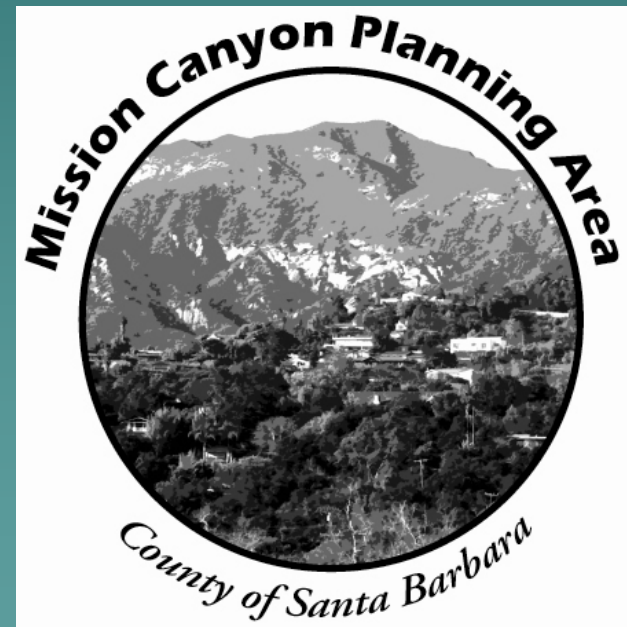


Mission Canyon Residential Design Guidelines

South Board of
Architectural Review
Presentation
Friday
June 22, 2007



1. Introduction

pages 1-4

- ◆ Mission Canyon Setting
- ◆ Purpose of the Guidelines
 - To provide reasonable, practical, and objective guidance to assist project designers and residents.
 - 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

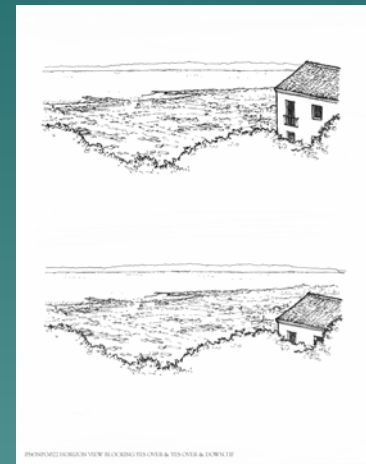
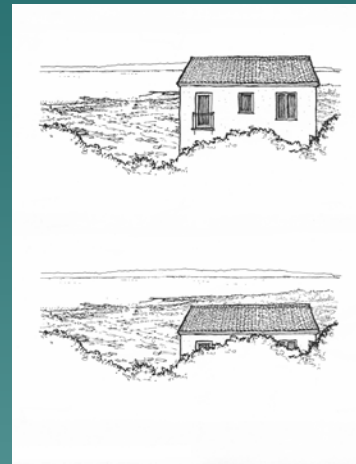


Introduction

page 5 - 17

- ◆ Legal Authority
 - Documents, committees and standards
- ◆ Use and Applicability of the Guidelines
 - All new structures and additions, except for exemptions to Design Review as listed in the LUDC.
- ◆ Organization of the Guidelines
 - Explains format
- ◆ 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



Sample view sharing
graphics from Good Neighbor
Practices

2. Neighborhood Compatibility, Context and Character

pages 18 - 20

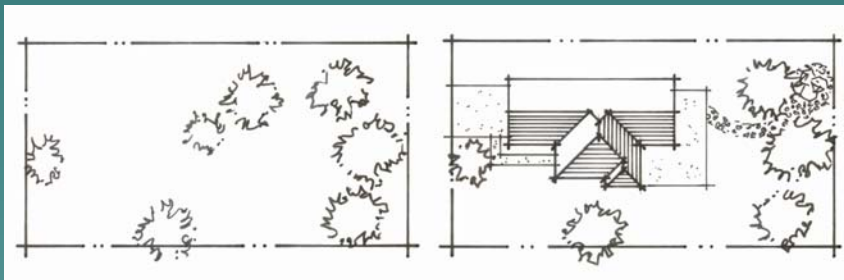
- ◆ Mission Canyon Neighborhoods Descriptions
- ◆ Neighborhood Compatibility Guidelines



Upper Mission Canyon
Neighborhood

3. Site Planning and Structure Placement

pages 21 - 24



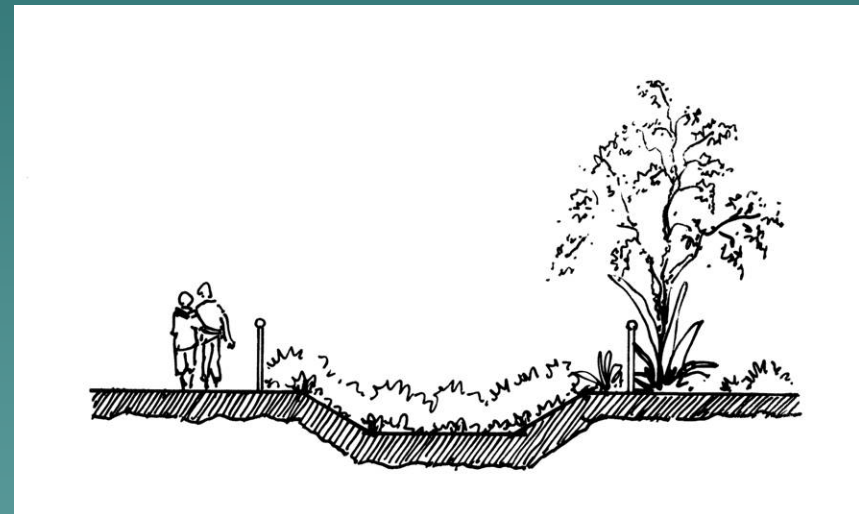
- ◆ Integrate Structures with the Natural Setting
- ◆ Firewise Structure Placement
 - Maximize safety
- ◆ Accessory Structures
 - Blend with site and main dwelling
- ◆ Trees and Vegetation
 - Minimize removal of natural vegetation, except where required to maintain defensible space.



Site Planning and Structure Placement

page 25 - 29

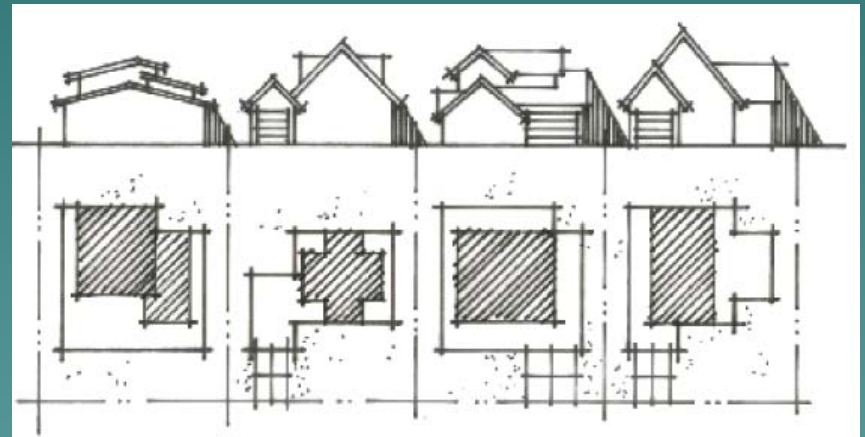
- ◆ Grading
 - Minimize changes to the natural terrain
- ◆ Watershed Management: Stormwater and Drainage
 - Avoid increases in stormwater runoff from site
- ◆ Parking
 - Provide adequate egress of residents and ingress of emergency vehicles
- ◆ Public Viewsheds
 - Protect important visual resources in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



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

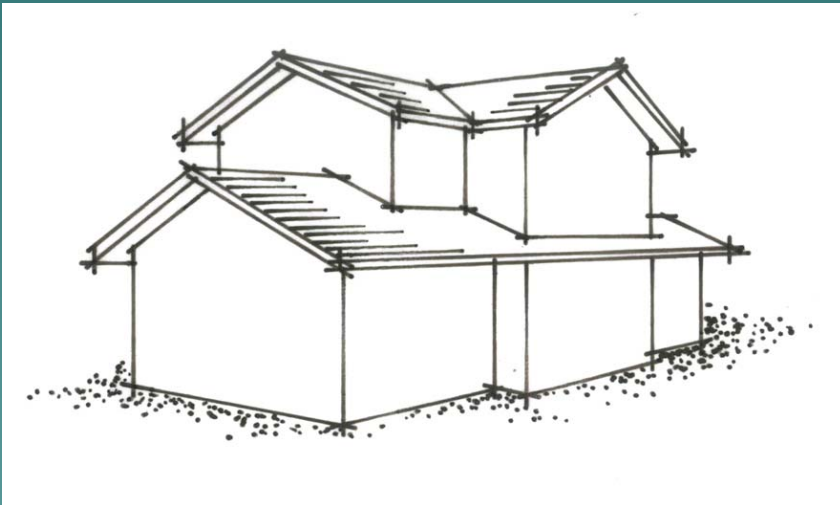
4. Elements of Design page 33-37

- ◆ Firewise Construction Materials and Design Elements
 - Reinforce 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.



Elements of Design

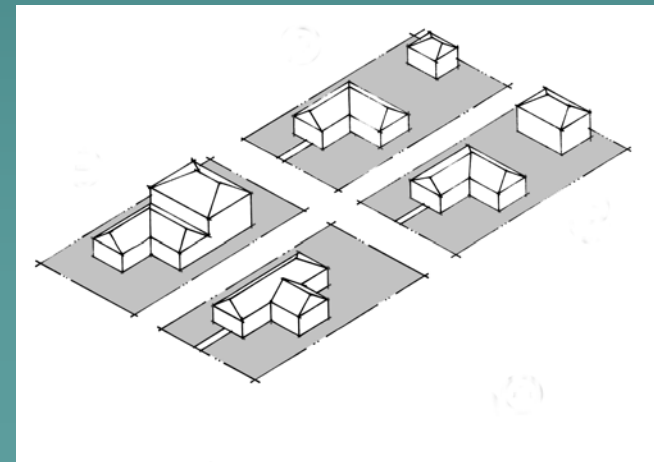
page 38 - 40



- ◆ 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.
- ◆ 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.

5. Garage Conversions and 6. Residential Second Units page 45-46

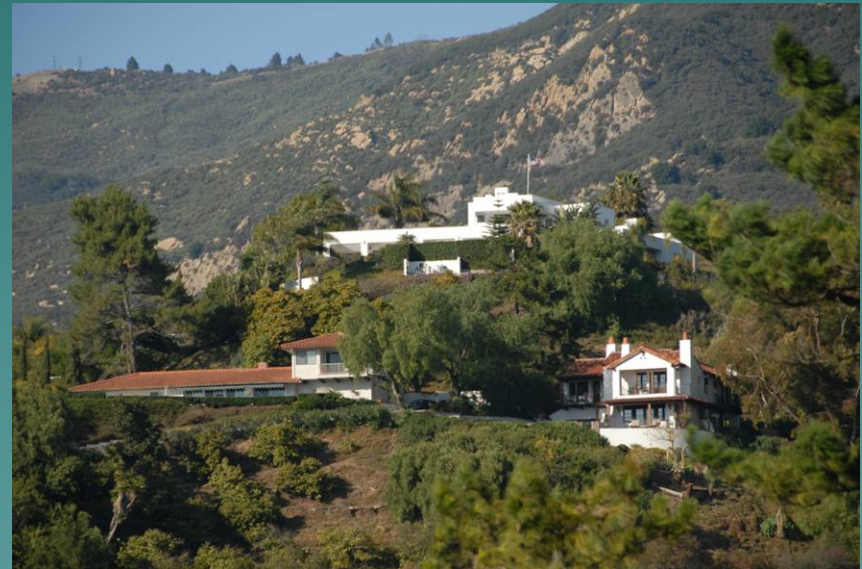
- ◆ Converted garages should be consistent with the main dwelling and off-street parking should be carefully accommodated
- ◆ Residential Second Units:
 - Use elements that are consistent with the mass, bulk, and scale of the main residence.
 - Avoid crowding the main residence.
 - Use materials and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



7. Hillside Housing


page 47-52

- ◆ 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 LUDC.



8. Landscaping, Screening, Fences and Walls

page 53-58

- ◆ Landscaping and hardscape design should preserve the beauty of the Canyon, complement the design of the dwelling and be compatible with existing trees and vegetation on site.
- ◆ Firewise landscaping 
- ◆ Resource Efficient Landscaping
- ◆ Hillside Landscaping
- ◆ Landscaping Screening, Fences and Walls



9. Exterior Lighting page 59-61

- ◆ 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 62-86

- ◆ South Board of Architectural Review (SBAR)
 - Review Process and Submittal Checklist
 - Findings for Approval
 - Review Checklist

- ◆ High Fire Hazard Building Code
- ◆ Firewise Landscaping List
- ◆ Native Alternatives to Exotics
- ◆ Height Standards
- ◆ Green Design
- ◆ Post-Disaster Reconstruction
- ◆ Glossary

Questions for SBAR

- ◆ Do the guidelines work towards maintaining a community consistent with the existing mix of rural, semi-rural and suburban neighborhoods?
- ◆ What methods for controlling size, bulk and scale are preferred? What are the most effective tools for preventing and/or minimizing large homes?
- ◆ Are the hillside guidelines responsive to promoting aesthetically pleasing, safe and environmentally sound hillside development?
- ◆ Are the guidelines easy to understand and based upon transparent rationale?
- ◆ Do the guidelines work to ensure the natural beauty is preserved?
- ◆ Are they responsive to fire hazard concerns?
- ◆ What are the most common design review challenges in Mission Canyon? Can be guidelines be crafted to make the review process proceed more efficiently?
- ◆ What weight does the SBAR give to an applicant that does, or does not follow “Good Neighbor Practices”?

Next Steps

- ◆ Staff will revise draft Guidelines based on input received from SBAR
- ◆ The draft will be presented to the City of Santa Barbara Single Family Design Board in early August
- ◆ The guidelines will be put on hold pending an update to the 1984 Mission Canyon Area Specific Plan
- ◆ The guidelines will be revised if necessary for conformance with the updated Specific Plan
- ◆ If substantive changes were made, the SBAR will review the final draft in approximately December 2007
- ◆ The document is anticipated for adoption in August 2008