

DRAFT
VISUAL RESOURCES PROVISIONS
GAVIOTA COAST
(Rev. 04-20-11)

Global Visual Resources Provisions

1. Goal: To protect and enhance the rural, scenic, and visual qualities of the Gaviota Coast.
2. The height, scale, and design of structures shall be compatible with the character of the surrounding natural environment (Existing Land Use Element Visual Resources Policy No. 3).
3. Development shall comply with the Existing Ridgeline and Hillside Development Guidelines (e.g., discourage development on ridgelines).
4. Development shall comply with the Existing Hillside and Watershed Protection Policies (Priority given to visual protection policies when conflicting with other policies, e.g. allow for additional incremental grading if it will reduce visual resources impacts).
5. Exterior lighting standards (LEED/DarkSky).
6. Development shall be sited so as not to intrude into the skyline as seen from public viewing places, with non-amplified viewing (i.e. with the naked eye, without the use of magnification such as binoculars, telescope, etc) (Revised Land Use Element Visual Resources Policy No. 3).
7. Alternative energy sources (e.g., wind solar, and associated infrastructure) shall conform to the visual requirements of the Gaviota Coast. This area of development is dynamically evolving and policies shall be revised as needed to facilitate community needs consistent with protecting visual resources.
8. The county shall apply to CalTrans for a scenic highway designation for Highway 101 from the Goleta City boundary to Highway 1.

Outside of Critical Viewshed Corridor

1. D – Design Overlay: Development shall be subject to approval by the Board of Architectural Review.
2. Development shall be visually subordinate as seen from public viewing places (Existing Land Use Element Visual Resources Policy No. 3).
3. Visual subordination shall be ensured through the following measures, in order of priority: 1) siting utilizing existing topographical screening, 2) siting utilizing existing vegetation (native first, then non-native), and 3) application of other treatments.

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Critical Viewshed Corridor – Inland Views

1. Critical Viewshed Corridor Overlay: Development shall be subject to approval by the Board of Architectural Review.
2. Development shall be fully screened to the maximum extent feasible as seen from public viewing places.
3. Screening shall be maximized through the following measures, in order of priority: 1) siting utilizing existing topographical screening, 2) siting utilizing existing vegetation (first native, then non-native), and 3) application of other treatments.

Critical Viewshed Corridor – Coastal Views

1. Critical Viewshed Corridor Overlay: Development shall be subject to approval by the Board of Architectural Review.
2. Development shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and shall be clustered to the maximum extent feasible (Revised Coastal Land Use Plan Policy 4-9).
3. Development shall be fully screened to the maximum extent feasible as seen from public viewing places.
4. Screening shall be maximized through the following measures, in order of priority: 1) siting utilizing existing topographical screening, 2) siting utilizing existing vegetation (first native, then non-native), and 3) application of other treatments.
5. Non-agricultural and non-native landscaping, when mature, shall not obstruct public ocean views (Revised Existing Coastal Land Use Plan Policy 4-10).
6. Building height shall not exceed one story or 15 feet above average existing grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean. For properties within unobstructed broad views of the ocean, development shall be designed so that exposed structural elevations are at an appropriately proportioned mass and scale to the unobstructed broad views of the ocean (Revised Coastal Land Use Plan Policy 4-11).

Exemptions

1. Non-commercial scale agricultural buildings and structures (type and scale to be determined).

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Definitions

Visually Subordinate: The relative visibility of development, where that development is not visibly evident in the surrounding landscape as viewed from a public viewing place. As opposed to development that is fully screened, development that is visually subordinate may be partially visible. It is not visually dominant or disruptive in relation to its surroundings.