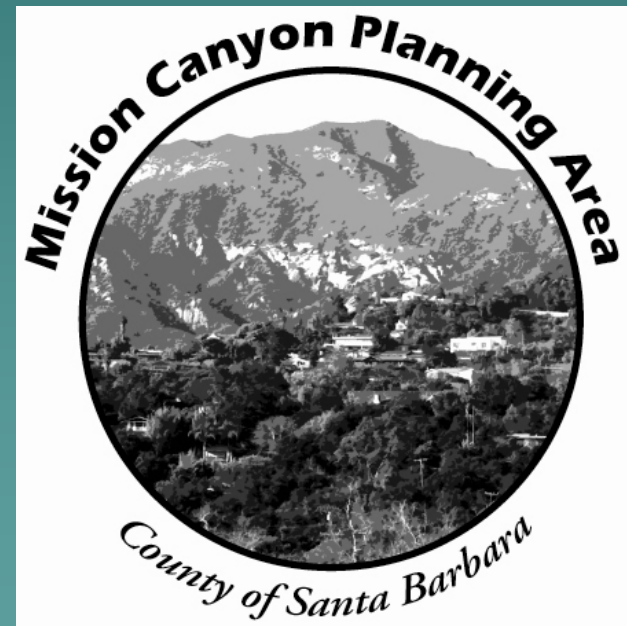


# Mission Canyon Residential Design Guidelines Revised Draft Review

South Board of  
Architectural Review  
Presentation

Friday

February 15, 2008



# Project Status

- ◆ First Draft for SBAR Review in June 2007
- ◆ Draft revised based on SBAR and MCPAC comments
- ◆ City of Santa Barbara Single Family Design Board Review on Feb 4
- ◆ Revised draft for SBAR Review Feb 2008
- ◆ HLAC review on March 10th
- ◆ Planning Commission Review in May

# 1. Introduction

pages 1-12

- ◆ Mission Canyon Setting section shortened
- ◆ Processes and text clarified
- ◆ Minor changes to Good Neighbor Practices



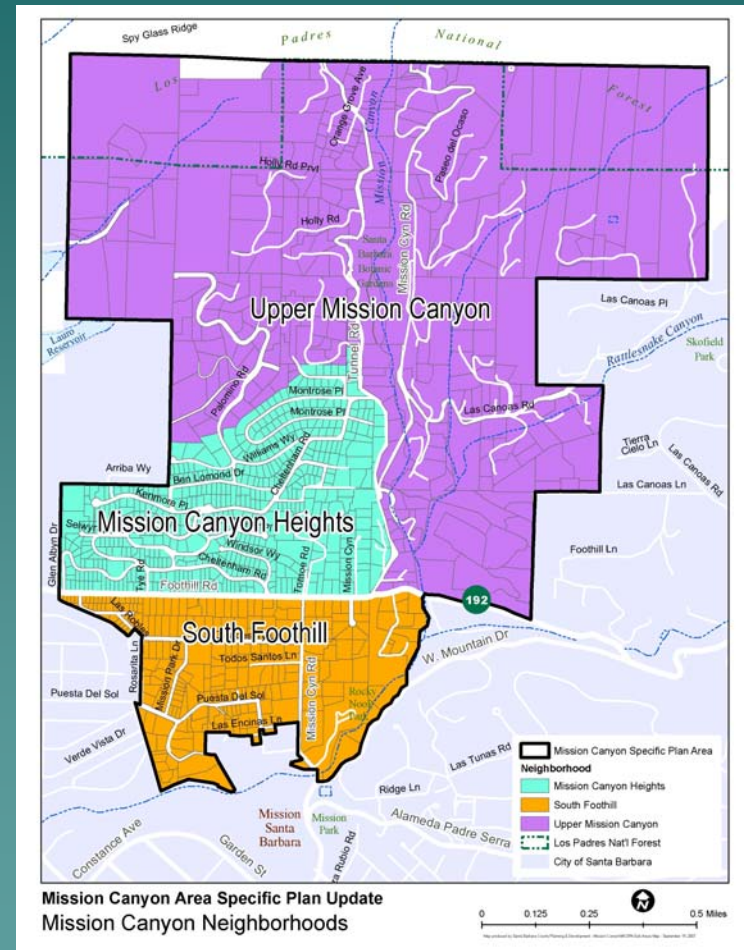
Good Neighbor Practices  
Aesthetics: Example of attractive  
front yard area



# 2. Neighborhood Compatibility, Context and Character

pages 13-17

- ◆ Neighborhood Context and Character added
- ◆ Neighborhood Compatibility Worksheet included in Supplemental Section
- ◆ Mission Canyon Neighborhood Descriptions expanded
- ◆ Neighborhood Compatibility Guidelines modified



# 3. Site Planning and Structure Placement

pages 18 - 26



Well maintained trees and vegetation

- ◆ New and improved graphic and photographs
- ◆ New section on Solar Energy Systems (page 20)
- ◆ Clarified guidelines and improved text in each section

# 4. Elements of Design page 27-42

- ◆ New and improved graphics and illustrations
- ◆ Clarified text and guidelines
- ◆ MCPAC recommendation on FAR
- ◆ Graphics and instructions for side yard encroachment plane
- ◆ Solar Access Guidelines improved



This example conforms to intent of side yard encroachment plan

# Elements of Design

- ◆ Better graphics for garages , driveways and materials and colors



Examples of a well-designed garage and use of warm colors and natural materials

# 5. Garage Conversions and 6. Residential Second Units page 43-44

- ◆ Minor text changes
- ◆ Deleted confusing RSU graphic
- ◆ Proposed RSU prohibition



Example of a converted garage with permeable materials for driveway

# 7. Hillside Housing

page 45-48

- ◆ New and improved graphics and illustrations
- ◆ Redundant guidelines eliminated
- ◆ Guidelines clarified



Hillside housing examples: The homes in the top photograph would integrate better into the setting if warm, natural colors were used

# 8. Landscaping, Screening, Fences and Walls

page 49-54



- ◆ “Maintenance” guidelines eliminated (or moved to text)
- ◆ Better photographs
- ◆ Clarified text and guidelines

# 9. Exterior Lighting page 55-57

- ◆ Minor text and guidelines revisions
- ◆ Proposed Outdoor Lighting Ordinance



The top graphic illustrates appropriate night lighting. The bottom graphic illustrates unshielded fixtures and inappropriate landscape uplighting.

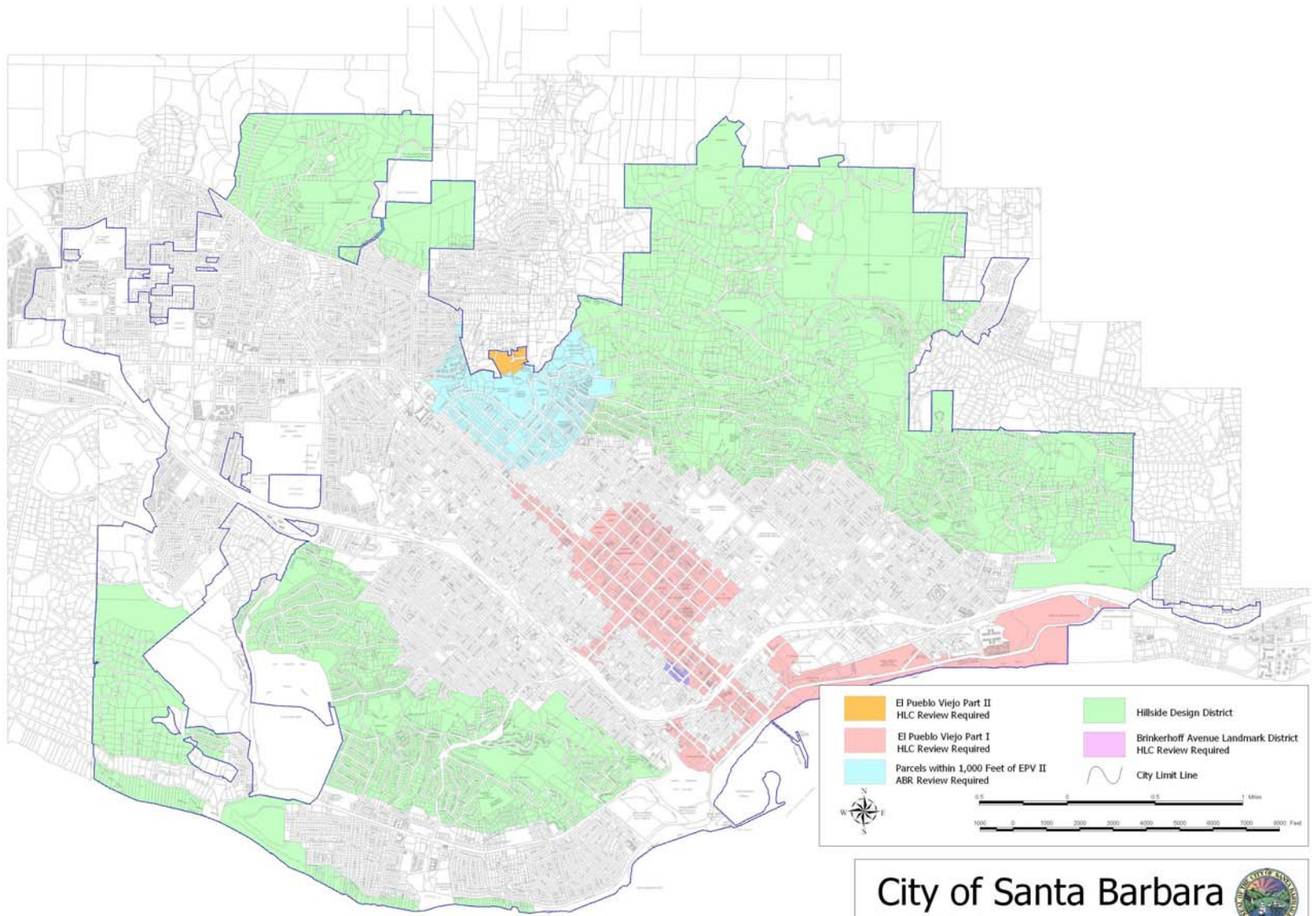
# 10. Supplemental Section







page 58 - 85


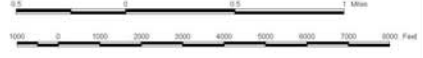
- ◆ Added Neighborhood Compatibility Worksheet
- ◆ Deleted High Fire Hazard Building Code
- ◆ Improved Green Design Graphics

# City of Santa Barbara Single Family Design Board Comments

- ◆ Address compatibility with projects in the Vicinity (within 1,000 feet) of the Old Mission (City's El Pueblo Viejo District Part II)
  - Concerns about architectural quality and historic guidelines



 El Pueblo Viejo Part II HLC Review Required	 Hillside Design District
 El Pueblo Viejo Part I HLC Review Required	 Brinkerhoff Avenue Landmark District HLC Review Required
 Parcels within 1,000 Feet of EPV II ABR Review Required	 City Limit Line

**City of Santa Barbara**  
Design Districts



Feb 2004

# Comments continued

- ◆ Improve the following graphics:
  - Roof style graphic is confusing
  - Hillside Housing “apparent height” —should refer to apparent massing
  - Add retaining wall graphics (look at City’s example)
- ◆ Neighborhood Compatibility Worksheet is too much busy work for applicants and/or architects
- ◆ Improve the section on Openings (page 38) to recommend quality materials and consider reflectivity and glare with roof colors and materials



Roof style graphic from page 31



Hillside Housing example used refers to apparent height (and massing) from page 46

# Comments continued

- ◆ Define firescape landscaping zones (page 50 and 70-73)
- ◆ Include deer resistant landscaping (landscaping list provided to staff)
- ◆ Address tennis court lighting
- ◆ [re] consider FARs for small lots
- ◆ Use numbers to assist applicants (i.e., creek setbacks, fence heights, slopes too steep for development etc.)
- ◆ Consider moving green building practices to main part of document (rather than Supplemental section)

# Next Steps

- ◆ Staff will revise draft Guidelines based on input received from SBAR and City of Santa Barbara Single Family Design Board
  - ◆ The guidelines will be further revised to ensure conformance with the Draft Mission Canyon Community Plan
  - ◆ Public Hearings and Environmental Review Initiation in May and June 2008
  - ◆ Design Guidelines and Community Plan Adoption in early 2009
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