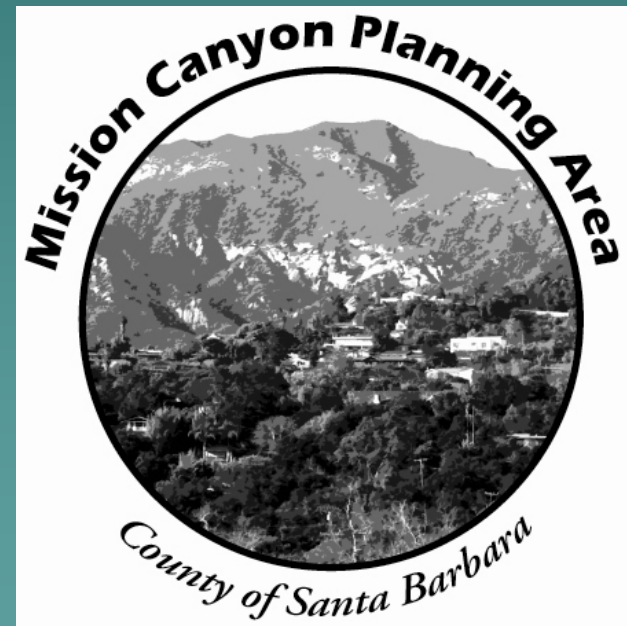
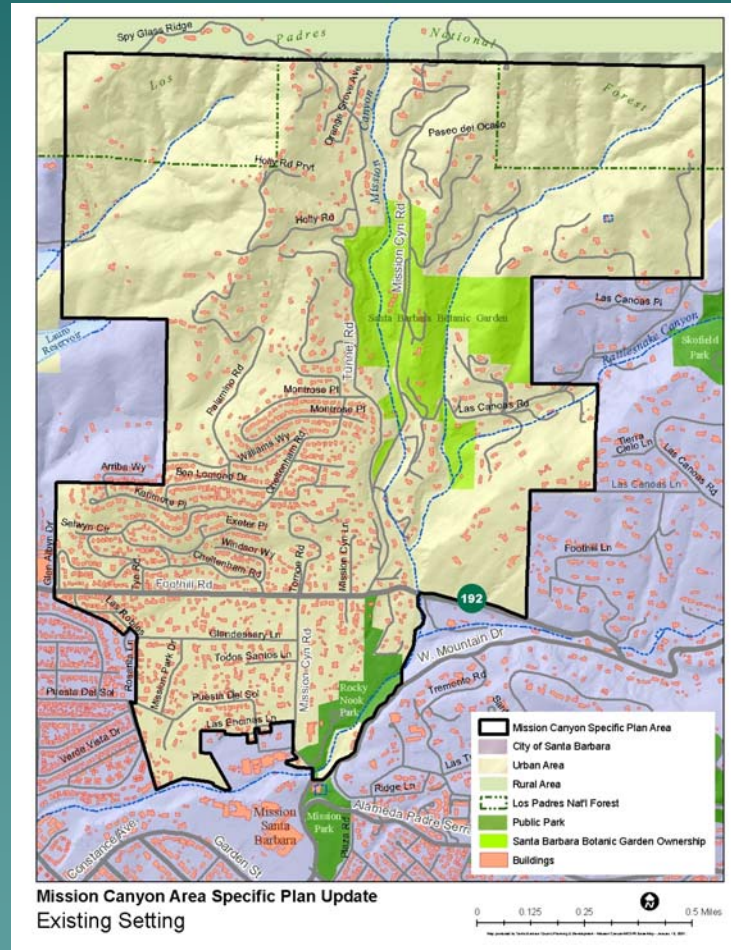


# Mission Canyon Residential Design Guidelines

City of Santa Barbara  
Single Family Design  
Board Presentation  
Monday  
February 4, 2008



# Project Area



02/04/2008

# Background

- ◆ Mission Canyon Area Planning
  - Sewerization of lower Mission Canyon
  - Response to City's concerns regarding growth
  - Joint Powers Agreement
  - City's Sphere of Influence

# Background

- ◆ Mission Canyon Planning Advisory Committee formed in Dec 2006 to advise staff on Residential Design Guidelines and an update to the 1984 Specific Plan
- ◆ Draft Design Guidelines were the first work product
  - Public workshops in Feb and May 2007
  - Presented to the SBAR in June 2007
  - Revised draft for SFDB and SBAR review Feb 2008

# 1. Introduction

pages 1-12

- ◆ Mission Canyon Setting
- ◆ Purpose of the Guidelines
  - To provide reasonable, practical, and objective guidance to assist homeowners, developers and designers
  - Create projects that contribute to community design objectives
  - Provide tools for staff, SBAR other decision-makers and community members to properly evaluate development proposals within the context of the guidelines



# Introduction

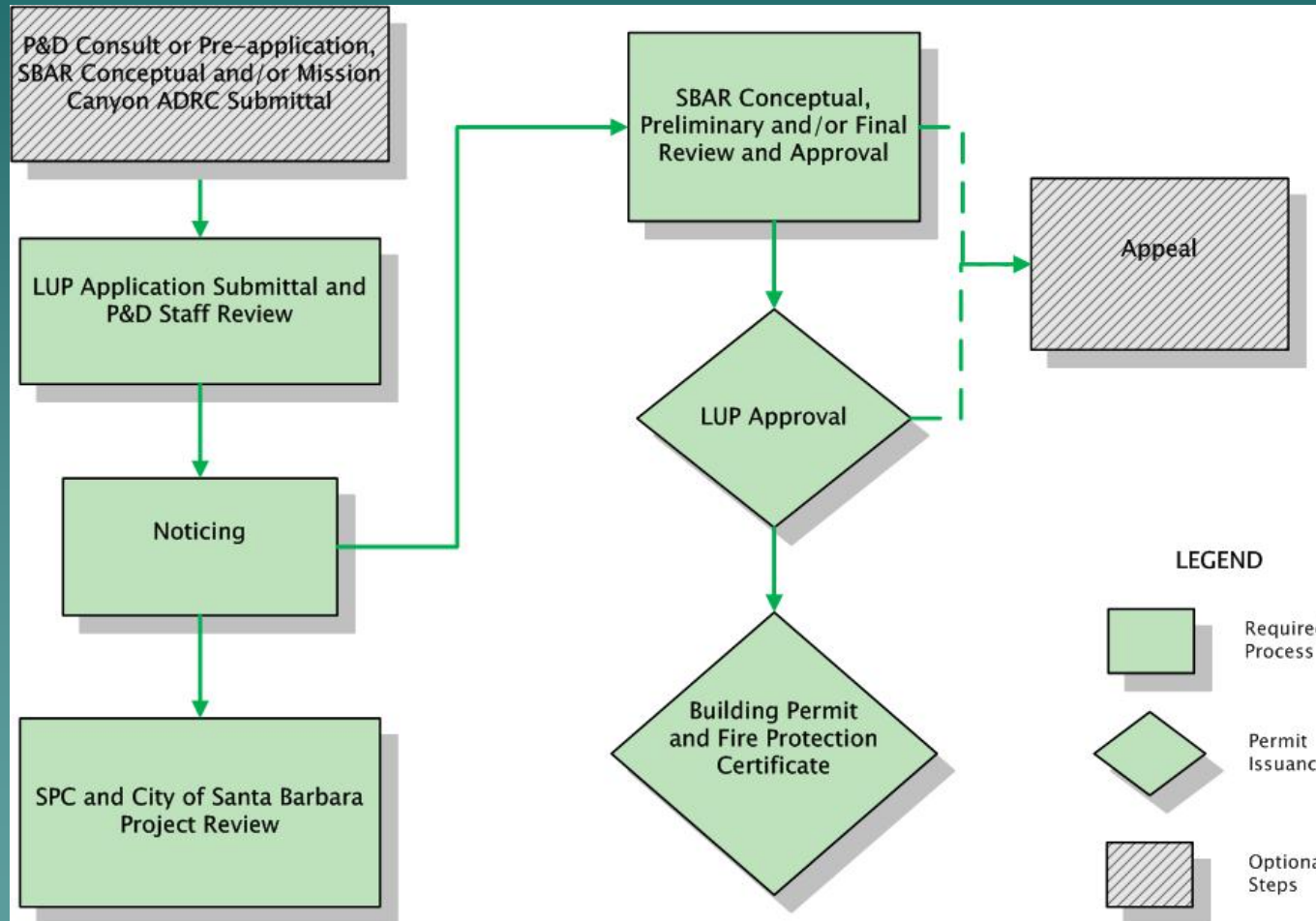


Good Neighbor Practices  
Aesthetics: Example of attractive  
front yard area

02/04/2008

- ◆ Use and Applicability of the Guidelines
  - All new structures and additions, except for exemptions to Design Review as listed in the zoning ordinance
- ◆ Review process and flow chart
  - Explains optional and required elements of project review
- ◆ Good Neighbor Practices
  - Design Phase
  - Privacy
  - Landscaping
  - Views
  - Aesthetics
  - Construction Phase
- ◆ Conflict Resolution: Tips for Managing Conflict with Neighbors

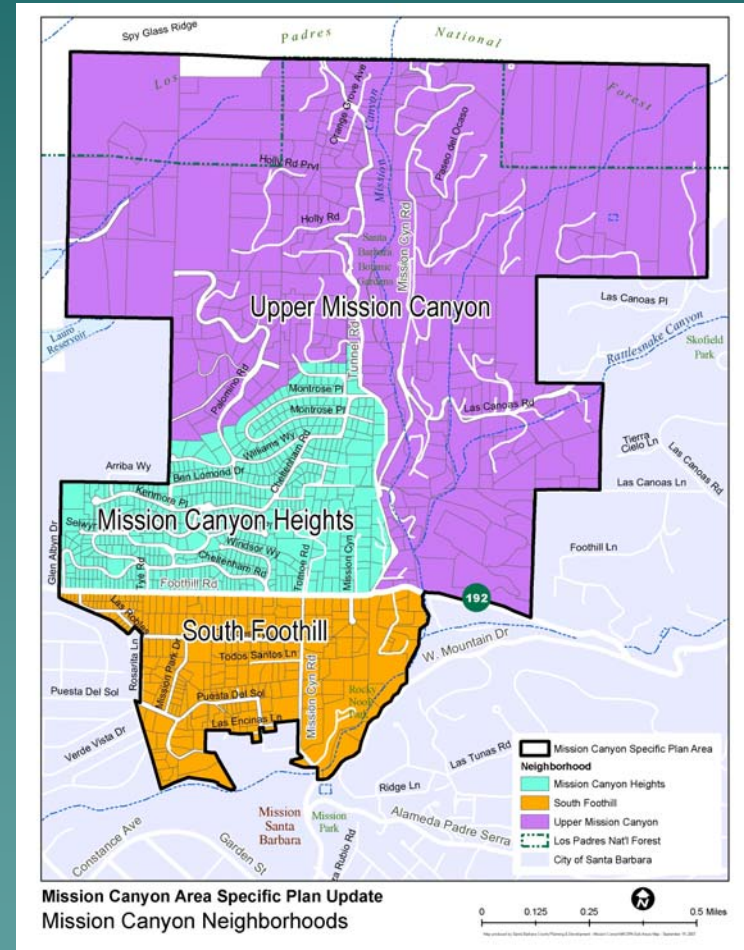
# Review Process Flow Chart and City's Involvement



# 2. Neighborhood Compatibility, Context and Character

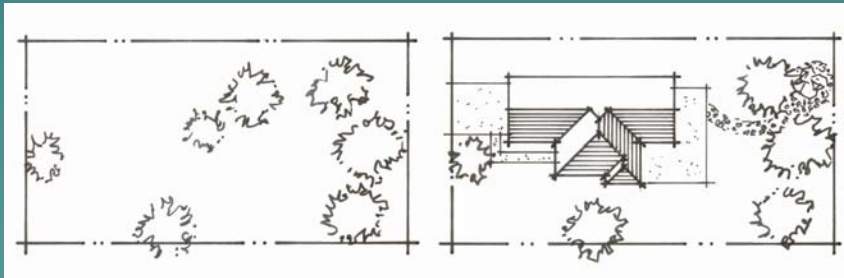
pages 13-17

- ◆ Neighborhood Context and Character
- ◆ Mission Canyon Neighborhood Descriptions
- ◆ Neighborhood Compatibility Guidelines



# 3. Site Planning and Structure Placement

pages 18 - 26

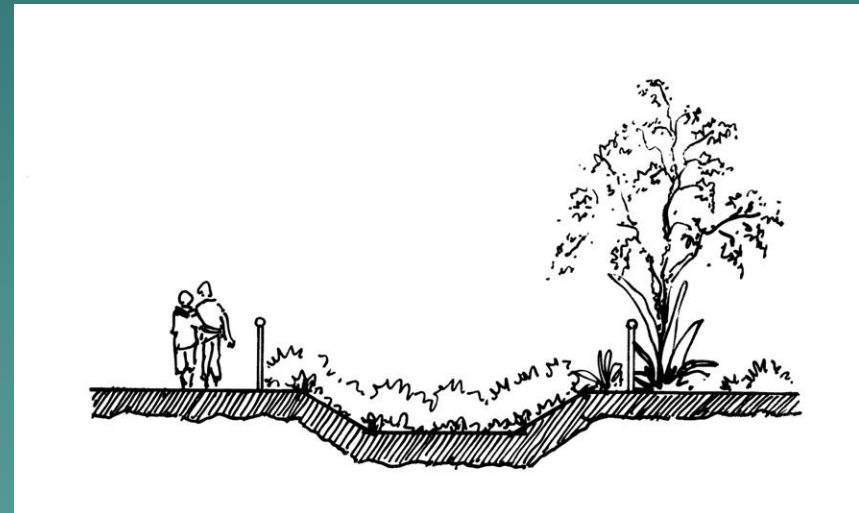


Example of undeveloped site and sensitive site development that retains vegetation

- ◆ Integrate Structures with the Natural Setting
- ◆ Firewise Structure Placement
  - Maximize safety
- ◆ Solar Energy Systems
  - Consider adding a system including space for one in project design
- ◆ Accessory Structures
  - Blend with site and main dwelling
- ◆ Trees and Vegetation
  - Minimize removal of natural vegetation, except where required to maintain defensible space

# Site Planning and Structure Placement

- ◆ Grading
  - Minimize changes to the natural terrain
- ◆ Watershed Management: Stormwater and Drainage
  - Avoid increases in stormwater runoff from site
- ◆ Parking
  - Provide adequate egress of residents and ingress of emergency vehicles
- ◆ Public Viewsheds
  - Protect important visual resources in Mission Canyon



Site design incorporating an on-site drainage system (bioswale)

# 4. Elements of Design page 27-42

- ◆ Firewise Construction Materials and Design Elements
  - Reinforces Building Code standards
- ◆ Building Size, Bulk and Scale
  - Compatibility with neighboring dwellings
- ◆ Neighborhood Scale
  - New and remodeled dwellings consistent to existing neighborhood scale
- ◆ Second Stories
  - Two-story dwelling should be compatible with existing one-story dwellings



Second stories (dark area) placement towards the center relative to the first floor

# Elements of Design



Different architectural styles in Mission Canyon



- ◆ Lowering the Eave Line
  - Lower eave line for compatibility with single story home
- ◆ Solar Access
  - Be considerate of solar access of neighboring properties
- ◆ Façade Articulation
  - Break up expanses of large, flat exterior walls
- ◆ Architectural Style and Features
  - Elements of a project should be harmonious in architectural detail, color and material.

# Elements of Design

- ◆ Openings
  - consistent style and materials for windows and doors
- ◆ Garages and carports
  - architecturally consistent with the main dwelling
- ◆ Driveways
  - complement the dwelling and minimize the amount of non-permeable paving material
- ◆ Roof Design
  - appropriate to the style and fire safe
- ◆ Exterior Materials and Colors
  - complement the style of the dwelling and blend with natural features



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

- ◆ Converted garages should be consistent with the main dwelling and off-street parking should be carefully accommodated
- ◆ Residential Second Units
  - Use elements that are consistent with the mass, bulk, and scale of the main residence
  - Avoid crowding the main residence
  - Use materials and colors to reduce the apparent mass of the building



Example of a converted garage with permeable materials for driveway

# 7. Hillside Housing


page 45-48

- ◆ Hillside Housing Guidelines are developed to preserve, enhance and protect the visual importance of the hillsides and supplement Ridgeline and Hillside Development Guidelines found in the zoning ordinance



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

- ◆ Firewise landscaping 
- ◆ Resource Efficient Landscaping
- ◆ Hillside Landscaping
- ◆ Landscaping Screening, Fences and Walls



# 9. Exterior Lighting page 55-57

- ◆ Exterior lighting should preserve the night time ambiance and night sky views
- ◆ Exterior lighting should not intrude into neighboring properties
- ◆ Use minimal lighting necessary for security and safety



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

# 10. Supplemental Sections page 58 - 85


- ◆ South Board of Architectural Review (SBAR)
  - Review Process and Submittal Checklist
  - Findings for Approval
  - Review Checklist
- ◆ Neighborhood Compatibility Worksheet
- ◆ Firewise Landscaping List
- ◆ Native Alternatives to Exotics
- ◆ Height Standards
- ◆ Green Design
- ◆ Post-Disaster Reconstruction
- ◆ Glossary

# Next Steps

- ◆ The draft will be presented for a second hearing to the County's South Board of Architectural Review on February 15.
  - Comments from the SFDB will be relayed to the SBAR at the hearing
- ◆ The guidelines will be revised if necessary for conformance with the updated Mission Canyon Plan document.
- ◆ The Design Guidelines and Area Plan are scheduled for City/County initiation hearings in May – June 2008.
- ◆ Both documents scheduled for adoption in early 2009.

# Questions and Answers

02/04/2008

A stylized, low-poly silhouette of a mountain range in shades of teal, located in the bottom right corner of the slide.