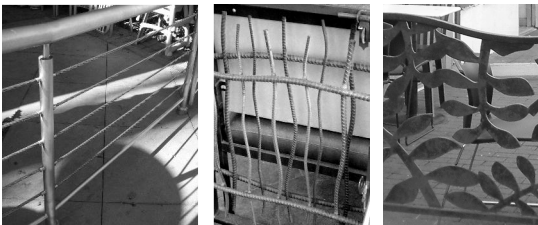


# Isla Vista Outdoor Dining Enclosures

Guidelines for the Design and Construction of Dining Enclosures within the County Right-of-Way that are not subject to review by the BAR



## Table of Contents

	1.0 Purpose & Context	1
	2.0 Right-of-Way Lease Program	2
	2.1 Application Process	3
	3.0 Standards for Dining Enclosures	4
	3.1 Spatial Standards	4
	3.2 Materials Standards	8
	3.2.1 Railings	8
	3.2.2 Infill Materials	10
	3.3 Attachment Details	12
	4.0 Appurtenances	13

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## 1.0

### Purpose & Context

**Purpose** This document assists restaurant owners in establishing outdoor dining areas that extend up to eight feet into the public right-of-way (ROW), as allowed by the locally-adopted Land Use and Development Code, Section 35.24.060 including the development standards in Table 2-31 for *Shopfront housing types* and as an incidental accessory use in the *C-2 Retail Commercial zone* as allowed by Section 35-78.3.22 of Article II, Coastal Zoning Ordinance. These guidelines clarify the process through which no Coastal Development Permit is required for non-permanent fixtures including tables, chairs, and other appurtenances within an outdoor dining area. The guidelines maintain for public access while demarcating dining areas with permit exempt planters, posts, and railings as allowed by Article II, Section 35-169.2.1.b.

Enclosures that meet the spatial and materials standards herein are determined to be minor and not subject to the Santa Barbara County South Board of Architectural Review (SBAR) as provided for in County Coastal Zoning Ordinance, Article II, Section 35-184. Alternative materials and designs are possible, but require review and approval by the SBAR. These standards promote attractive, well-designed outdoor dining areas that will contribute to the dynamic atmosphere of the commercial core of Isla Vista while maintaining pedestrian and vehicular movement for public safety.

**Context** This document implements policies from the Isla Vista Master Plan (locally approved August 2007) which encourage improvements to the physical environment of Pardall Road and the Embarcadero Loop to better serve as the commercial and social center of Isla Vista.

**Applicability** These standards apply to the design and construction of dining enclosures that extend into leased areas of the public ROW along Pardall Road and the Embarcadero Loop.

## 2.0

## ROW Lease Program

**Eligible Properties** Outdoor dining within a portion of the ROW is an allowed accessory use when contiguous to a licensed food service establishment with a valid use permit, subject to an Annual Outdoor Dining Encroachment Permit issued by the Public Works Director.

**Project Area** Properties within the Isla Vista ROW lease program boundaries are shown in Figure 2.1 Dining areas are allowed to extend a maximum of 8 feet into the public right-of-way, subject to the spatial standards in Section 3.1.

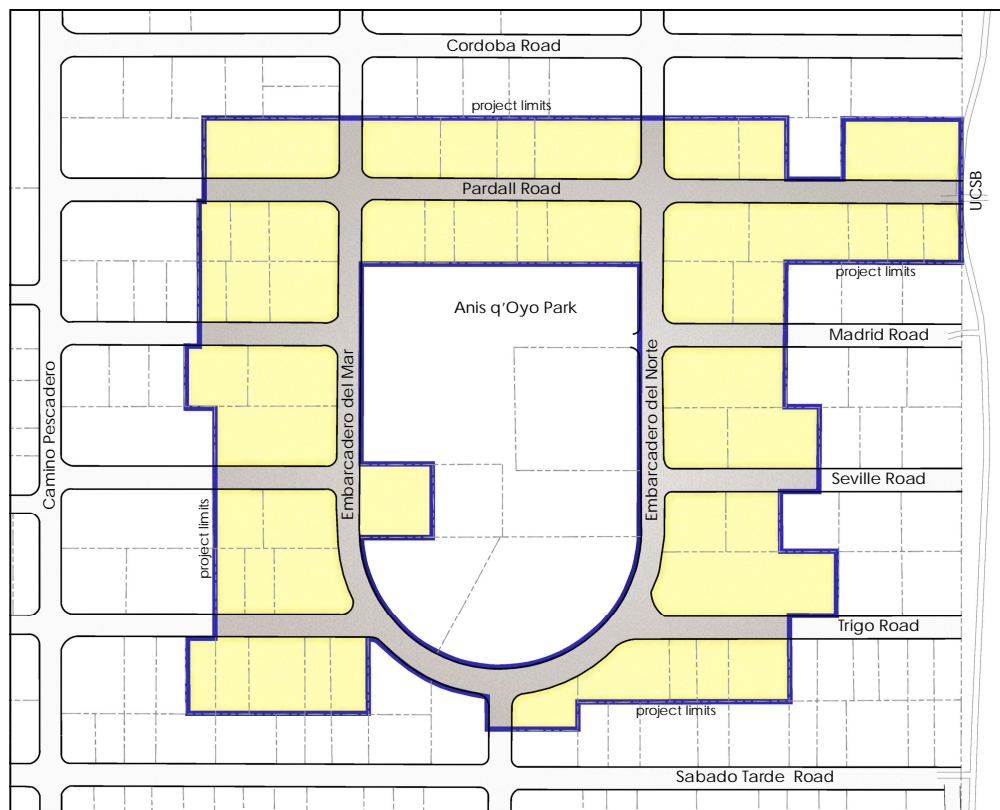


Figure 2.1  
Project Area Map - properties in the Dining Program area are shown in yellow

**Other Regulations** Business and property owners are not relieved from obtaining other required approvals, licenses, and permits for a new or expanded business from the Planning and Development Department, Public Works Department, Environmental Health Department, Fire Department, Alcoholic Beverage Control Board (ABC), and any other appropriate authority. The County Redevelopment Agency (RDA) may recommend SBAR design review for any outdoor dining project.

**Parking:** In the C-2 zone district, additional parking is not required for outdoor dining. However, any addition of gross floor area, as defined in Section 35-58 of Article II, may require a Coastal Development Permit and may require additional parking to be consistent with County Coastal Zoning Ordinance, Article II, Section 35-78.10.

### Section 2.1 Application Process

The Isla Vista commercial area Outdoor Dining Program allows businesses an opportunity to enter into an agreement with the County to use a portion of the public right-of-way for outdoor dining purposes. If you would like to find out if your business qualifies or for more information about the program, you may contact the County Redevelopment Agency at (805) 884-8050.

- What you will need:**
- Redevelopment Agency Sign-off Sheet provided by the RDA.
  - Public Works Right-of-Way Encroachment Permit application with review fee and annual use fee for dining space to be used.
  - Photographs or vendor specifications for proposed furniture, enclosure materials consistent with Section 3.2, and any other appurtenances consistent with Section 4.0.
  - Detailed site plan on 8 ½" x 11" or larger paper. The extents of the proposed dining area, all sidewalk obstructions, building entrances, public right-of-way and pedestrian access shall be noted and detailed dimensions shall be clearly shown (see Figures 3.1 and 3.4 as examples). The plan must be consistent with the spatial standards in Section 3.1.
- Application Process**
- Discuss your plans with the County RDA. Obtain an RDA sign-off for the permit process.
  - Visit the Planning & Development permit counter with a copy of the RDA Sign-off Sheet to obtain an Outdoor Dining case number.
  - Check in at the Building & Safety permit counter. The enclosure and seating must be ADA compliant. Any proposed lighting or utilities may require a Building & Safety permit.
  - Complete and submit an Encroachment Permit application for dining in the public right-of-way to the Public Works Department, Transportation Division, along with a copy of your case number from the zoning counter and the RDA Sign-off Sheet.



### Section 3.1 Spatial Standards

Dining enclosures should allow for safe and functional pedestrian circulation, maintain an open, welcoming atmosphere in the downtown commercial zone, and clearly delineate dining areas from the public ROW. Enclosures may include railings, above-grade planters, bench seating, built-in counters or tables, or a combination of these elements to provide separation of dining and pedestrian areas.

Spatial Standards - North Side of Pardall

Dining enclosures on the north side of Pardall Road shall conform to the following standards, or will be subject to review by SBAR (see figures 3.1 through 3.3):

- 7' minimum width unobstructed pedestrian ROW
- 8' minimum setback from pedestrian ramps at corners
- 48" minimum setback from driveway edges
- 48" minimum width building access, subject to additional ingress or egress requirements of the Uniform Building Code or Fire Department
- 5' minimum width required for dining areas as measured perpendicular to the street frontage; 8' maximum allowed in the ROW.
- 30" to 42" tall continuous enclosure of dining areas as measured from the sidewalk with the exception of access to building entrances/exits, and connections to adjacent businesses.
- enclosures, furniture, and appurtenances must be contained within the dining area
- above grade planters or pots used as part of the dining enclosure shall be a minimum height of 24". Pots and plant material shall not exceed a maximum height of 42".
- dining areas must be contiguous with the dining establishment

No enclosure is required if the dining area is less than 5' wide and no alcohol is served.

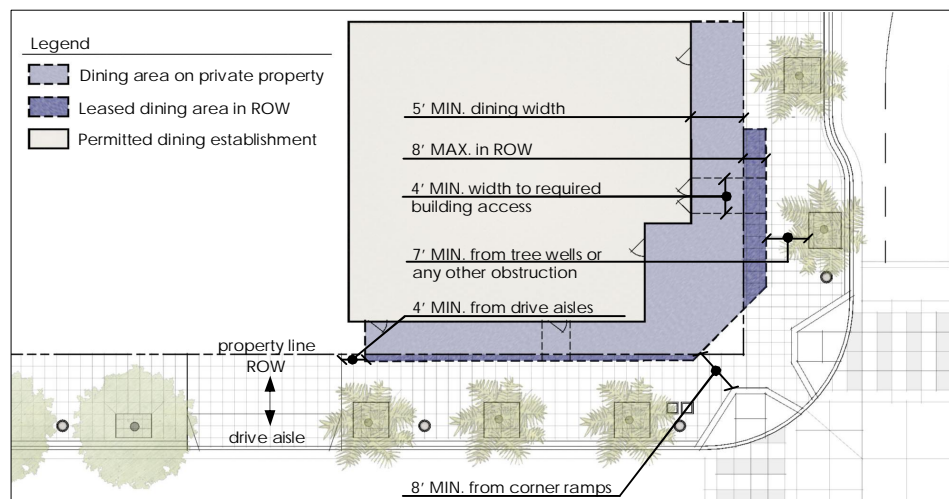


Figure 3.1  
Spatial Standards - North Side of Pardall Road

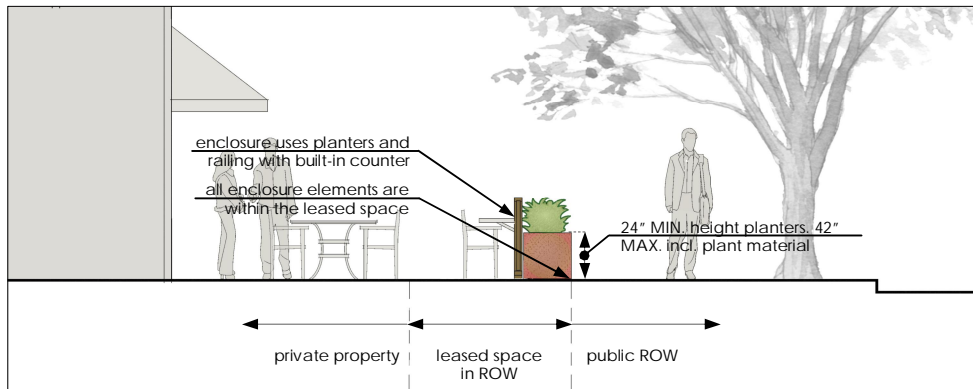


Figure 3.2  
At-grade Dining Enclosure Section - North Side of Pardall Road

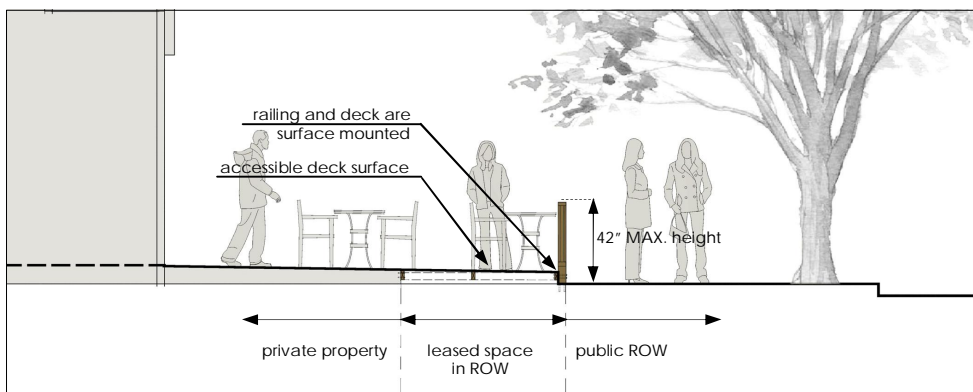


Figure 3.3  
Elevated Dining Enclosure Section - North Side of Pardall Road

Spatial Standards - South Side of Pardall and the Embarcadero Loop

Dining areas on the south side of Pardall Road and the Embarcadero Loop shall conform to the following standards, or will be subject to review by SBAR (see figures 3.4 and 3.5):

- 5' minimum width unobstructed pedestrian ROW; 4' minimum allowed along the length of tree wells and bike parking areas (10 foot length), or from existing, permitted dining areas for neighboring storefronts.
- 8' minimum setback from pedestrian ramps at corners
- 48" minimum setback from driveway edges
- 48" minimum width doorway access, subject to additional ingress or egress requirements of the ADA, Uniform Building Code or Fire Dept.
- 24" minimum width required for dining areas as measured perpendicular to the street frontage; 8' maximum allowed in the ROW.
- above grade planters or pots used as part of the dining enclosure shall be a minimum height of 24". Pots and plant materials shall not exceed a maximum height of 42".
- dining areas shall not extend further down the length of the sidewalk than the length of the storefront.

Spatial Standards - South Side of Pardall and the Embarcadero Loop (continued)

- 30" to 42" tall continuous enclosure, as measured from the sidewalk, for dining areas contiguous to the building that are greater than 5 feet in width. Openings shall allow access to building entrances/exits and connections to adjacent businesses and dining areas.
- enclosures, furniture, and appurtenances must be contained within the dining area

Dining areas may be separated from the dining establishment by the pedestrian ROW. For streetside dining areas:

- no enclosure is required.
- railing enclosures will require SBAR review.
- planters on leading edges of dining areas are allowed and encouraged, but not required, to delineate the space from the public ROW (see Figure 3.5).
- dining areas shall not extend closer to the building than the edge of the closest tree well for that storefront. Alternative configurations will require SBAR review.
- dining areas shall be set back 2 feet from the curb face when parking is allowed on the street

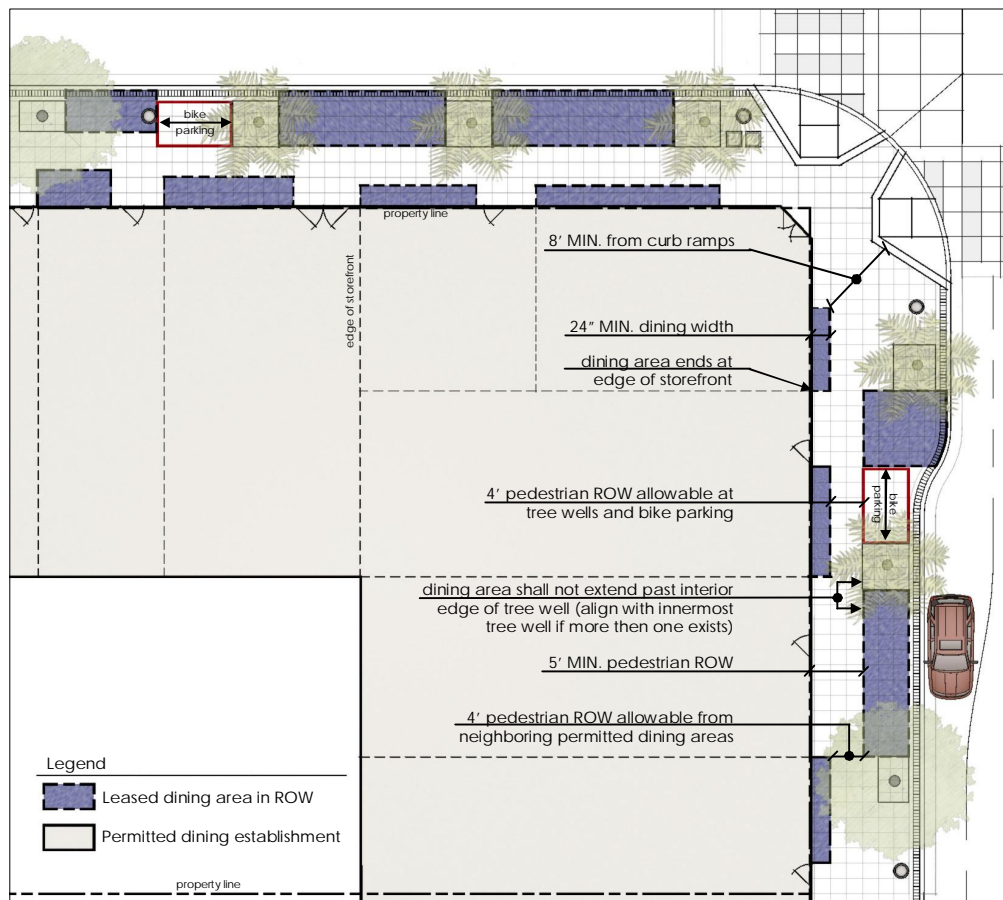


Figure 3.4  
Spatial Standards - South Side of Pardall Road and the Embarcadero Loop

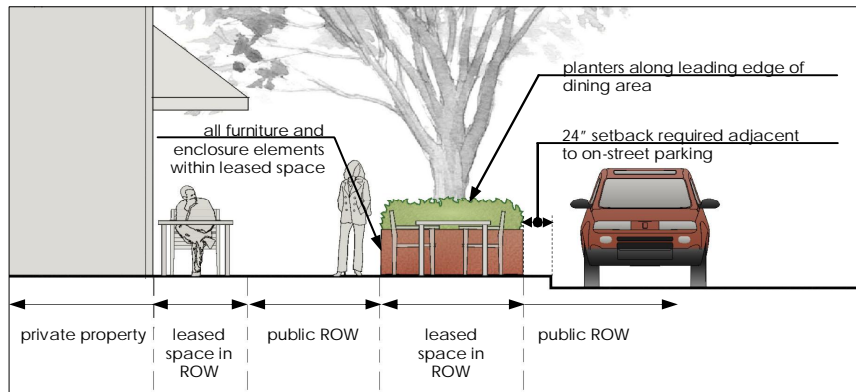


Figure 3.5  
Dining Area Section for South Side of Pardall & the Embarcadero Loop

**Elevation Change & Accessibility** Where finished floor elevations of businesses are higher than the sidewalk, accessibility to building entrances and raised dining areas can be provided using ramps that are surface mounted to the sidewalk. All ramps, stairs, and handrails must meet ADA standards. Total enclosure height as measured from the sidewalk is limited to 42". See Figure 3.3.

**Corner Properties** Corner properties are encouraged to strengthen the importance and the public character of street intersections. This can be done by emphasizing corner entrances or providing seating at the corner.

**Establishments that serve alcohol** Dining enclosures for establishments that serve alcohol are subject to additional requirements. Enclosures at these establishments shall :

- be 42" tall. For establishments that have raised dining areas (see Figure 3.3), the required height includes the height of the deck.
- have only one entrance/exit, unless otherwise required by the Building Code, accessibility standards, or the Fire Department.

Establishments are encouraged to provide above-grade planters, 18-24" in width, placed outside of the dining enclosure to provide additional separation from the dining area and pedestrian way. See Figure 3.2 as an example.



Purpose	These materials standards are intended to ensure a high quality built environment while allowing flexibility. Materials used for enclosures should separate dining areas from the right-of-way and provide for some privacy of the patron while maintaining an open atmosphere.
Overall Style	The design, materials, and colors used for dining enclosures and furniture should complement the architectural style and colors of the building façade and reinforce the eclectic beach town character of Isla Vista.
BAR-exempt designs	Two categories of dining enclosures are allowed without SBAR review. Other designs are possible but require SBAR review and approval. Each category allows for the user to select materials and colors, while following a basic construction methodology. All are required to comply with the spatial standards described in Section 3.1 and be surface-mounted to the existing concrete sidewalk. They are: <ol style="list-style-type: none"> <li>1. Steel or wood posts with infill panels. The infill panels can be solid (e.g. wood, metal, or ecoresin) or permeable (e.g. wire mesh, steel cable, metal or wood pickets, or custom panels). See Figures 3.6 through 3.10.</li> <li>2. A combination of above-grade planters, posts, and railings connected to make a continuous enclosure. See Figure 3.11.</li> </ol>
3.2.1 Railings:	
Railing General Requirements	All posts and railings shall be: <ul style="list-style-type: none"> <li>• surface mounted to the sidewalk, as shown in Figures 3.12 and 3.13</li> <li>• constructed of materials from the approved list</li> <li>• ADA-compliant at stairs and ramps</li> <li>• aligned with sidewalk score lines wherever possible</li> </ul>
Approved Materials	Allowable materials and finishes for posts and handrails include: <ul style="list-style-type: none"> <li>• steel, stainless or carbon, unfinished, brushed, or powdercoated an earth tone color. Earth tones include black, dark brown, dark green, grey, brick, or rust.</li> <li>• aluminum, unfinished or brushed</li> <li>• wood, stained clear or natural. Wood must be sustainably harvested as certified by the Forest Stewardship Council (FSC).</li> <li>• recycled composite lumber containing a minimum of 50% post-consumer content</li> <li>• recycled or salvaged materials that meet all other requirements of this document, is durable, and can withstand inclement weather conditions.</li> </ul>



Figure 3.6 - Metal railings with solid panel inserts



Figure 3.7 - Metal or wood railings with horizontal cables



Figure 3.8 - Metal railings with wire mesh panels



Figure 3.9 - Metal or wood railings with vertical elements

- Suggested Manufacturers      Suggested Manufacturers (others of equal quality are acceptable):
- DesignRail™ by Feeney Architectural Products, www.designrail.com, 800.888.2418
  - Forms + Surfaces, www.forms-surfaces.com, 800.451.0410
  - Viva Architectural Hardware, www.vivahardware.com, 972.353.8482

- Prohibited Railing Materials      The following railing materials are prohibited without BAR review:
- vinyl or plastic posts unless the posts contain a minimum of 50% post-consumer, recycled content
  - polished brass posts or handrails
  - wood or steel painted with a solid body finish of any color
  - white, light-colored, pastel, brightly colored, or fluorescent materials or coatings
  - sharp edges, points, hinges, moveable, or removable parts that could be potentially hazardous or vandalized
  - salvaged materials with chipped or damaged coatings

### 3.2.2 Infill Materials:

- Infill Material General Requirements      Infill panels or materials are subject to the following requirements:
- must provide a sense of separation from the public right of way and be detectable to the visually impaired. Panels may not be transparent or have openings or gaps between elements that a 12" sphere may pass through.
  - colors and materials should coordinate with the building architecture
  - may not contain restaurant or product names
  - must not contain edges, hinges, moveable, or removable parts that would be potentially hazardous or vandalized

- Infill materials      Allowable infill materials:
- stainless or carbon steel panels with a textured finish
  - stainless or carbon steel wire mesh or bar grating
  - stainless steel cable
  - aluminum panels with a textured finish
  - wood with a natural or transparent stain. Wood must be sustainably harvested as certified by the Forest Stewardship Council (FSC).
  - recycled composites
  - recycled resin materials with UV coatings
  - canvas material rated for outdoor use
  - recycled materials that meet all other requirements of this document, are durable, and can withstand inclement weather conditions.
- Panels elements may be stamped, formed, or cut. See Figures 3.6 and 3.10*



Infill materials  
(continued)

- Colors: Allowable colors include earth tones such as black, dark brown, dark green, grey, brick, or rust

Panels may be stamped, formed, or cut with shapes that do not represent the business name or logo, offensive slogans or forms, or produce dangerous edges (see Figure 3.10). Materials and forms that reinforce the beachside character of Isla Vista are encouraged.

Suggested  
Manufacturers

Suggested Manufacturers (others of equal quality are acceptable):

- 3form panels, [www.3-form.com](http://www.3-form.com), 310.272.6088
- Forms + Surfaces, [www.Forms-surfaces.com](http://www.Forms-surfaces.com), 800.451.0410
- McNichols.com, [www.mcnichols.com](http://www.mcnichols.com), 1.800.237.3820



*Weathered materials and forms that reinforce the eclectic beachside character of Isla Vista are encouraged*



Figure 3.10 - Railing with custom metal infill elements



Figure 3.11 - Planters as enclosures, with or without railings attached (note: railings and tall planters must be attached to the ground to prevent tipping over. See also Section 4.0)

### Prohibited Infill Materials

The following materials require review and approval by the SBAR:

- white, light-colored, pastel, brightly colored, or fluorescent materials
- chain, chain-link, cyclone fencing, chicken wire
- mirrored or reflective finishes
- wood with a solid body, painted finish
- sharp or pointed elements
- vinyl, plastic or PVC materials

### Railing Attachment

All railing posts must be mounted to the existing concrete in the public ROW in a semi-permanent manner resulting in minimal disturbance to the concrete. All improvements in the public ROW shall be installed in such a way as to be removable for emergencies, public festivals, or other large events. Figure 3.12 demonstrates a typical surface-mounted railing. Simpson drop-in threaded anchors, or equal, or recommended for use. Spacing and depth of bolts and anchors shall conform to the railing manufacturer's recommendations.

Figure 3.13 demonstrates a potential installation for a raised dining deck. Railings may be fascia-mounted. The support structure of the deck must be surface mounted using a Simpson bracket and drop-in threaded anchors, or an equivalent method. Continuous attachment to the sidewalk is not permitted.

Where possible, new tenants are encouraged to use existing railing infrastructure or attachment points to minimize disturbance to the public ROW.

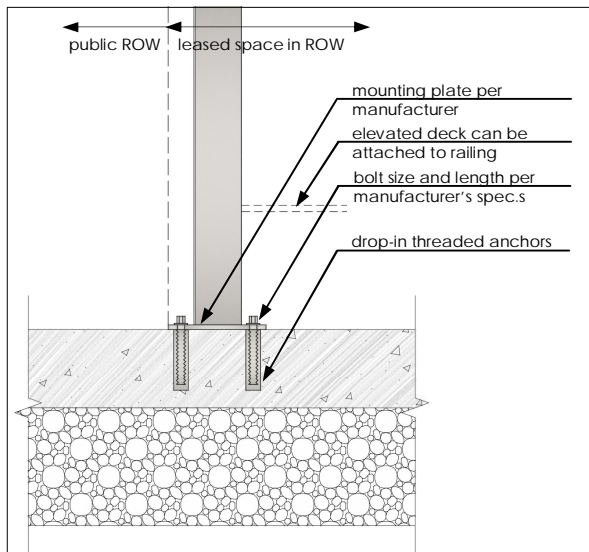


Figure 3.12 - Surface Mounted Railing

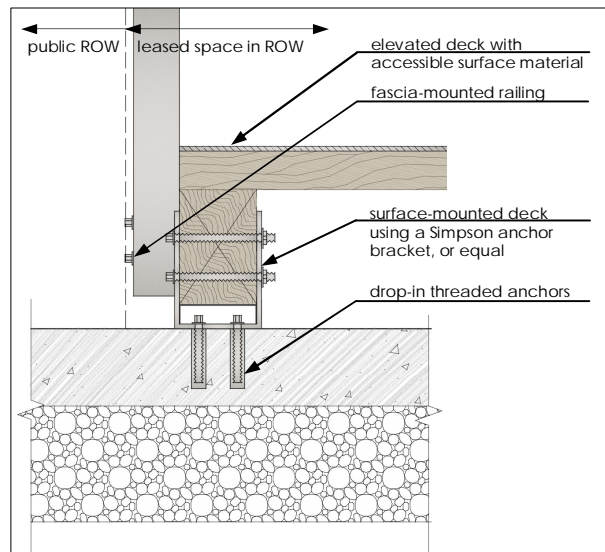


Figure 3.13 - Fascia-mounted Railing on Raised Deck



**Furniture** Outdoor dining furniture contributes to the overall atmosphere and needs to complement the colors and materials of the building and dining enclosure. Furniture within a particular establishment's dining area must be of visually similar design, construction, and color. White plastic or fluorescent colored furniture, serving stations, trash cans, shelves, sofas, or TVs are not allowed in the leased space unless approved by SBAR.

**Planters** Planters shall:

- contain plant materials in healthy condition. Stressed, dead, or dying plants must be promptly replaced.
- have a self-contained watering reservoir system that prevents any leakage onto the sidewalk and can be emptied with a siphon.
- be constructed of concrete, wood, metal, or glazed ceramic, or, have a finish that imitates concrete, metal, plaster or glazed ceramic

Manufacturers that provide pots and planters with self-contained watering systems include:

- Tournesol, 1-800-542-2282, [www.tournesolsiteworks.com](http://www.tournesolsiteworks.com)
- Planter Technology, 1-800-542-2282, [www.plantertechnology.com](http://www.plantertechnology.com)
- Cortina planters, on-line distributors

**Lighting** Wired electrical fixtures are allowed if fixtures are:

- shielded from the public space and illuminate only the dining area
- mounted so that all wiring is concealed
- limited in height to 12" above the enclosure

Rope or string lights are allowed provide they are installed to the requirements of the Building Code and manufacturer's specifications.

**Heat Lamps** Portable heating units are allowed in dining areas provided they:

- have a UL or AGA listing
- maintain the required clearances from combustible materials
- allow a minimum of 6'8" headroom clearance

Open flames, including candles and barbecues are not allowed.

**Umbrellas** Use of removable umbrellas is allowed, provided they:

- are of one solid color
- maintain 7 feet of clearance above the sidewalk, do not exceed 10 feet in height, and are completely contained within the leased space.
- are constructed of a canvas-type material suitable for outdoor use. No plastic, laminated fabrics, or any type of rigid materials are permitted.
- do not contain commercial or product logos, wording, or photographic representations (unless approved by the SBAR).



Figure 4.2 - Colored Umbrellas