feet above the existing grade at the side property line.
3. Once the vertical line is drawn, a line is drawn at 30 degrees from the point 6 feet above existing grade towards the structure. This line should not penetrate any part of the structure, unless otherwise allowed by the LUDC (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, and ornamental features).

Figure 28 Successful two-story designs centered over existing home



Existing residence to be remodeled

Second-story addition located towards the center of the first story and consistent in style with the existing house



Second-story addition toward center of first story and whole house remodeled in a single style

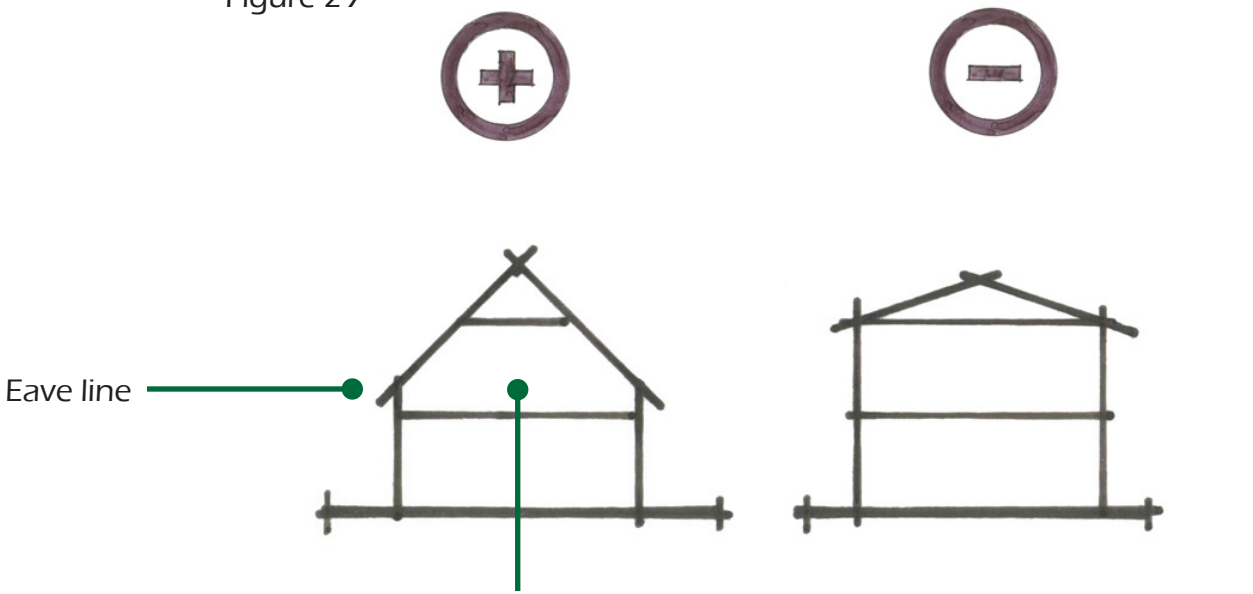
Lowering the Eave Line

Lowering the eave line (i.e., bringing some portions of the roof down to the gutter or eave line of the first-story roof) is another method of integrating a second-story addition with an existing home. Lowering the eave line often avoids impacts to sunlight access, and it will generally lower the apparent height of the home. Lowering the eave line of the second-story roof can also reduce apparent building mass, resulting in a building scale that is more compatible with the neighborhood.

Lowering the Eave Line Guideline

4.24 Lower portions of the roof down to the gutter or eave line of the first story to reduce the apparent mass of the building (Figure 29).

Figure 29



Second-floor rooms in attic space allows roof line to be lowered with minimal reduction in floor area.

A full height second story results in tall walls and a more massive appearance to the dwelling.

Facade Articulation

Long and/or flat walls generally appear massive, uninteresting, and boxy. Strategies to break the expanse include steps and breaks, varied building materials and colors, and other architectural details that create patterns of light and shadow (Figure 30). Decks and other projections extending more than 18 inches from an exterior wall must be in conformance with High Fire Hazard Area Building Codes.

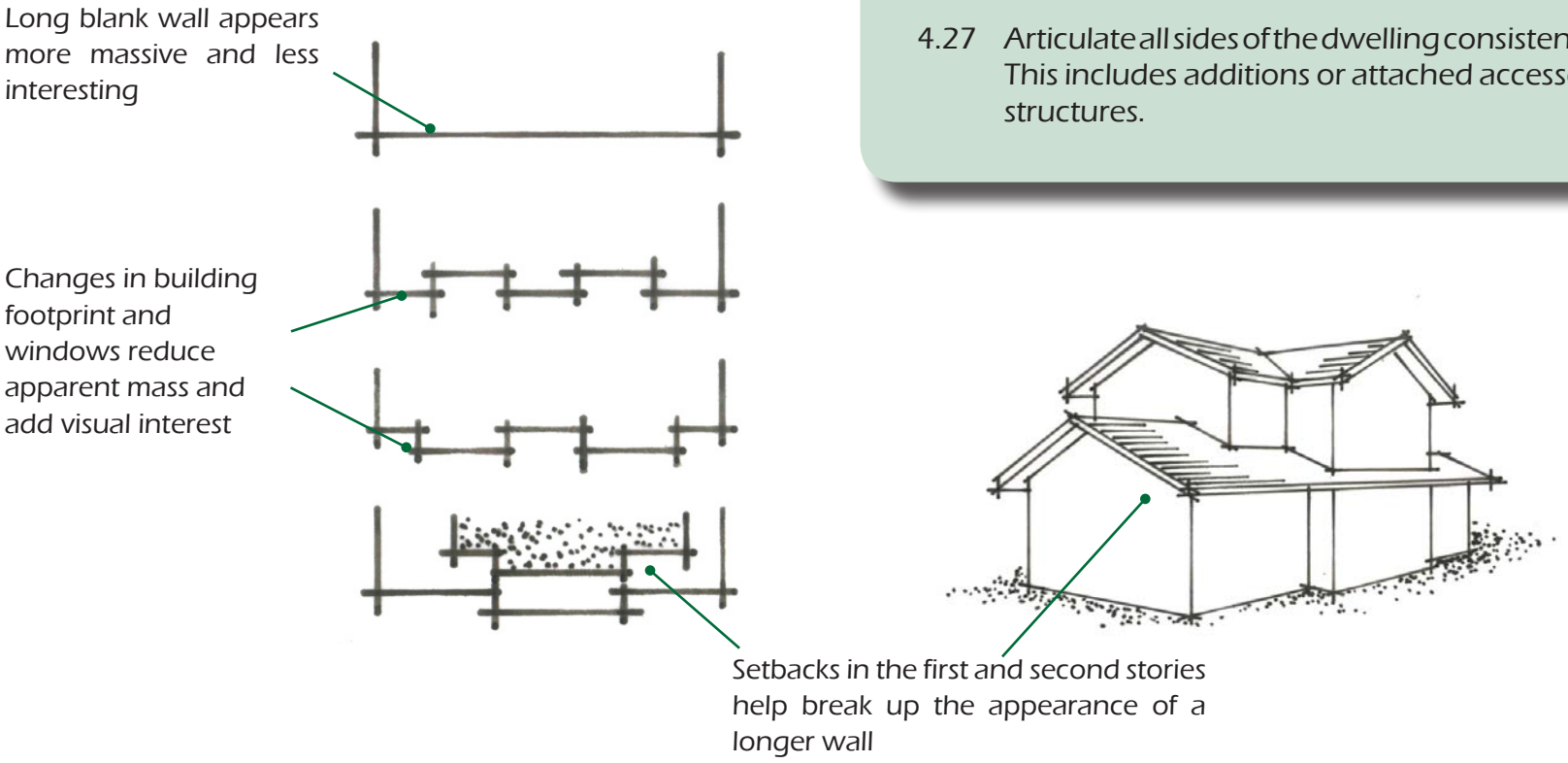
Facade Articulation Guidelines

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

4.26 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.

4.27 Articulate all sides of the dwelling consistently. This includes additions or attached accessory structures.

Figure 30



Architectural Styles and Features

Elements of a project should be harmonious in architectural detail, color, and material. When designing a new dwelling or an addition, consider the building elements that define the architectural style of the dwelling (e.g., building shape, roof design, exterior materials, window size and type, etc.), what defining elements are common to other dwellings in the neighborhood, and what elements complement the natural setting. Good design will not only enhance an individual dwelling but will also enhance the existing streetscape and neighborhood.

Architectural Style Guideline

4.28 Use an architectural style and design features that accommodate the constraints of the site and complement the neighboring structures, natural setting, and character of Mission Canyon (Figure 31).

Figure 31

Different architectural styles of Mission Canyon

Openings

Doors and windows are often the most visually distinctive and prominent features on a dwelling. They are a link between private and public space and can provide a sense of security in both spaces. They also establish an architectural rhythm and affect the apparent mass of the dwelling. Consistency in material and style of windows and doors between an existing structure and its addition or remodel is important for maintaining the appearance of the existing dwelling. Exterior windows, window walls, glazed doors, windows within exterior doors, and skylights must meet High Fire Hazard Area building regulations.

Openings Guideline

4.29 Select doors and windows for an addition or an accessory structure that are the same shape and size or are otherwise compatible with the dominant types on the principal structure, including proportions, materials, and detailing (Figure 32). Windows should be made of good quality and durable materials.

Figure 32

In the top two examples, the style and materials of windows on the new second story match those of the original first story. On the bottom example, the new second story windows use shapes, materials and proportions that are different from the original first story.

Garages and Carports

Design garages and carports to be architecturally consistent with the main dwelling and compatible with existing neighborhood patterns. While covered parking areas are not required under current County ordinance, these structures enhance a property's value and functionality if they are well designed and well placed.

Figure 33

Garages and Carports Guidelines

4.30 Design attached garages and carports to be subordinate to the main dwelling and architecturally consistent in detail.

4.31 If the garage or carport is the dominant feature from the street frontage, it should be designed for architectural and visual interest (Figure 33).

4.32 Consider a detached garage structure or offsetting one garage perpendicular to the others when a three-car or larger garage is planned.

4.33 Construct carports as permanent structures. Avoid impermanent structures such as "matchsticks", blue tarps, pop-up shade canopies, and similar carport or storage constructs. Carports should be landscaped and screened from view from the adjoining parcels.

Driveways

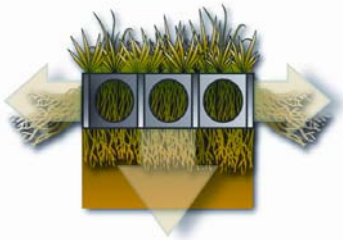
Well-designed driveways complement the dwelling and minimize the amount of non-permeable paving material. Wide driveways create more paved area, reduce the front yard landscaped area, and increase stormwater runoff. However, wide driveways that include additional designated off-street parking areas are appropriate in neighborhoods where on-street parking is limited or nonexistent. Consequently, there is a balance between minimizing hardscape and providing adequate off-street parking. Use of permeable or semi-permeable driveway materials can facilitate adequate parking while decreasing damage from stormwater runoff.

Driveway Guidelines

4.34 Use textured/patterned driveways where appropriate to complement architecture and minimize the visual impact of the driveway.

4.35 Incorporate porous concrete, paver blocks, grasscrete, or lattice blocks into areas designated for off-street parking (Figure 34).

Figure 34



Permeable paving system reinforcement structure allows horizontal and vertical root growth.

"Grasscrete" is an example of a permeable paving system for uncovered parking spaces that reduces runoff and contributes to a healthy watershed.

Roof Design

Roof materials should be appropriate for the architectural style of the dwelling. The same material should be used throughout the entire roof system, unless the roof is flat. More importantly, roof materials should be rated Class A for fire resistance.

A roof's shape, pitch, and material are principal design features. The roof provides a sense of scale and proportion. Depending on its pitch, it may be the most visible architectural feature of the house. The basic shape of the roof should follow the principles of an architectural style.

The roof mass and how it is articulated into different shapes contributes to the character of a building. Most dwellings with sloped roofs, and many with flat roofs, have a primary roof form and smaller secondary and minor forms that contribute to the overall style of the house. Evaluate the massing of the roof form and determine how it will contribute to the dwelling's appearance and neighborhood compatibility.

Roof Design Guidelines

4.36 Design roof forms on remodels and additions to be architecturally compatible with the primary form's slope and material. Roof pitch should be consistent across the structure.

4.37 Minimize roof angles and variety in roof type (e.g., avoid using gable, hip, and shed roof forms together as they create a disjointed appearance).

4.38 Use non-reflective roof materials and colors that are compatible with the architectural style and design of the dwelling.

4.39 Integrate solar energy collector panels, tiles or shingles, skylights, and other roof-mounted equipment into the roof forms. Minimize their visual prominence when viewed from the street and nearby dwellings.

Exterior Materials and Colors

Exterior materials and colors should complement the style of the dwelling and neighborhood and allow it to blend with surrounding natural features when viewed from a distance.

Color, texture, and use of materials greatly influence curb appeal and neighborhood compatibility. Careful thought to selecting color, materials, and ornamentation helps a house blend with its natural setting, surrounding vegetation, and landforms. No building material or color is prohibited in these Design Guidelines or in County policy. Rather, neighborhood context should provide direction for these choices. Darker rather than lighter exterior colors may be used to reduce the apparent mass.

Figure 35

Use of warm colors and natural materials

Exterior Materials and Colors Guidelines

4.40 Use good quality, durable exterior materials and colors that complement and improve the neighborhood, that are fire resistant, and that are consistent with the architectural style of the dwelling.

4.41 Use a limited number of exterior materials to minimize conflicting design features.

4.42 Carry materials and trim used on the front façade to all other visible sides of the dwelling. Avoid designs where only the front of the dwelling has interesting materials and details.

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

4.44 Use non-reflective materials for walls, roofs, and windows.

4.45 Use warm, earth-toned materials and colors to integrate with the surrounding terrain and to reduce glare and apparent mass of the dwelling (Figure 35).

5. Garage Conversions

Converting a garage to habitable living space is a common means of gaining more space without the expense and disruption of constructing an addition. The design of garage conversions should be compatible with and complementary to the main structure and the neighborhood. Garage conversions require a building permit and the replacement of on-site parking space(s) if the garage was formerly used to meet the required on-site spaces per dwelling unit. Pay careful attention to how the site accommodates the additional on-site parking—whether in a parking area or carport—to ensure that the parking space does not dominate the front yard appearance.

Garage Conversion Guidelines

5.1 Use exterior materials, colors, windows, and doors that are consistent with the main dwelling, particularly those on the same façade as the conversion.

5.2 Mitigate the appearance of additional pavement for parking with appropriate firewise landscaping. A landscape plan should be prepared for BAR review when converting garages to living spaces.

5.3 Use permeable materials for the required on-site parking to avoid additional stormwater runoff from the property.

This page left intentionally blank.

6. Hillside Housing

Santa Barbara County Ridgeline and Hillside Development Guidelines (Guidelines) encourage architectural design and landscaping that conforms to the natural topography. The Guidelines apply to structures on sites where a 16 foot drop in elevation occurs within 100 feet in any direction from the proposed building footprint. Please refer to LUDC Chapter 35.62 for more information regarding ridgeline and hillside development.

Much of Mission Canyon, including most of the remaining vacant parcels above Foothill Road, have slopes of 20% or greater and are particularly vulnerable to high fire hazards. Consequently, all new dwellings, additions and remodels in hillside areas must incorporate siting and design that mitigate fire risk. Design proposals should reflect a thorough analysis of the site's physical conditions and visual character.

Figure 36

⊕ Hillside homes nicely integrated into the setting.

⊖ Hillside home that does not address the site context.

Hillside Housing Natural Surroundings Guidelines

Integrate the dwelling into its natural surroundings.

6.01 Where appropriate, fit the building into hillside topography by cutting a stepped foundation into the slope (Figure 37).

6.02 Set the building below natural ridgelines whenever possible.

6.03 Use materials, textures, and landscaping that blend with the surrounding landforms and vegetation. Refer to Section 7, Hillside Landscaping Guidelines.

6.04 Use warm earth-toned colors to reduce the apparent mass of the dwelling.

6.05 Incorporate retaining walls within the structure. Large, visually unbroken, and/or exposed retaining walls should be minimized.

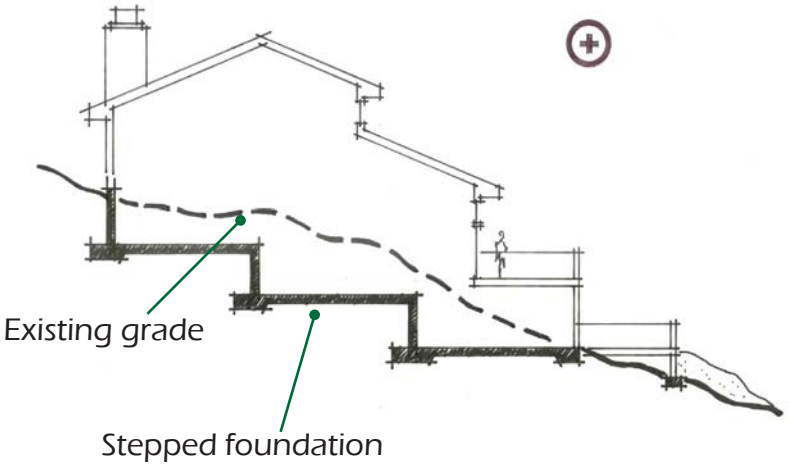
Hillside Housing Height and Proportion Guidelines

Building height should be in proportion to the lot area and compatible with the neighborhood.

6.06 Design dwellings with a modest "apparent height" (lowest point of contact with finished grade to highest point of building dimension).

6.07 Locate tallest elements towards the center uphill portion of the structure to reduce apparent height and massing.

Figure 37



Section View - Building foundation cut into slope

Hillside Housing Grading Guidelines

Grading should be limited to avoid erosion, visual impacts, and impacts on other resources.

6.08 Avoid visual scarring of the natural terrain.

6.09 Adjust the angle of the graded contours to the topography of the natural terrain.

6.10 Minimize the visual impact of grading by doing most of the cut under the buildings.

6.11 Use excess graded materials elsewhere on the site as long as the extra fill would result in minimum changes to the natural contours and would blend into the surroundings within a short period of time. Stockpile and reuse topsoil over fill slopes to facilitate replanting.

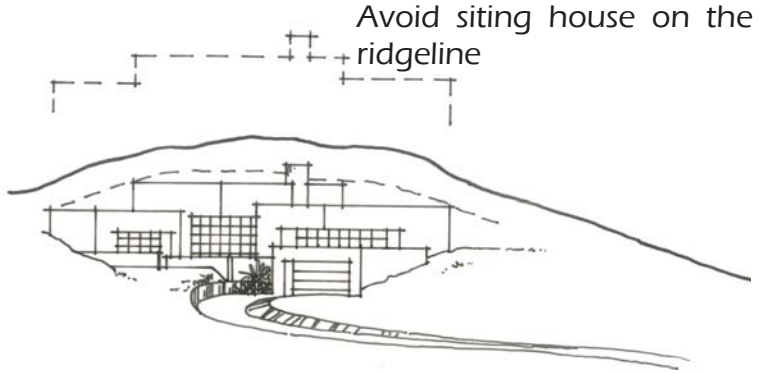
Hillside Housing Driveway Guidelines

Minimize and mitigate the visual effects of grading for driveways.

6.12 Minimize the visibility of driveway cuts with landscaping and use of appropriate wall materials and colors (Figures 38 and 39).

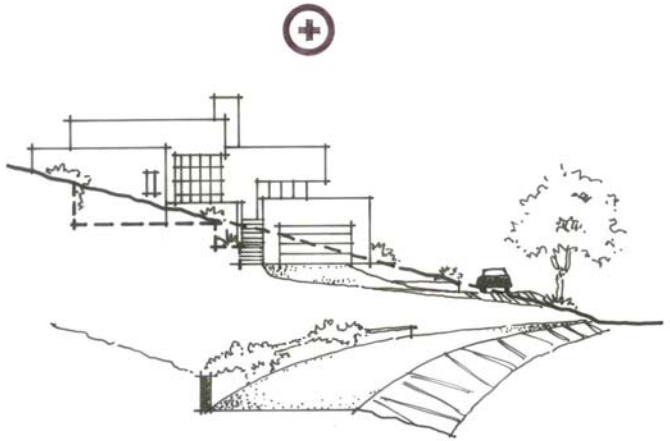
6.13 Design driveway slope with the natural topography and ensure driveways are drained properly to avoid excessive runoff.

Figure 38



Setting the house into the hillside integrates it with natural topography, and retaining walls and driveway cuts are minimized.

Figure 39



Grading is used to step building and driveway into the site. Small retaining wall with planting minimizes the visual effect.

Hillside Housing Architectural Elements Guidelines

Use architectural features that are consistent with the chosen style to break up unattractive massing.

6.14 Use architectural designs intended for hillsides rather than for flat lots.

6.15 Vary rooflines through use of both vertical and horizontal elements.

6.16 Design roof pitches to approximate the hillside slope.

6.17 Use façade articulation such as stepbacks and projections to create interest.

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

6.19 Avoid use of exposed under floor areas, large downhill cantilevers, and/or tall support columns for overhanging areas, which raise both aesthetic and fire safety concerns (Figure 40).

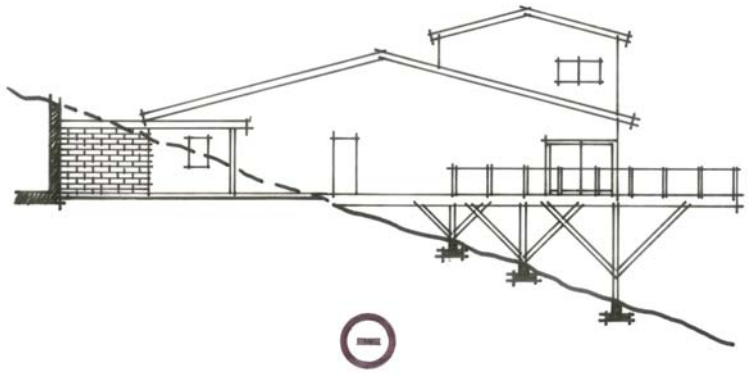
Hillside Housing Decks and Courtyards Guidelines

Locate decks, courtyards, balconies, and other outdoor elements in areas compatible with the neighborhood.

6.20 Avoid excessive cantilevering of decks or balconies, unless they are integrated into the design and topography. Enclose underfloor areas or use other fire protection measures.

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

Figure 40



Avoid exposed understory and cantilevered decks

7. Landscaping, Screening, Fences, and Walls

Mature trees and landscaped gardens are one of the defining characteristics of Mission Canyon. Landscaping and hardscape design should preserve Mission Canyon's natural beauty, enhance the design of the dwelling, and be in harmony with neighborhood landscaping, trees, and vegetation. Select plant materials for their effectiveness with respect to erosion control, fire resistance, and drought tolerance.

Front yard landscaping creates a visually pleasing transitional space between the public and private realm (Figure 41). It also provides privacy and screens less attractive building features. Good landscape design utilizes the natural topography, existing vegetation, drainage, and microclimate to give a unique quality to each home site. The following sections provide guidelines for firewise and resource-efficient landscaping and the use of screening plants, fences, and walls.

Figure 41

Attractively landscaped front yards in Mission Canyon

Firewise Landscaping

Landscape design and maintenance should minimize fire vulnerability in Mission Canyon. Fire safe planting, defensible space principles, and regular clearing and pruning of vegetation are essential. Landscape maintenance must include removing dead and 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 Section 4291 requires 100 feet of defensible space to be maintained around buildings and structures, whether habitable or non-habitable (i.e., 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).

Firewise Landscaping Guidelines

7.01 Select plants for their ability to reduce wildfire hazards. Please refer to Supplemental Section 9 for a Firewise Landscaping plant list.

7.02 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 to a lesser extent. Plantings from 70–100 feet should be native or other plantings that require little or no irrigation and are fire resistant.

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

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

Resource Efficient Landscaping

Resource efficient landscaping typically makes use of slow-growing, drought-tolerant plants that require less water and maintenance, significantly reducing water consumption. Native plants and drought-tolerant non-native plants can be combined in wildlife-friendly and visually attractive landscapes. Lawns usually require more water than other plants and their use should be minimized. Locate landscape features to collect runoff from pervious areas such as roofs and driveways, lower or depress landscape beds to encourage infiltration, and use appropriate mulch that binds tightly and won't float away (Figure 42). 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 for their nutrient organic matter content to determine what soil amendments are necessary. Add mulch and compost to soils 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 Upper Mission Canyon require hardy, drought-tolerant species while the more marine-influenced areas South of Foothill are suited for plant species that are better adapted to higher humidity and slightly cooler temperatures.

Resource Efficient Guidelines

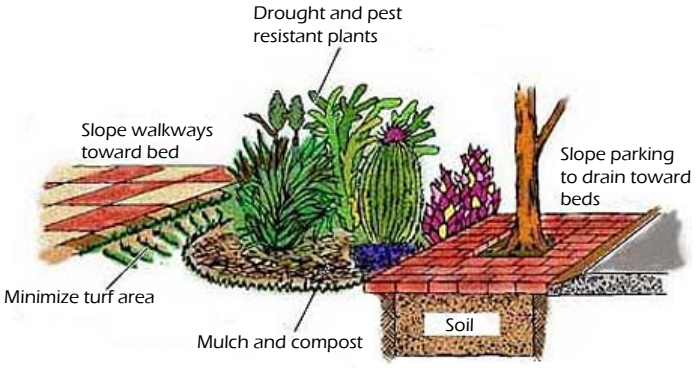
7.05 Select drought-tolerant, fire resistant plant species that require little or no fertilizers, herbicides, and pesticides.

7.06 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 will sunny hillsides.

7.07 Install efficient drip irrigation systems to reduce water consumption.

7.08 Use non-invasive plant species, particularly near creeks or existing native vegetation.

Figure 42



Hillside Landscaping and Retaining Walls

Good landscaping in hillside areas softens the appearance of new dwellings, additions, and retaining wall components. Choose plants that do not obstruct views of the hillsides, harmonize landscaping with the surroundings, prevent soil erosion, and minimize or eliminate fire ladders (Figure 43).

Retaining walls should be designed to blend into the surroundings. Techniques include matching the wall's color and texture to adjacent soils or stone and visually softening the wall with landscaping Where appropriate, a retaining wall should be made of natural boulders or cut stone (Figure 44). 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 hillside and watersheds, would promote better structural and/or architectural design, or would minimize visual or aesthetic impacts.

Hillside Landscaping and Retaining Walls Guidelines

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

7.10 Select deep-rooted plants to encourage slope stability.

7.11 Retaining walls should be stepped or terraced and should blend into their surroundings, with height and length kept to a minimum. Retaining walls should be adequately setback from the front property line to allow ample room for bicycle and pedestrian passage (Figure 45).

Figure 43

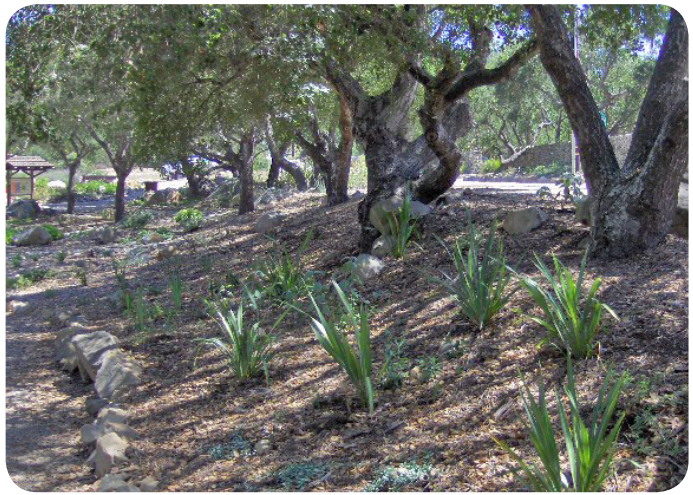
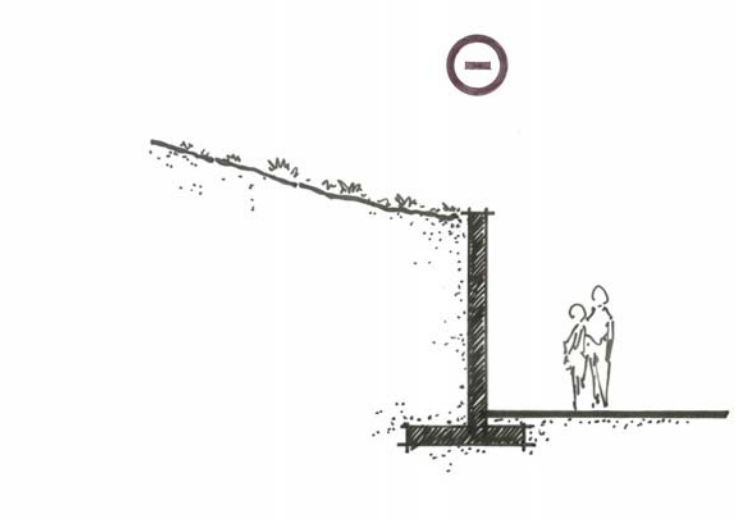
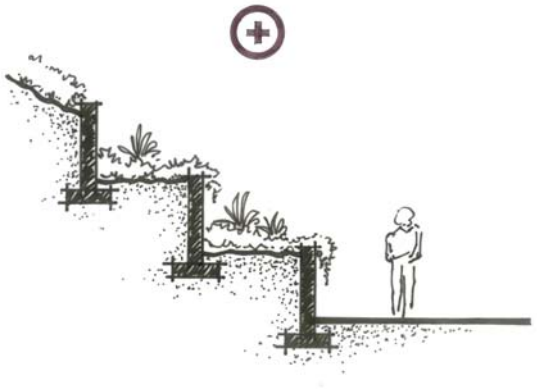


Figure 44

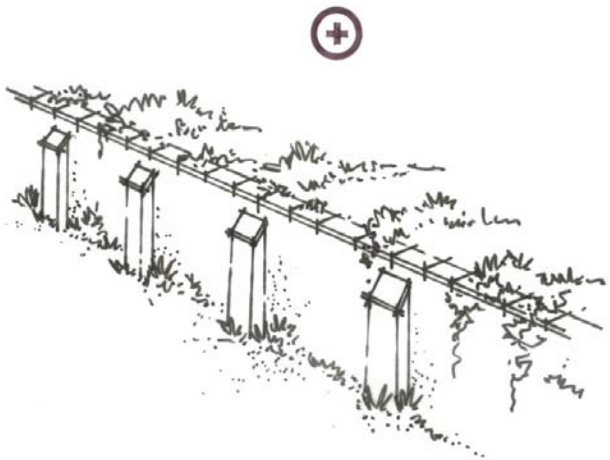
Figure 45

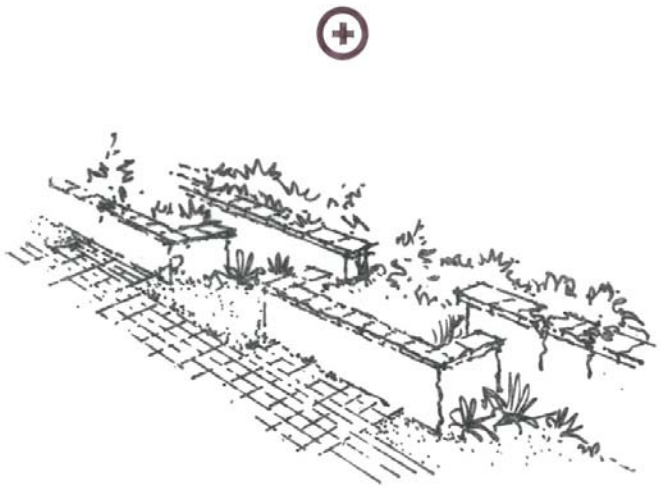


The retaining wall shown above exceeds human scale.



This example shows stepped retaining walls that are compatible with human scale.





These retaining walls are broken up with buttresses and undulations for visual interest.

Landscape Screening, Fences, and Walls

Well-designed and landscaped screening, fences, and walls contribute to the beauty of the neighborhood, protect privacy, and permit wildlife movement. 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 afterthought.

Use fences, walls, and gates that do not inhibit the passage of wildlife. A too high wall or fence in the front yard setback not only presents an unwelcoming feature to the neighborhood and blocks a garden viewscape, but 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 several feet back from the property line to maintain openness.

The historical cut stone and boulder walls found on Mission Canyon Road and in other locations should be preserved and maintained in good condition.

For specific guidance on the installation, construction, and placement of fences and walls, as well as height limits and permitting requirements, please refer to the LUDC Section 35.30.070.

Landscape Screening Guidelines

7.12 Use firewise screening plants on side and rear property lines to create privacy between neighbors and to screen living areas.

7.13 Where appropriate, select low screening plants in the front to maintain visual openness in keeping with the surrounding neighborhood (Figure 46) and maintain pedestrian passage on the street.

7.14 Use firewise screening plants to shield dwelling features such as windows and balconies that create direct views between neighbors.

Figure 46

Fence and Wall Guidelines

7.15 Existing historical stone walls are part of the Mission Canyon charm and should be preserved and maintained (Figure 47).

7.16 Walls or fences 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 adequate to allow ample room for bicycle and pedestrian passage. Front yard walls and fences should be incorporated into a landscaping scheme that appears natural and that follows the terrain.

7.17 Use earth-tone colors and native or natural materials such as sandstone for walls.

7.18 Long walls or fences should be designed to allow for wildlife passage.

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

Figure 47

This page left intentionally blank.

8. Outdoor Lighting

Mission Canyon is one of the few developed areas on the South Coast with a visible canopy of stars and a night sky that remains relatively free of the glow from street lights, security lighting systems, and landscape uplighting. Residents treasure Mission Canyon's nighttime ambiance and night sky views. Outdoor lighting should not intrude into neighboring properties. Install the minimum amount of lighting necessary for security and safety and remember that deep, unlit recesses in Mission Canyon's oak groves and creek corridors provide refuge for native wildlife. Restrained use of outdoor lighting not only conserves energy but also fosters good neighborhood relations.

California's energy efficiency standards (Title 24 of the California Code of Regulations) include requirements for outdoor lighting attached to buildings. Permanently installed lighting fixtures must be either high efficacy (fluorescent) or must be controlled by motion sensor and photocontrol to keep lights off during daylight hours. High efficacy lights are recommended for entry porches and for areas near bedroom windows. Because motion sensor lights can be triggered by animals, they are not recommended where light would be in direct sight of a bedroom or near garage and trash can areas. The outdoor lighting regulations for Mission Canyon requires all outdoor lighting to be fully shielded.[18] All exterior lighting must be contained in the site of origin.

For more information, please refer to the consumer guides and practical advice offered by the International Dark Sky Association (www.darksky.org).

18 LUDC Section 35.30.120.

Outdoor Lighting Guidelines

8.01 Identify where and when lighting is needed on your site plan. Use only the number of lights needed to meet security and safety purposes (Figure 48).

8.02 Select or design light fixtures to be integrated with the home's architectural style, materials, and colors.

8.03 Design outdoor lighting to control glare, with no light trespassing onto adjacent properties and to avoid interference with vehicle traffic.

8.04 In accordance with the Outdoor Lighting Regulations for the Mission Canyon Plan Area, use fully shielded light fixtures so that no light is visible above the lowest light-emitting part of the fixture.

8.05 Mount outdoor light fixtures at low elevations to preserve the night sky and natural setting of the surrounding area.

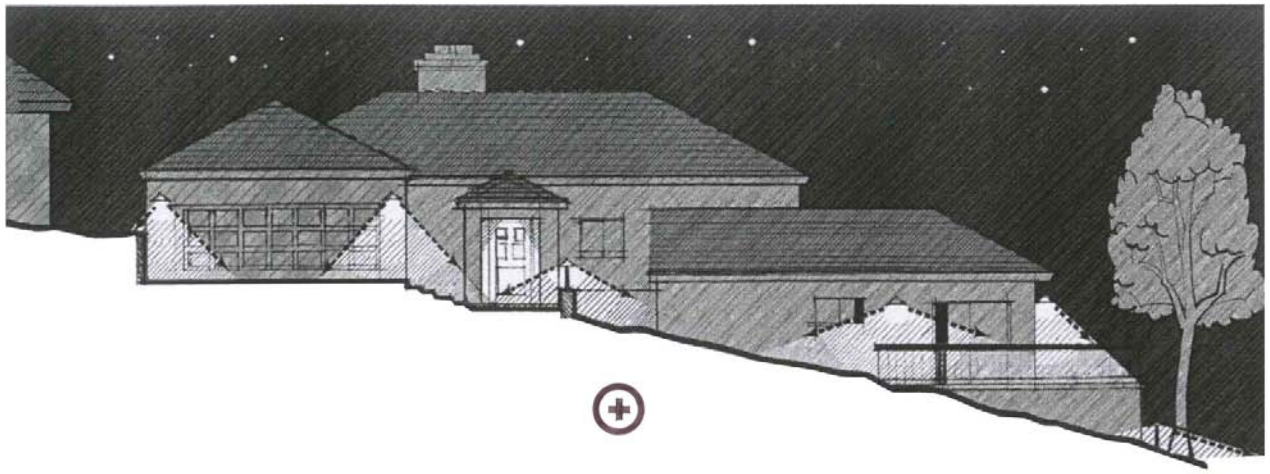
8.06 Select light sources (bulb types) and wattages according to the minimum level necessary to achieve desired illumination at ground level.

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

8.08 Design landscape lighting so that the light source is not visible. Illumination should be minimal and should not flood the landscape with excessive light or spill into adjacent properties. Uplighting for landscaping and/or structures should not be utilized.

8.09 Minimize illumination from ridgeline and hillside structures that would be visible from down slope locations.

Figure 48



Appropriate modest lighting for safety using downward-directed, shielded light fixtures

Unshielded light fixtures resulting in light escaping onto neighboring property and into the night sky

This page left intentionally blank.

9. Supplemental

Firewise Landscaping

Homeowners can reduce the chances of losing their home to wildfire and prevent the spread of wildfire through proper landscape design and maintenance principles. Applying these principles can help you save resources, create a beautiful landscape, and be environmentally responsible. Firewise landscaping consists of careful planting of fire-resistant and fire-retardant plants. No plant is fire proof; given enough heat, all vegetation will burn. However, plants differ in how fast they burn and their ability to survive fire. Fire-retardant plants are those which are less flammable than others and fire-resistant plants will regenerate, despite burning.

A firewise garden is divided into four different plant zones that will reduce the spread of wildfire to the home. Each type of vegetation is planted with a specific purpose in protecting your home from wildfire. Firewise landscapes include water-efficient principles that incorporate low-water using plants, efficient irrigation, mulching, and reduced lawn areas. Plants are grouped together according to similar water and sun requirements. Efficient irrigation includes maintaining up-to-date overhead sprinklers, using drip irrigation where appropriate, and modifying the watering schedule as the weather changes.

Zone 1 (0 - 30 feet from structure)

This zone, lying closest to the home, offers protection from intense flames and sparks. All plants closest to the home should be highly fire resistant.

Zone 2 (30 to 50 feet from structure)

This is the "greenbelt" zone. Low-growing, low-fuel ground covers and succulents resistant to fire comprise the plants in this zone. Fleshy succulents store water in their tissue and thus resist fire.

Zone 3 (50 to 70 feet from structure)

Moving farther away from the home, this area consists of native and Mediterranean plants that are low-growing and slow burning. The low profiles and the limited foliage of these plants can retard the flow of fire.

Zone 4 (70 to 100 feet from structure)

This zone consists of native vegetation which has been thinned to reduce fuel volume and create a transitional area between the natives and the plant around your home. In a fire, Zone Four will burn, but since it has less fuel, it will slow the fire. Once established, these plants need no irrigation, as they are adaptive to survive on only rainfall.

The following plant list per zone is provided courtesy of the Santa Barbara City Fire Department, firescape demonstration garden.

Firescape Zone 1 (0-30 feet from structure)
Names in green are California native species.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Achillea 'Paprika'	Yarrow	*Heuchera maxima*	Island Alum Root
Aeonium 'Alice Keck Park'	No Common Name (NCN)	*Jasminum lerattii*	Shinyleaf Jasmine
Aeonium 'Zwartkop'	NCN	*Lomandra longifolia*	NCN
Agave attenuata	Foxtail Agave	*Mahonia repens*	Creeping Mahonia
Agave vilmoriniana	Octopus Agave	*Nerium oleander 'Petite Salmon*	Dwarf Oleander
Agapanthus (dwarf white)	Lily of the Nile	*Phormium 'Dark Delight'*	New Zealand Flax
Aloe arborescens	Torch Aloe	*Phormium 'Jack Spratt'*	New Zealand Flax
Aloe bainsii	Tree Aloe	*Ribes aureum*	Golden Currant
Aloe striata	Coral Aloe	*Ribes viburnifolium*	Catalina Perfume
Alstroemeria 'Salmon'	Peruvian Lily	*Salvia spathacea*	Hummingbird Sage
Arbutus 'Marina'	NCN	*Sedum rubrotinctum*	Pork and Beans
Asparagus 'Myers'	Myers Asparagus Fern	*Senecio mandraliscae*	NCN
Asteriscus 'Gold Coin'	Gold Coin Daisy		
Bulbine frutescens	NCN	**Firescape Zone 2 (30 to 50 feet**	
Camellia sasanqua 'Cleopatra'	Camellia	**from structure)**	
Chondropetalum tectorum	Cape Rush	*Agapanthus 'Rancho White'*	Lily of the Nile
Correa 'Ivory Bells'	Australian Fuchsia	*Arctotis acaulis 'Big Magenta'*	African Daisy
Cotoneaster buxifolia	Cotoneaster	*Carissa grandiflora 'Fancy'*	Natal Plum
Crassula argentea	Jade Plant	*Centranthus ruber*	Jupiter's Beard
Dasylirion longissima	Mexican Grass Tree	*Chitalpa tashkentiensis*	NCN
Dietes iridioides	Fortnight Lily	*Cistus skanbergii*	Rockrose
Echevaria imbricata	Hen and Chicks	*Convolvulus mauritanicus*	Ground Morning Glory
Euryops pectinatus viridis	Bush Daisy	*Echium fastuosum*	Pride of Madeira
Geranium biokova	Cranesbill	*Erigeron karvinskianus*	Santa Barbara Daisy
Hemerocallis hybrida (yellow variety)	Daylily	*Helianthemum 'Wisely Pink'*	Sunrose
Hesperaloe parviflora	Red Yucca	*Heuchera maxima*	Island Alum Root
		Iris douglasiana	Douglas Iris

Firescape Zone 2 (30 to 50 feet from structure)

BOTANICAL NAME	COMMON NAME
Juniperus procumbens 'Nana'	Chinese Garden Juniper
Liriope gigantea	Lily Turf
Mimulus aurantiacus	Monkeyflower
Mimulus 'Sam' (pale yellow)	Monkeyflower
Neomarica caerulea	Walking Iris
Nepeta faassennii	Catmint
Nerium oleander (white)	Oleander
Oenothera berlandieri	Mexican Evening Primrose
Penstemon 'Burgundy Brew'	Penstemon
Perovskia 'Blue Spires'	Russian Sage
Plecostachys serpyllifolia	NCN
Polypodium californicum	California Polypody Fern
Polystichum munitum	Western Sword Fern
Rhamnus 'Mound San Bruno'	Coffeeberry
Rhaphiolepis indica 'Ballerina'	India Hawthorn
Rosa 'Floral Carpet' pink	Rose
Salvia chamaedryoides	Germander Sage
Salvia clevelandii	Cleveland Sage
Salvia 'Johnson Blue'	Johnson Blue Sage
Sisyrinchium bellum	Blue-Eyed Grass
Stachys bullata	Hedge Nettle
Tulbaghia violacea 'Silver Lace'	Society Garlic
Verbena lilacina 'De la Mina'	Cedros Island Verbena

Firescape Zone 3 (50 to 70 feet from structure)

BOTANICAL NAME	COMMON NAME
Anemone hybrida (white)	Windflower
Arctostaphylos densiflorus 'Howard McMinn'	McMinn Manzanita
Ceratostigma plumbaginoides	Plumbago
Cercis occidentalis	Western Redbud
Coleonema pulchellum 'Compact Form'	Breath of Heaven
Coreopsis auriculata	Coreopsis
Cotoneaster salicifolia	Willowleaf Cotoneaster
Dianella caerulea	Flax Lily
Dichondra argentea	NCN
Gazania 'Copper King'	Gazania
Geranium incanum	Cranesbill
Geranium sanguineum	Bloody Cranesbill
Helichrysum 'Limelight'	Licorice Plant
Hunnemannia fumarifolia	Mexican Tulip Poppy
Lantana montevidensis 'White'	Lantana
Lavandula 'Provence'	Lavender
Leonotis leonoris	Lion's Tail
Nepeta 'Six Hills Giant'	Catmint
Phlomis fruticosa 'Grande Verde'	Jerusalem Sage
Phormium 'Yellow Wave'	New Zealand Flax
Plectranthus argentatus	NCN
Rhaphiolepis 'Clara'	India Hawthorn
Ribes sanguineum	Pink Winter Currant
Ruscus hypoglossus	Butcher's Broom

Firescape Zone 3 (50 to 70 feet from structure)

BOTANICAL NAME	COMMON NAME
Salvia chiapensis	Chiapas Sage
Salvia leucantha 'Midnight'	Mexican Bush Sage
Salvia mellifera	Black Sage
Sphaeralcea ambigua	Globe Mallow
Tagetes lemmonii	Mexican Marigold
Teucrium chamaedryoides 'Prostratum'	Germander

Firescape Zone 4 (70 to 100 feet from structure)

BOTANICAL NAME	COMMON NAME
Arctostaphylos 'Dr. Hurd'	Manzanita
Arctostaphylos 'Pacific Mist'	Manzanita
Berberis nevenii	Nevin Barberry
Ceanothus 'Concha'	Mountain Lilac
Ceanothus 'Ray Hartman'	Mountain Lilac
Ceanothus 'Snowball'	Mountain Lilac
Dendromecon harfordii	Island Bush Poppy
Encelia californica	California Bush Sunflower
Eriogonum giganteum	St. Catherine's Lace
Fremontedendron californica	Flannelbush
Galvesia speciosa	Island Bush Snapdragon
Garrya elliptica	Silktassel Bush
Heteromeles arbutifolia	Toyon
Isomeris arborea	Bladderpod
Keckiella cordifolia	Honeysuckle Penstemon
Lavatera assurgentiflora	Tree Mallow
Malacothamnus fasciculatus	Bush Mallow
Myrica californica	Pacific Wax Myrtle
Rhus integrifolia	Lemonade Berry
Romneya coulteri	Matilija Poppy
Rosa californica	Wild Rose
Salvia apiana	White Sage
Salvia mellifera	Black Sage

Native Alternatives to Exotics

This table lists common weedy exotic species that have been planted in the Santa Barbara area. Several plants native to California are suggested as better alternatives for the designed landscape. The size range of native trees is provided to show how large the species may grow at maturity.

NON-NATIVE SPECIES	NATIVE ALTERNATIVES
TREES	
Green wattle (*Acacia mearnsii= A. decurrens* ssp. *mollis*)	Oaks (*Quercus* species) (60-100 ft) California bay (*Umbellularia californica*) (100 ft)
Blue gum (*Eucalyptus globulus*)	Western sycamore (*Platanus racemosa*) (40-100 ft) Oaks (*Quercus engelmannii, Q. douglasii*) (50 ft) California bay (*Umbellularia californica*) (100 ft)
London plane tree (*Platanus* X *acerifolia*)	Bigleaf maple (*Acer macrophyllum*) (40-100 ft) White alder (*Alnus rhombifolia*) (50-75 ft) Western sycamore (*Platanus racemosa*) (40-100 ft) Fremont cottonwood (*Populus fremontii*) (60 ft)
Peruvian Pepper (*Schinus molle*)	Desert willow (*Chilopsis linearis*) (6-30 ft) Toyon (*Heteromeles arbutifolia*)—can become a multi-trunked tree Oak species (*Quercus agrifolia , Q. engelmannii, Q. lobata*) (100 ft) California bay *(Umbellularia californica*) (100 ft)
SHRUBS	
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*)

NON-NATIVE SPECIES	NATIVE ALTERNATIVES
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	
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*)

NON-NATIVE SPECIES	NATIVE ALTERNATIVES
	GROUNDCOVERS
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*)
	HERBACEOUS PERENNIALS
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*)

Source: Carol Bornstein, Director of Living Collections and Nursery
Santa Barbara Botanic Garden
02/04

Glossary

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

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

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

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

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

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

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

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

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

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

of these guidelines.

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

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

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

Fully Shielded Fixtures: Outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of the lamp.

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.

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

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

High Fire Hazard Area: Areas defined by the State as being particularly susceptible to wild fire and subject to special construction, clearing and landscape requirements.

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

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

Light Trespass: Artificial light that produces unnecessary and/or unwanted illumination of an adjacent property.

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

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

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.

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

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

Setback: The minimum required distance that a structure must be located away from a property line of the lot on which it is located, or street center line or right-of-way line or easement boundary, to provide an open yard area that is unoccupied and unobstructed from the ground upward except as specifically allowed for in the LUDC.

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

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

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

Special Problems Area: Areas designated by the County Board of Supervisors as having present or anticipated flooding, drainage, or road width, location or elevation problems.

Special Problems Committee (SPC): The SPC reviews projects in the Special Problems Area to address concerns that may arise from proposed development's effects on drainage, waste water disposal, access road width, location and elevation, geologic and soil conditions, prevention of damage to public or private property, risk-of-injury to persons and the creation of a nuisance.

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

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

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

Vertical Canyon: A narrow space between second story structures.

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

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