

**Summerland Commercial Design Guidelines,
February 2008 Draft (Text Only)**

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ADOPTED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS IN XXXX, 2008

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CHAPTER 1 - INTRODUCTION

PURPOSE AND APPLICABILITY OF THE DESIGN GUIDELINES

The Summerland Commercial Design Guidelines are intended to guide property development in the commercial corridor, C-1 (Limited Commercial) property along Ortega Hill Road and Lillie Avenue to ensure that the area's seaside charm and eclectic character are preserved and enhanced. With implementation, the Summerland Commercial Design Guidelines are expected to complement recent streetscape improvements and to provide a distinctive and unifying visual environment that both residents and visitors will appreciate and enjoy.

PURPOSE OF THE DESIGN GUIDELINES

- ❖ To provide reasonable, practical, and objective guidance to assist business owners, developers, and designers in identifying the key design characteristics and components that define the character of a neighborhood and to use this information when designing new or renovated buildings;
- ❖ To guide creativity in projects so they contribute to the design objectives of the Summerland community; and
- ❖ To provide the tools needed for staff, the County's Board of Architectural Review, Planning Commission, other decision-makers, and the community to properly evaluate development proposals based upon the following objectives.

GOALS OF THE DESIGN GUIDELINES

- ❖ To protect the scenic character of Summerland.
- ❖ To preserve the natural and/or agricultural environment.
- ❖ To preserve the architectural and historic qualities of Summerland.
- ❖ To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks and landscaping.
- ❖ To promote neighborhood compatibility.
- ❖ To promote high standards of architectural design and the construction of aesthetically pleasing structures.
- ❖ To encourage the protection of public and private views.
- ❖ To encourage the protection of privacy for individual residences.
- ❖ To encourage the development of safe, quiet and attractive residential areas in a variety of housing styles.
- ❖ To encourage the development of attractive and appropriate commercial facilities and the signage therein.

- ❖ To encourage necessary and appropriate landscaping of slopes of 20% or greater featuring drought tolerant native landscaping wherever possible.
- ❖ To encourage appropriate lighting that provides for safety while respecting adjacent light-sensitive uses, especially at nighttime.

OBJECTIVES OF THE DESIGN GUIDELINES

- ❖ To preserve, protect, and enhance the existing areas of commercial, social and historical interest;
- ❖ To encourage high standards in architectural and landscape design;
- ❖ To promote neighborhood compatibility;
- ❖ To encourage appropriate site placement and building design;
- ❖ To promote sustainable design practices.

DESIGN GUIDELINES ORGANIZATION

The organization of Chapters 1 – 8 follows a consistent format: an introductory paragraph that describes the topic, numbered guidelines in boxes that provide specific direction for project design, and descriptive sketches, graphics or photographs to convey these concepts. Complying with the numbered guidelines will help expedite the development review and approval process.

LEGAL AUTHORITY

Design Guidelines are adopted by the County Board of Supervisors by resolution and referenced in the County's Land Use and Development Code (LUDC). The LUDC constitutes a portion of Chapter 35 of the Santa Barbara County Code. Design Guidelines complement other County ordinances, including zoning regulations and overlay zones, which apply additional standards to select areas. County staff will reference these Design Guidelines and relevant County ordinances when reviewing development plans and land use permit applications in Summerland. These additional standards include, but are not limited to:

- 1) Building Code Regulations, which govern structural, mechanical, fire hazard, electrical and plumbing requirements;
- 2) Public Works Standards, which address driveways, curb cuts and other work in the public right-of-way;
- 3) Grading Ordinance, which establishes standards for grading activity;

- 4) County Land Use Development Code (LUDC); and
- 5) The Summerland Community Plan.

OVERLAY DESIGNATIONS

Overlay designations provide a means to designate areas that require special considerations when proposing development. Overlays may designate planning areas, slope stability areas, historic areas, fire hazard areas, and public view shed areas. Overlay designations are used throughout the County of Santa Barbara to designate areas needing special consideration. The Summerland area contains the following Overlay Designations:

SUMMERLAND COMMUNITY PLAN OVERLAY

The provisions of this overlay apply to subdivisions, development, and land uses within the boundaries of the Summerland Community Plan area. The LUDC contains a series of findings that must be satisfied in order for the review authority to grant approval of various types of land use permits. In addition to those findings required in the LUDC, all projects within the Summerland Community Plan Overlay must comply with the findings below:

- a. The project complies with all applicable requirements of the Summerland Community Plan, including the requirements of the Summerland Development Standards;
- b. In the case of a modification or variance to reduce the number of required off-street parking spaces, the modification or variance will not result in an increase in on-street parking;
- c. In the case of a project that would result in a net increase in water use, that there is sufficient water supply available to serve existing commitments;
- d. In approving new development, that the development will not adversely impact existing recreational facilities and uses; and
- e. In the case of architectural review by the South County Board of Architectural Review, prior to issuance of a Land Use Permit or Coastal Development Permit, as applicable, the SBAR shall also find that a new or altered building is in conformance with the Summerland Commercial Design Guidelines.

SPECIAL PROBLEM AREA OVERLAY

The County of Santa Barbara passed Ordinance 2715 in 1975, establishing a Special Problems Committee (SPC) and empowering the Board of Supervisors to designate "Special Problems Areas" within the County. Geographical areas which possess flooding potential, drainage problems, steep slopes, problematic circulation systems, or extreme elevations may be designated as "Special Problem Areas" by the Board. The Board designated much of the Summerland area as a

"Special Problems Area" and therefore future development proposals will need to be reviewed and approved by the SPC, in addition to the normal County development review.¹ The SPC is made up of members from Public Works Flood Control and Transportation Divisions, Planning and Development/Grading, Environmental Health, and the Fire Department. Application materials are submitted to the SPC at the time of application for a land use and/or grading permit within a Special Problems Area. The SPC may impose any and all reasonable conditions to prevent or mitigate present or anticipated problems that may result from the project. The SPC can also prohibit construction if the committee unanimously agrees that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons. After project review, the SPC delivers its findings by written response to the applicant's assigned planner. Please refer to the Santa Barbara County Code, Chapter 10 – Building Regulations, Section 10-13.1, for more information regarding development in a special problem area. ***Need to site Resolution***

VIEW CORRIDOR OVERLAY

The purpose of the Summerland View Corridor (VC) overlay zone is to protect significant existing coastal view corridors from Highway 101 to the ocean.² All land uses shall comply with the regulations of the primary zone and any structural development shall also comply with the additional standards in the county of Santa Barbara Land Use Development Code (LUDC) below. The Board of Architectural Review shall approve the plans if it finds conformance with the following additional standards for the View Corridor zone:

- a. Each structure 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;
- b. Building height shall not exceed 15 feet above average finished 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, in which case the height limitations of the primary zone shall apply; and
- c. No structure shall be of an unsightly or undesirable appearance.

¹ Santa Barbara County Code, Chapter 10, Section 10-13.1 – Special Problems Area

² County of Santa Barbara LUDC, Section 35.28.200 - View Corridor (VC) Overlay Zone

Map X - Summerland Zoning Base Map with Community Plan Area, SPA, Urban & Rural Areas, Design Overlay, View Corridor)

REVIEW PROCESS

The review process refers to the procedures needed to obtain entitlements from the County of Santa Barbara. Commercial Development in Summerland requires review and approval from the Planning and Development Department and South County Board of Architectural Review to ensure compliance with the Summerland Community Plan and Design Guidelines and County building codes and standards and to promote quality design, construction and development compatible with the existing area. The Summerland Commercial Design Guidelines apply to all development zoned C-1 (Limited Commercial) along Ortega Hill Road and Lillie Avenue and they will be used by the County Board of Architectural Review to evaluate the design of each project. Design review is triggered when a proposal includes any of the following³:

- A new structure;
- Additions to an existing structure at any level;
- Sign changes;
- Any structural alterations that substantially alter the facade and that are substantially visible from the street frontage within the design control overlay.

BOARD OF ARCHITECTURAL REVIEW

The County has four appointed Boards of Architectural Review based on geographic areas. The County Board of Architectural Review for the Summerland Community Plan area is the South County Board of Architectural Review (SBAR). The SBAR is responsible for reviewing and approving (preliminary or final) the design of a project.

OPTIONAL ADVISORY BOARDS

In addition to County appointed to Boards of Architectural Review, many communities have established advisory Boards of Architectural Review as part of a Homeowners Association. The Community of Summerland and the Summerland Citizens Association established such a board called the Summerland Board of Architectural Review. The Summerland Board of Architectural Review provides advisory recommendations to the South County Board of Architectural Review. It is recommended that applicants consult with the Summerland Board of Architectural Review early in the process.

³ Santa Barbara County LUDC, Section 35.82.0704 Santa Barbara County LUDC, Section 35.82.070

PROCESS

The Review Process Flow Chart in **Figure X** below illustrates the steps that occur as a project proceeds from conceptualization to final approval. **It is important to note that these procedures may change at any time and applicants should always verify current practices with the County Planning and Development Department.**

Optional steps include:

- An informal conference with a Planner (Planner consult or Pre-application Assessment) to discuss the project including any special elements or features that may generate questions such as overlay or “designation” areas that require stricter standards, possible zoning issues, and the paperwork needed to complete the application. This step requires payment of a nominal fee, but the information received may prove to be valuable.
- Review by the Summerland Board of Architectural Review, prior to submittal for conceptual review.

The following points provide an overview of the steps *required* to obtain a permit from the County:

- ✓ Submission to the South Board of Architectural Review (SBAR) for “conceptual review” to informally discuss the project’s concept or theme. The advice and comments received enable design modifications at an early stage, and will help applicants design projects that meet design requirements.
- ✓ Submission to the County’s Planning & Development (P&D) department. An assigned planner reviews the plans for compliance with the Summerland Community Plan and other County requirements and schedules SBAR design review.
- ✓ Review by the County Special Problems Committee (SPC). The Committee includes members from County Fire, Environmental Health, Flood Control, Public Works, P&D and the County Surveyor’s office will evaluate the project to determine whether it poses any significant risk to the interests protected by these agencies.
- ✓ Project approval by the SBAR is required. In most cases, the assigned planner schedules the project first for preliminary review, then final review. Preliminary review occurs early in the application process, when the proposed project generally complies with the Summerland Community Plan, Commercial Design Guidelines and the Land Use Development Code. Final review occurs once the project has satisfied all requirements that would affect the design of the structure. By ordinance, the SBAR must make several affirmative “findings” before issuing its approval. (See Chapter 9 for specific SBAR findings.)
- ✓ SBAR decisions may be appealed during the preliminary approval stage only. The appeal may be filed by the applicant if the project was denied, or by an “aggrieved party” if the project is approved by the SBAR. In addition, an appeal may be filed on Planning and Development decisions within 20 calendar days following the date of the decision. All appeals must follow the procedures adopted in the Santa Barbara County Land Use Development Code

(LUDC), Chapter 35.102, Appeals. The appeal on the SBAR or Planning and Development decision is made before the County Planning Commission for approval or denial. (See Figure X – Process Flow Chart.)

- ✓ Submission to Planning and Development for a Building Permit, and County Fire for a Fire Protection Certificate. Approval of a Building Permit is the final step prior to construction. The Building and Safety Division ensures that the project complies with the uniform codes and standards that involve design, materials, construction, use, and occupancy of all buildings. At this time, the County Fire Department will review the project prior to issuing a “Fire Protection Certificate.” The Certificate indicates that the project, as designed, will not present an undue fire risk to Summerland. The Fire Department may impose conditions or require the plans be re-submitted with corrections prior to the issuance of the Building Permit.

Figure X – Process Flow Chart

SUMMERLAND HISTORY AND CHARACTER

Summerland is a relaxed and friendly seaside community with a charming, eclectic character. The community of Summerland was subdivided in 1888 as a Spiritualist community. The community was composed of small 25 feet wide by 50 feet deep lots to accommodate tents. In 1898, the world’s first offshore oil well was developed. This increased the amount of people visiting Summerland’s coastal south-facing hill which provides exceptional ocean and mountain views and a climate more temperate than nearby areas. This resulted in an increase in permanent residents, reconfiguration of properties and the establishment of a small commercial corridor on Lillie Avenue and Ortega Hill Road.

Summerland development from a small lot spiritualist community, oil “Boom” town to present time have all played an important role in the development of the eclectic charm the community has become so fond of over the years. The overall purpose of these guidelines is to provide guidance to an applicant on locally appropriate architectural and landscape design features to ensure that a project will complement the character of Summerland.

DESIGN GUIDELINES BACKGROUND

In the early 1990’s the Summerland Community, in concert with the County of Santa Barbara, began a planning effort to guide future growth. The effort resulted in two main documents for Summerland: The Summerland Community Plan and the Board of Architectural Review (BAR) Guidelines for Summerland. These documents were adopted in 1992 and have guided development to the present day. The Community Plan establishes goals, polices, action items and development standards for development within the Summerland planning area. The existing BAR Guidelines for Summerland contain guidelines for both residential and commercial uses. The guidelines pertaining to commercial development have been the starting point for the development of these guidelines.

DESIGN GOALS

The Summerland Community Plan established several goals for design within the Summerland Planning Area. These goals have been incorporated into this document and through the development of additional guidelines, they have been clarified to further enhance future development in the commercial corridor of Summerland. These established goals have been incorporated into the Purpose and Applicability Section above and are as follows:

- GOAL #1** To protect the scenic character of Summerland.
- GOAL #2** To preserve the natural and/or agricultural environment.
- GOAL #3** To preserve the architectural and historic qualities of Summerland.
- GOAL #4** To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks and landscaping.
- GOAL #5** To promote neighborhood compatibility.
- GOAL #6** To promote high standards of architectural design and the construction of aesthetically pleasing structures.
- GOAL #7** To encourage the protection of public and private views.
- GOAL #8** To encourage the protection of privacy for individual residences.
- GOAL #9** To encourage the development of safe, quiet and attractive residential areas in a variety of housing styles.
- GOAL #10** To encourage the development of attractive and appropriate commercial facilities and the signage therein.
- GOAL #11** To encourage necessary and appropriate landscaping of slopes of 20% or greater featuring drought tolerant native landscaping wherever possible.
- GOAL #12** To encourage appropriate lighting that provides for safety while respecting adjacent light-sensitive uses, especially at nighttime.

APPLICATION OF THE SUMMERLAND COMMERCIAL DESIGN GUIDELINES

As noted above, the South County Board of Architectural Review (SBAR) is one of four appointed BAR's in the County, each of which has review authority over projects within each applicable area. The SBAR reviews proposed projects to ensure that they are consistent with the Summerland Commercial Design Guidelines.

In addition to the SBAR, the Summerland Citizens Association created the Summerland Board of Architectural Review in 1974. The Summerland Board of Architectural Review is separate from the County's BAR's and acts as an advisory group.

The Summerland Board of Architectural Review should review potential projects for consistency with these guidelines. Applicants are encouraged to consult with the Summerland Board of Architectural review early in the design phase of the project.

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CHAPTER 2 – BLOCK FACE CHARACTER

OVERALL CONCEPT

When developing the physical and visual characteristics of an addition to an existing structure or the construction of a new structure, the ability of the project to conserve or enhance the character of the neighborhood should be the first step in the design process. The elements are evaluated at two levels, “Broader Context” and the “Immediate Context”.

THE BROADER CONTEXT

Here the concern is how the building relates to the character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street (where applicable) in which the project is located are particularly relevant.

THE IMMEDIATE CONTEXT

Here the concern is how the building relates to its adjacent buildings or, in the case of an enlargement, how the addition relates to the existing structure and how the form of the new or enlarged building impacts the adjacent buildings.

Figure X – Illustration of broader versus immediate context. (illustrations for a flat, sloped and through lots)

BLOCK FACE

Block face character refers to the common patterns and rhythms of buildings along the street for the length of the block. In evaluating a project’s compatibility with the neighborhood, the adjacent buildings and those found across the street are taken into consideration. Depending on the issues relevant to a particular project, it may be appropriate to consider more than just the block face, but the larger neighborhood context as well. This especially applies to through parcels that contain frontage on two or more streets. A sudden change in the building pattern can be visually disruptive. Development or renovation must build on the common rhythms and elements of architectural expression found along the Summerland commercial area.

THE BLOCK PATTERN

Buildings are generally one piece of a larger block where buildings help to define the main streets and pedestrian realm. The proximity of buildings to the sidewalk and street establishes the rhythm of the block. This establishes the public pedestrian environment and service functions such as driveway, garages, trash collection and utilities detract from this environment.

THE LOT PATTERN

As noted above, Summerland was originally developed with small lots that were typically 25 feet by 50 feet and many have been merged together over the years to provide larger lots for development.

Figure X – Illustration of Block Face (i.e. block pattern, block face, several graphics of the entire commercial area illustrating context)

DEFINED VISUAL CHARACTER

On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block.

MIXED VISUAL CHARACTER

Some block faces do not have an apparent overriding visual character, or the character may be mixed or changing. When no clear pattern is evident on a block face, a designer has a greater opportunity and responsibility to help define, unify, and contribute positively to the existing visual context. Designs should draw on the best features of surrounding buildings. Existing incompatible or poorly designed buildings on the block face do not free the designer from the obligation to enhance the area through sensitive development.

Figure X – Illustration of Defined Character vs. Mixed

Block Face Character Guidelines

- In areas with a defined visual character, building design should be compatible with the patterns and architectural features of surrounding buildings.
- In areas with a mixed visual character, building design should help define, unify and contribute positively to the existing visual context while respecting the eclectic charm of the community.

Block Face Character Development Standard

- Development on lots greater than 50 feet in width should provide variation in the façade approximately every 25 feet and a minimum setback of 6 feet.

CHAPTER 3 – SITE DESIGN

OVERALL CONCEPT

Site design refers to the arrangement of buildings and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation, pedestrian access and views. Proper site design can enhance the pedestrian realm and further establish the identity of a neighborhood or area through sensitive placement of a structure and required elements such as setbacks, parking, trash collection areas and landscaping. All these elements play an important role in the pedestrian experience of the neighborhood and help draw the pedestrian further down the block.

Development or renovation projects along Ortega Hill Road or Lillie Avenue should possess a “village feel” which is sensitive to the small scale and livability of the adjacent residential neighborhoods. The following site design guidelines encourage a proposed development to enhance the pedestrian realm while being compatible with the existing environment.

TOPOGRAPHY & GRADING

Topography or slope is what gives residents of Summerland their south facing ocean views. Grading or soil movement is what allows construction to occur in a manner that blends with the topography. Possessing an understanding of topography and the capability grading allows applicants and designers to use slope to maximize the potential of a proposed project. Topography is a term that refers to the slope or relief of a site. Generally, slope is measured rise over run, or the elevation for point A and point B divided by the linear distance between the two points. Grading is a term used for the extent of disturbed soil on site (disturbed soil may remain or be removed from the site). The County of Santa Barbara Land Use Development Code (LUDC) (§ 35.62, Ridgeline and Hillside Development Guidelines) encourages architectural design and landscaping that conforms to the natural topography to protect the County’s ridgelines and hillsides. Specific guidelines apply to structures located in an urban area where a 16 foot drop in elevation occurs within 100 feet in any direction from the proposed building footprint.

The commercial area of Summerland is comprised of a varied topography connected by Ortega Hill Road and Lillie Avenue. Many of the parcels abutting these streets contain a variety of slopes ranging from gentle to very steep. Enhancement of the commercial corridor and pedestrian realm requires the establishment of a clear relationship between the street/sidewalk and the commercial space. This relationship is accomplished by placing commercial space at or near the same level of the sidewalk or street. In some cases this may result in a significant amount of on-site grading

in order to nestle the structure into the slope adjacent to the same level of the sidewalk. Such projects should satisfy the findings for hillside development in “urban” areas (LUDC § 35.62) through proper architectural design.

Figure X - Illustration of Stepped structure reflecting the topography

Figure X - Illustration of Retaining Stepped Retaining Wall

Topography & Grading Guidelines

- Design proposals should reflect a thorough analysis of the site’s physical conditions.
- Buildings should first relate to the pedestrian realm and secondly relate to the natural topography.
- Buildings should be designed to use topography to allow for underground parking and to minimize visual impacts where possible.
- Structures should reflect the topography by stepping architectural elements.
- Retaining walls required to lower a structure into the site near the sidewalk should be hidden from public view.
- Retaining walls greater than 6 feet in height and visible from the public right of way should be broken into in a smaller series of 4 foot stepped walls and landscaped appropriately.
- Creation or enhancement of public scenic view corridors should be provided when possible.

SETBACKS

The commercial area of Summerland is designated C-1 (Limited Commercial). The C-1 zone is appropriate for both retail and service commercial activities that serve the local community. This zone allows uses that are sensitive to neighboring residential uses to minimize negative impacts including noise, odor, lighting, traffic, or degradation of visual aesthetic values.

The Santa Barbara County Land Use Development Code (LUDC) specifies required design standards for setbacks based on the designated zoning. All structures must conform to setback requirements described in the LUDC. Attention to design enhancements is also a consideration for secondary streets. These commercial design guidelines outline additional considerations for the design of setbacks.

Setback Guidelines

- Buildings along Ortega Hill Road and Lillie Avenue should be placed at the front of the property to further define the pedestrian realm. (Possible Development Standard if criteria are established)
- Structures may provide a larger setback if it enhances the pedestrian realm through elements such as front patios, courtyards and landscaping.
- Create visually unified block face by planning the orientation of buildings and building setbacks to enhance the character of the street.
- Setbacks and building orientation should be compatible with surrounding development.
- Structures located on corner properties should be placed as close to the intersection as possible. (Possible Development Standard if criteria are established)
- Structures should be built from side setback to side setback. Exceptions may be granted for increased side yards that provide access to rear parking.
- Rear setbacks should take into account the surrounding area, especially nearby residential structures.

Figure X – Possible graphic illustrating setback measurement

LANDSCAPING & HARDSCAPE MATERIALS

All development projects in the commercial area of Summerland should be landscaped similar to its surroundings and maintained properly. Landscaping materials can be used to soften the appearance of buildings and to integrate new construction into the overall commercial neighborhood. New landscaping should relate to the streetscape and existing landscape treatments along the adjacent street fronts. Landscaping should have form and substance to define edges and paths, to provide visual focal points and to buffer less desirable views.

Paving materials enhance design and soften the appearance of hardscape surrounding a building. Paving within the setback areas should be distinctively different from the adjacent public sidewalk (e.g., brick pavers.) A change of pattern and/or material for paved areas within setback sidewalks and plazas is strongly encouraged to set them apart from the sidewalks. The addition of hardscape can result in additional impervious surfaces resulting in increase run-off, which ultimately travels to the ocean, carrying with it oil and other urban materials. The careful integration of hardscape and landscape can minimize the amount of run-off from a project site.

A "landscape plan" is required for all development within the C-1 commercial zone except a single family dwelling and its accessory structures and uses on an existing lot of record.⁴ The landscape plan must meet the requirements outlined in the Santa Barbara County Land Use Development Code (LUDC), and should also take into account these design guidelines.

Figure X – Graphic for Best Management Practices for Drainage.

Figure X – Tree form examples

Figure X – Hardscape materials

Prior to the issuance of any Planning and Development permits for buildings or structures, all plans for new or altered buildings and structures will be reviewed by the Public Works Department for frontage improvement conditions. As a condition to the issuance of a permit from Planning and Development, the owner or owner's agent should dedicate rights-of-way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of the property that are determined by the County Department of Public Works to be reasonably related to the proposed use of the property. Road Division Encroachment Permits are required whenever any activity is being performed within the County road right-of-way.⁵

Landscaping & Hardscape Guidelines

- Landscaping along the public corridor should enhance the overall character of the Summerland commercial area and the pedestrian experience while screening less desirable materials.
- Plant materials appropriate for the California Coast should be used, including native and drought tolerant plantings.
- Landscaping should provide shade for pedestrians and screen parking and utility areas.
- Landscaping should provide a colorful palette that includes texture and scent. These elements play an important role in the entire pedestrian experience.
- Plants should be spaced according to their mature size, allowing for maturation without crowding or root damage to hardscape areas.
- Planting mature height potential should be considered to avoid unnecessary pruning and hedging, especially under windows and eaves, along property lines, and power lines.

⁴ Santa Barbara County LUDC, Section 35.34.070 - Landscaping Standards

⁵ Santa Barbara County Code, Chapter 28, Article 1

- Sidewalk improvements should be installed for the extent of the property frontage consistent with Public Works Department proposed improvements and specifications. This applies when development occurs where streetscape improvements are absent.
- Hardscape run-off should be directed into landscaped areas to minimize off site run-off.
- Hardscape improvements should be constructed of elements that will help to soften the pedestrian traffic areas. The uses of pervious stone pavers and red brick are encouraged.
- Other landscape enhancements such as planters, benches, and pots are desirable around pedestrian traffic areas and storefronts.
- Where space is inadequate for in-ground planting, container plantings may be used.

TRASH, SERVICE AND LOADING AREAS

Visibility of off-street loading, trash collection, and other utility services should be screened from public view. Other elements such as standpipes and gas and electrical meters should be taken into consideration early in the design of a site to allow adequate room for architectural screening elements, landscaping and access.

Trash, Service and Loading Guidelines

- Avoid tacked on screening elements for trash and service areas such as metal prefabricated enclosures.
- Where screened elements are within the public view, provide additional detail appropriate to the design of the main structure (e.g., wall caps similar to those on a primary structure).
- In some instances, natural elements in combination with landscaping may be used to soften the appearance of elements.

PARKING DESIGN, LOCATION AND CURB CUTS

The location and access to required parking can disrupt the pedestrian environment. The location of parking, driveway and curb cuts should be carefully considered during the initial stages of project design. Generally, points of interaction between automobiles and pedestrians should be minimized to the extent feasible. Visibility for both cars and pedestrians should be maximized to reduce potential conflicts and to increase safety. In addition, new curb cuts should be located

appropriately to minimize the loss of on-street parking. If the only possible parking location is between or in front of building, parking area frontages should be screened, well-landscaped and the use hardscape should be minimized. The presence of active uses along the Ortega Hill Road and Lillie Avenue will result from the proper location of parking and access.

Figure X – Illustration for parking locations, interior lot versus corner lot.

Figure X – Illustrates curb cut locations.

Parking Design Guidelines

- Parking, if feasible, should be located at the rear of the site, behind the front building, or underground if possible.
- Parking access from side or rear streets is required if feasible.
- The use of shared access and parking is encouraged to reduce curb cuts. Shared access and parking must be recorded on the titles for both properties prior to issuance of a Planning and Development Permit.
- Locate surface parking areas away from the street edge to minimize visual effects on the streetscape.
- If a surface parking lot must abut a street edge, its visibility shall be minimized by the implementation of a combination of the following:
 - a) Landscape buffers between the pedestrian space and the parking area.
 - b) Appropriate hardscape materials.
 - c) Divide parking areas into smaller segments with landscape strips.
 - d) Provide low walls and landscaping at parking lot edges adjacent to public streets.

ADA ACCESSIBILITY

It is important that all commercial buildings provide safe and adequate means of access. Generally, additions (depending on the valuation) and new structures are required to comply with the Americans with Disabilities Act (ADA). The application of ADA requirements ensures that the access to the structure and interior necessities can accommodate persons with disabilities such as the blind or those in wheelchairs. The requirements establish a maximum slope for ramp access to a structure. If ADA compliance is an afterthought it can result in an expansive concrete ramp, which detracts from landscaping and separates the commercial space and the public realm. While disabled accessibility standards are

dictated by state and national codes and ordinances, every attempt should be made to ensure that design of disabled access ramps and railings are compatible with these design guidelines.

ADA Guideline

- Disabled access ramps should be well-integrated into the design of the building through proper site design.

VIEWS AND PRIVACY

Summerland's geography creates unique ocean, canyon, and mountain views from many areas. Views of the Santa Ynez Mountains exist at several intersections and public spaces which provide a point of reference. The unique topography generally allows development to occur with minimal disruption to views. In addition, the topography assists in maintaining privacy for existing residential uses adjacent to and within the commercial corridor. Public views from parks and open space should be maintained through proper site and architectural design, which can minimize view impacts resulting from additions or new development.

In cases where the South Board of Architectural Review (SBAR) finds that a project has the potential to create significant view or privacy impacts, the Board and applicant should consider a combination of the following as possible mitigations for view and privacy protection:

- Reduction of building height
- Excavation of building into site
- Hip roofs / direction of roof pitch / break up roof mass
- Siting of new structure
- Footprint of new structure
- Reducing the mass of the second story and adding to the first story
- Control of window, deck or balcony placement
- View blockage of only "secondary" views (i.e. Bedroom instead of living room)

In addition, the SBAR shall make all of the following findings prior to approving a project that may impact adjacent views or privacy:

- a. The applicant has designed a project which limits impacts on his/her neighbor's views.
- b. There are no feasible means to further mitigate the project's obstruction of views and privacy without reducing overall square footage.
- c. The project is consistent with the adopted Floor Area Ratio's (refer to Chapter 4) and Design Standards.

View & Privacy Guidelines

- Proposed designs should consider views from public spaces, such as parks and open space and to the extent feasible minimize impacts to those public views.
- Structures located at the uphill side of a parcel should respect the character of adjacent structures and those found across the street.
- Public views must be maintained within the View Corridor Overlay (VC).
- Windows should be located or constructed in a manner that provides privacy for residential uses.

Figure X – Public View Illustration

Figure X – Privacy Window Placement Illustration

BUILDING PLACEMENT

Buildings with larger architectural elements oriented in manner to provide an anchor or frame for the intersection can provide a human scale, define the pedestrian space and calm traffic. On lots with one street frontage, the primary mass of buildings should be placed parallel to the street. Buildings that are oriented to the street with doors, windows, and public spaces facing the street encourage street activity and create an inviting atmosphere. Building placement is especially important at gateways, corner buildings (intersections), and parcels adjacent to public spaces.

GATEWAYS

These are the points where drivers enter into the Summerland commercial corridor. These areas play an important role establishing the extent of the commercial corridor. The main gateways for the Summerland commercial corridor are the intersections of Ortega Hill Road and Evans Avenue and Greenwell Avenue and Lillie Avenue. Structures located at these intersections should apply the same principles as corner buildings with special attention to building detail, signage and lighting.

CORNER BUILDINGS

Corner buildings should provide a strong visual and functional connection with the sidewalks of adjacent streets. This can be accomplished by placing entrances on each abutting street frontage or placing an entrance on the corner itself. Other features including windows at pedestrian height, wall detailing, and public art can also be used to provide visual interest for pedestrians. Avoid siting corner buildings with their primary mass at an angle to the corner. This does not preclude angled or sculpted building corners or open plazas at corners. Corner building design should enhance the character and pedestrian activities of the entire intersection, taking into consideration the contributions of all of the other existing corner buildings along Lillie Avenue.

BUILDINGS ABUTTING PUBLIC SPACES

Buildings adjacent to public spaces, if properly designed, can frame and enhance the space. Public spaces play an important role in the vitality of the commercial network by providing space for pedestrians to relax and enjoy the area. In these cases buildings must visually relate to public space and provide a pedestrian scale. Buildings should be designed with great attention to scale and detail for all sides. Structures should minimize impacts to light and air in public space through the use sloped roofs, setbacks, and other architectural elements.

New development should demonstrate consideration of building composition and detailing with the goal of achieving a human scale environment. This may be shown through elevation drawings or models presented to the Board of Architectural Review. As a general rule, views of the proposed project should be shown from public areas (i.e., streets and sidewalks). If the application of the suggested techniques is not successful, the design review boards may request the size of buildings be reduced.

Figure X – Illustration of Building Placement

Building Placement Guidelines

- The primary mass of the building should be placed parallel to the street.
- Corner buildings should serve as architectural anchors, enhancing the character and pedestrian activity of the area.
- Architectural elements should be used to provide and enhance human scale.
- All exposed sides of the structure should provide the same level of architectural detail.
- Structures next to open spaces should be designed in a manner that enhances public space through quality design that ultimately limits impacts to light and air.

CHAPTER 4 – BUILDING SCALE AND FORM

OVERALL CONCEPT

Building scale refers to building elements and details as they proportionally relate to each other and to humans. The commercial and urban residential areas of Summerland are diverse in style, unimposing and small in scale. The scale of a proposed project in relation to both the size of the site and the scale of the neighborhood and community is an important consideration in project design. The combination of these elements and detail establishes the form of the building. Size, bulk, and mass are common terms used when referring to building scale and form, defined as follows:

- **Size:** The size of a structure is determined by the two-dimensional measurement of the length and width combined (i.e., square feet).
- **Bulk:** Bulk is the qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks, and stepbacks of second stories.
- **Mass:** The mass of a structure is determined by the volume of the building; variation in building shape and form; the relationship between a structure and the size of adjacent structures; and the building site and its relationship to the sidewalk and street(s) and importance to "human" scale.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a method commonly used to measure the "size" of a structure based on two-dimensional measurements. The FAR is an established number which determines the amount of building area (floor area) allowed on a parcel. Generally, FAR represents a percentage of the square footage of a site. Building area or floor area is based on a measurement of the structure to determine its proposed floor area. The following FAR requirements apply to the Summerland commercial area:

DEFINITIONS

Floor Area, Net: The total floor area of all floors of all buildings and structures on a parcel measured to the interior surfaces of exterior walls, or from the centerline of a common or party wall separating two buildings excluding unenclosed porches, balconies and decks. Interior stairs shall be counted on only one floor.

Floor Area Ratio - Summerland: A measurement of development intensity represented by the quotient of net floor area, excluding basements used exclusively for storage or parking and residential units that meet the County's definition of affordable housing, divided by net lot area. Where there is an approved Final Development Plan, the floor are ratio shall

be the quotient of net floor area, excluding basements used exclusively for storage and residential units that meet the County's definition of affordable housing, divided by the sum of the net lot area of all lots included in the Development Plan.

Lot Area, Net – Summerland: The gross lot area minus any area lying within a public street, such street being defined as a permanently reserved right-of-way which has been dedicated to the County of Santa Barbara. For the purpose of calculating the Floor Area Ratio, the net lot area shall also be reduced by any area that may not be utilized for structural development due to easements or encroachments that may include roads, well sites, utility installations, and portion of the property that in effect are used by other properties.

Mixed Use: A proposed development within the Summerland Community Plan Area that includes a maximum of 49% of the proposed structure floor area for residential purposes (excluding garages).

FAR – COMMERCIAL AND MIXED USE

The maximum allowable floor area ratio for development within the commercial corridor is **.29** for development that is completely commercial and **.35** for mixed use development. The following exclusions apply to development within the Summerland Commercial Corridor:

Commercial or Mixed Use: Required parking located within a basement (LUDC § 35.11.020, Definitions) shall be excluded. The siting of basement, parking access and site treatment shall be consistent with these design guidelines.

Commercial or Mixed Use: Required parking within a structure not meeting the definition of a basement can exclude up to 500 square feet per 6,000 square feet of lot area. Pre-existing lots of less than 6,000 square feet can exclude 500 square feet of garage space.

Mixed Use: Required residential parking located within a structure not meeting the definition of a basement (LUDC § 35.11.020, Definitions) can exclude up to 500 square feet per 6,000 square feet of lot area. Pre-existing lots of less than 6,000 square feet can exclude 500 square feet of garage space. The structure shall be consistent with the intent of these design guidelines.

HEIGHT

Building height is a companion method commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Building height is regulated by the Summerland Community Plan and it is broken down in two categories; Urban and Rural. For the purposes of this section, "Urban Area" and "Rural Area" are identified on the Summerland Map (see Figure X). The

commercial corridor is located entirely within the Urban Area. The following Height requirements apply to the Summerland commercial area:

DEFINITIONS

Basement – Summerland: A basement shall be counted as a story if its floor-to-ceiling height is 6.5 feet or more, and the finished floor directly above is more than four feet above the finished grade for more than one-half of its perimeter.

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

Finished Grade: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Finished Grade, Average: The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

HEIGHT LIMIT – URBAN AREA

Height Limit: **22 Feet** for all parcels in the C-1, Limited Commercial, zone. *NOTE: Height Methodology has changed (see below).*

Maximum Height: **32 Feet** for properties subject to the Ridgeline and Hillside Development Guidelines⁶.

HEIGHT METHODOLOGY (MEASUREMENT) – URBAN AREA

The height of a structure (not including fences and walls) located in the Coastal Zone is determined by the vertical distance between the existing grade and the uppermost point of the structure directly above that grade unless (1) the structure is located on property zoned with the VC View Corridor Overlay or (2) any portion of the structure is located

⁶ Santa Barbara County LUDC, Section 35.62, Ridgeline and Hillside Development Guidelines

above an area of the site where the finished grade is 10 feet or more above existing grade and the structure is not subject to the Ridgeline/Hillside Development Guidelines.

VC View Corridor Overlay: If the structure is located on property zoned with the View Corridor Overlay (VC), then the height of a structure is determined by the vertical distance between the average finished grade and the uppermost point of the structure directly above that grade.

Location over 10 feet or more of fill: If the structure is not subject to the Ridgeline and Hillside Development Guidelines and any portion of the structure is located above an area of the lot where the finished grade is 10 feet or more above the existing grade, then the height of the structure is determined by the vertical distance between the finished grade and the uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable height limit (see Figure X, Height Limit) except for certain limited exceptions discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the finished grade or the existing grade, whichever is lower (see Figure X, Maximum Height).

In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.

EXCEPTIONS

1. Chimneys, church spires, elevator, mechanical and stair housings, flag poles, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones. The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.

2. Portions of a structure may exceed the applicable height limit by no more than three feet where the roof exhibits a pitch of 4 in 12 (rise to run) or greater.
3. Architectural elements (portions of a building that exceeds the height limit and extends beyond the roof of the building) with an aggregate area less than or equal to 10 percent of the roof area or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the County's Board of Architectural Review.

Figure X – Illustration of Height Limit

Figure X – Illustration of Commercial Space Location (Development Standard)

Building Height Guidelines

- Structures located on parcels with a slope should provide steps in the structure and roofline to reflect the natural topography.

Building Height Development Standard

- Commercial space should be located at or near the same level as the sidewalk or street.

BUILDING FORM

Building form is another means used to adjust the apparent mass of a structure. This is accomplished by breaking of the forms (structure, and roof) into elements that relate to both the size of the site and the scale of the neighborhood. Providing variations in the building's shape influence the perceived mass of the structure. An applicant should visualize the project from different areas within the neighborhood and from higher and lower elevations within the community. Proper building massing and design can help create a human scale, by providing elements that relate to the pedestrian realm. The treatment of large surfaces, landscaping, grading and retaining walls should be compatible with a small scale community. Each of the elements noted below influence the perceived mass of a structure.

ARCHITECTURAL MASS

The apparent mass of a structure may be reduced by breaking larger components into smaller elements relative to the neighborhood character and block context. As a building increases its height from one story to two, it should be sensitive

to the location of the second floor in relation to the first floor and the adjacent sidewalk in order to avoid the appearance of a top heavy structure. The extent of the mass will also be dependent on site location, topography and visibility.

PLATE HEIGHTS

Plate height is the distance between the floor and where the wall intersects with the roof or the floor joists of the story above. Generally, commercial space located at the ground floor should provide a generous plate height. Commercial space with a generous plate height allows flexibility for future tenants and allows increase visibility into the retail space. Second floor plate heights should be less than the first floor to reduce the appearance of a top heavy structure.

STEPBACKS

Stepbacks are breaks or recesses in the wall surface to provide interest and shadow lines. Often these are used at the second floor or above to reduce the apparent mass of the second floor. Stepbacks can also be used at the first floor level to provide interest and to allow for landscape elements at the pedestrian level.

Figure X –Examples of each element.

Figure X – Figure for Development Standard

Building Form Guidelines

- The mass of a large building should be reduced by dividing its body and roof into several smaller parts, relative to the neighborhood context and block face character.
- The second floor plate height should generally be less than the first floor.
- Residential components of mixed-use development should be consistent with proportions found within the existing neighborhood context.
- Recesses and projections to visually divide building surfaces into smaller scale elements are encouraged.
- Variations in height and roofline to reduce the perceived height of the building are encouraged.
- Large expanses of side walls should provide architectural interest through varied stepbacks or through the use of architectural elements.
- Street frontage providing functional and visual continuity shall be maintained, and all projects shall be sympathetic in form, scale, and height to adjacent structures.

- New or renovated buildings should appear proportional and complementary to other nearby structures.

Building Form Development Standards

- Commercial first floor space should have a minimum plate height of 12 feet.

DRAFT

CHAPTER 5 - ARCHITECTURAL FEATURES

OVERALL CONCEPT

The Board of Architectural Review Design Guidelines for Summerland established three levels of architectural styles: "Acceptable and Encouraged", "Conditionally Acceptable with Findings", and "Unacceptable Styles". This method of defining architectural styles has proven successful for the Summerland Community and will be carried forward with clarification. The intent is to provide clear direction to designers and it has worked well for the community. The following discussion and guidelines will add further clarification of the styles of architecture and the key elements of design. It is important to note that replication of an architectural style can be difficult due to the craftsmanship and materials used in the past when comparing the design quality of new and old. In certain cases, interpretation of a defined architectural style may be more appropriate than an attempt at replication.

ACCEPTABLE AND ENCOURAGED ARCHITECTURAL STYLES

The following architectural styles are those that have been found within the existing community and play an important role in defining the eclectic charm of the community.

CALIFORNIA BUNGALOW

This style is defined as a wood sided or shingled architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena. This style is known for its detailing, massing, integration into the land, quality of design, landscaping, and the use of local materials. These guidelines encourage the simple yet charming interpretations of the Greene & Greene work that flourished along the California Coast in the 1920s and 30s. This style of architecture is defined by the following:

- ✓ Height of 1 to 1½ stories;
- ✓ Massing is more horizontal in nature integrated into the land;
- ✓ Shallow or low pitch sloping roofs;
- ✓ Typically feature a gable (or an attic vent designed to look like one) over main portion of the house;
- ✓ Deep eaves with unenclosed rafters;
- ✓ Exterior materials include wood siding (horizontal or shingles) or smooth stucco, wood or asphalt shingle roofs and the use of brick and local stone to enhance the base and chimney;
- ✓ Defined structure base;

- ✓ Horizontal window proportions; and
- ✓ Front porches.

Figure X – California Bungalow Example

SEASIDE

This style is defined as any informal wood architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830 - 1860, the more recent association is often referred to as "Cape Cod". However, the intent of these guidelines is to encourage a much more broad interpretation reflecting a West Coast influence. This style of architecture is defined by the following:

- ✓ Height of 1 to 1½ stories;
- ✓ Smaller "archetypal" gable end forms;
- ✓ Overall simple form;
- ✓ Central Chimney;
- ✓ Horizontal window proportions; and
- ✓ Exterior materials include wood shingle roof and wood siding constructed of wide clapboard or shingles.

Figure X – Seaside Example

VICTORIAN

This style is very broad, but the intent of these guidelines is to encourage the "Late Queen Anne Revival" and "Colonial Revival" versions. "Italianate" would not be appropriate as it very ornate in nature. Generally, Victorian style structures range up to three stories and provide interest through the use of varied materials, stepbacks, architectural elements, and architectural detailing, all of which give these structures their curb appeal. This style of architecture is defined by the following:

Queen Anne Revival

- ✓ Height up to 3 stories;
- ✓ Massing is softened through roof treatment and architectural detailing;
- ✓ Decorated gables;
- ✓ Tower element either octagonal or rounded
- ✓ Varied roof types including hipped with cross gables, cross-gabled, and front gabled;

- ✓ Roof overhangs are finished and generally minimal;
- ✓ Vertical window proportions divided into a minimal of two panes;
- ✓ Bay windows;
- ✓ Entry doors with glass panels;
- ✓ Exterior materials include wood siding, asphalt single roof, and stone or brick base;
- ✓ Detailing ranges from spindlework, free classic, half timebered and patterned masonry; and
- ✓ Front porches.

Figure X – Victorian Example

Colonial Revival

- ✓ Height of 1 to 2 stories;
- ✓ Massing addressed through simple form of structure;
- ✓ Roof is generally a simple gable form;
- ✓ Exterior materials include wood or stone siding, asphalt single roof or standing seam metal roof, and stone or brick base; and
- ✓ Detailing is often on the front porch overhang

Figure X – Colonial Revival Example

CONDITIONALLY ACCEPTABLE STYLES WITH FINDINGS

The following architectural styles are those that have been found within the existing community and can contribute positively to the community and neighborhood character.

MONTEREY

This style is named after the California coastal town, and is most often associated with simple forms, plaster or wood siding, shallow pitched roofs and the use of arcades and balconies. Openings are simple and spaced apart. In today's Monterey style structures, balcony railings are typically styled in iron or wood; roofs are low pitched or gabled and covered with shingles and exterior walls are constructed in stucco, brick, or wood (see Figure X). This style of architecture is defined by the following:

- ✓ Height of 1 to 2 stories;

- ✓ Simple massing;
- ✓ Shallow roof pitch with limited eave overhangs;
- ✓ Exterior materials include plaster or smooth finish stucco, brick or wood, flat and tile roof;
- ✓ Exterior material for the first floor is different and brick or stone are often used; and
- ✓ Balconies and arcades are used to provide architectural interest.

Figure X – Monterey Example

CONTEMPORARY

Styles in this category are intended to allow for new and creative architecture within the residential areas of Summerland. Solutions may include contemporary interpretations of acceptable styles, or simply appropriate designs based on a contemporary approach. Contemporary interpretations of encouraged and acceptable styles are also allowed (see Figure X). This style of architecture is defined by its ability to compliment the neighborhood by using neighborhood context, block face, and site topography to define its major elements.

Figure X – Contemporary Example(s)

CONDITIONALLY ACCEPTABLE STYLES – FINDINGS

The following findings are required to be satisfied for Monterey and Contemporary Styles of architecture. The Board of Architectural Review (BAR) may deem these styles as acceptable if the following findings can be made:

- 1) The design is well executed within the chosen style.
- 2) The mass and scale of the building is compatible with the surrounding neighborhood.
- 3) The location of the building is appropriate within the community.
- 4) The materials proposed are compatible with the surrounding neighborhood.

Other styles not specifically mentioned in these Guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the four findings above can be made by a 2/3 vote of the South Board of Architectural Review members present.

DISCOURAGED ARCHITECTURAL STYLES

The following architectural styles are ones that the community has found to not be compatible with the existing community character. The following architectural styles are discouraged:

- × Spanish or Mediterranean
- × Southwest
- × European Provincial
- × A Frame
- × Geodesic Dome

Architectural Style Guidelines

- The design should be well-executed within the chosen architectural style.
- Interpretations of an architectural style should use the defining elements of that style.
- The architectural style should accommodate the constraints of the site and complement the neighboring structures, natural setting and overall character of Summerland.
- Site landscaping should enhance the proposed architectural style.

ARCHITECTURAL ELEMENTS

Some architectural elements are key components of commercial development and can greatly enhance or detract from the pedestrian experience. The following elements are those that draw pedestrians into the commercial business, direct visitors to parking and add function to the commercial space. Such elements are building entrances, garages, and required mechanical equipment.

BUILDING ENTRANCES

Building entrances are essential elements that physically connect outdoor and indoor activities for pedestrians and patrons, making for a more enjoyable and interesting experience. Building entrances which are incorporated into the architecture of the building provide interest, shadow lines, and direction. The entrance into a building plays an important role in the ability of businesses to establish symbiotic relationships. A common courtyard may be used as an option to providing individual street entrances. Providing access into businesses may be accomplished in several ways.

Figure X – Building Entrance Examples and Graphics

Building Entrances Guidelines

- Entrances should be easy to identify.
- Entrances should be placed in a location that promotes pedestrian interest and activity.
- Entrances should be incorporated into the architecture of the structure and at a scale that relates to the sidewalk.
- Entrances should be placed in a manner that provide and enhances architectural rhythm at the pedestrian level.
- Courtyards may be used in some cases and should enhance the pedestrian realm through placement, architectural features and details.

PEDESTRIAN SPACE

Pedestrian connections between the sidewalk, properties and buildings should be incorporated into new developments whenever possible. These types of connections in the form of courtyards and alcoves can provide buffers from vehicular noise and the weather allowing for outdoor seating space. Pedestrian amenities such as seating, trash cans, drinking fountains, and newspaper vending machines should be placed in groups for maximum use, and located where they will not interrupt the flow of pedestrian traffic.

Figure X – Pedestrian Space Examples and Graphics

Pedestrian Space Guidelines

- Use recesses to define courtyards, entryways, circulation routes, or other outdoor spaces that are accessible from the exterior of the building.
- Walkways should provide direct routes from the sidewalk to the commercial space.
- Pedestrian space should be clearly defined and separated from vehicular areas.

FENESTRATION

Fenestration refers to the placement of windows in a building. Storefront window location and size allows pedestrians to see into the commercial space. Windows located at the pedestrian level that are generally larger in scale significantly enhance the pedestrian experience.

Figure X – Fenestration Examples

Fenestration Guidelines

- Window placement and size should allow visibility into the commercial space.
- As a general rule of thumb approximately 75% of each first floor building façade adjacent to a public right of way should consist of windows and doors.
- Windows should be placed to provide a clear line of sight into the commercial space.

GARAGES

Generally, commercial space provides parking in an on-site surface lot. Although garages are not common in the commercial area, the demand for retail space may necessitate the use of below grade parking. In addition, if residential use is a component of the proposal, then garages are usually provided. A properly placed and architecturally treated garage can become a positive architectural feature. It is difficult for a garage to provide interest at the pedestrian level unless it located in a manner to reduce its visibility while providing architectural appeal through detail and quality of materials.

Figure X – Garage Treatment Examples

Garage Guidelines

- Garages should be located in a manner to reduce its visibility from Ortega Hill Road or Lillie Avenue.
- Garage doors should be design of quality of materials and complimentary to the architectural style.
- Architectural elements such as trellises and landscaping should be used to soften the appearance of the garage.
- Garage doors for underground parking should be consistent with the architecture of the building. If natural ventilation is used, the door should be compatible with the architecture to the extent feasible.
- Garages located on Varley Street should be sited to minimize visibility and should be residential in character.

ROOFS

The structure of a roof may be broken up into smaller elements to reduce its mass and bulk. The use of dormer windows, cupolas, and other decorative roof elements also help to break up the mass of a structure. Where appropriate, building roofs should be articulated using elements such as tapered or sculpted roof forms to create silhouettes against the sky. Roof materials and overhangs create strong shadow patterns and decorative cornices provide visual interest. Where flat roof construction is used, rooftop features should be used to screen rooftop mechanical equipment, provide visual

interest, and break up the monotony of linear rooflines. Roof drainage should be incorporated into the design of the structure and to the extent feasible should minimize off-site drainage.

Space for necessary mechanical equipment such as heating and cooling systems should be accommodated either within the roof form or behind a screen that is part of the architecture of the structure. Venting or other structural equipment extending above the roof material should not be visible from adjacent areas and creatively incorporated into the design, (e.g., combining pipes into a false chimney structure or painting the same color as the roof material).

Figure X – Roof Examples and Graphics

Roof Guidelines

- Roofing style and color should complement that of the building and the surrounding structures.
- Sloped or pitched roofs are preferred over flat roofs; flat roofs or flat parapet tops should be avoided.
- Sloping roof forms and overhangs are encouraged to promote window shading, visual interest and building longevity.
- Long roof structures should provide breaks in long elements consistent with the architectural style.
- Smaller roof elements such as dormers can be used to soften the appearance of the roof.
- Roof structures should allow room for mechanical equipment with the goals of screening it from public view.
- The roof forms of renovated buildings should be similar to those of the original structure.
- Roof drainage should be incorporated into the architecture of the building and off-site drainage should be minimized.
- Roof overhangs should be used to decrease the vertical appearance of the walls and they should be detailed accordingly.

CHAPTER 6 - BUILDING DETAILS

OVERALL CONCEPT

Building details help establish and define a building's character and visually unify the neighborhood or block face. Elements such as windows, doors, exterior materials and lighting provide the finishing touches on the architecture of the building. Building details provide relief, texture, color and shadows to the building, all of which enhance the appearance of the building, the block and overall community. The placement, quality, type and finish of building details should respect the neighborhood character, complement the architecture of the building and provide relief to the facade.

EXTERIOR MATERIALS

Similar to the Architectural Styles included in Chapter 5, the Summerland community has identified exterior materials that are acceptable, conditionally acceptable and unacceptable exterior materials.

ACCEPTABLE

The following building materials have been found to be historically consistent with the architectural styles discussed in these design guidelines, but not limited to:

- Beveled, ship-lap, board & batt (plywood under batt is acceptable), or shingle wood siding
- Composite or asphalt shingles that provide relief, including shingles that look like wood
- Flat non-glazed ceramic or concrete tile roofs
- Wood casement windows
- Stone and masonry

CONDITIONALLY ACCEPTABLE

- Smooth Troweled and Float Sand finish stucco
- Flat Built-up roof with gravel topping
- Anodized aluminum or baked enamel aluminum windows. The BAR strongly encourages the use of color, other than black or brown for these types of windows.
- Metal roofing (non-reflective)
- Metal siding non-reflective and complimentary to the architectural style

Note: Conditionally Acceptable materials require the SBAR findings found in Chapter 4 for Conditionally Acceptable architectural styles.

UNACCEPTABLE EXTERIOR MATERIALS

- Textured stucco
- Spanish tile or glazed tile roofs
- Plywood siding (plywood under batt is acceptable)
- Mill finish aluminum windows
- Mirrored glass
- Metal patio enclosures
- Plastic bubble skylights

Figure X – Montage of exterior materials

Building Material Guidelines

- Building materials that are historically consistent with the chosen architectural style are encouraged.
- Wall and roof materials should provide shadow, relief and/or interest.

BUILDING COLOR

Building colors should be compatible with other projects along Ortega Hill Road and Lillie Avenue and generally should be muted as opposed to bright colors. Light Reflectivity Value (LRV) provides a standard way to determine the brightness of a paint color, by determining the quantity of usable and visible light reflected by a surface in all directions and at all wavelengths when illuminated by a light source. The LRV for most colors is available for most paint samples either on back of color chips or in the index of any manufacturer's fan-deck. An established LRV for paint color for the body structure may be used to enhance the architectural style and to soften the appearance of the structure. White trim color, although bright, is well represented along Lillie Avenue and should be considered in order to add to the street's sense of place.

Figure X – Illustration of LRV

Building Color Guidelines

- Use colors that are appropriate to the use of the building and that complement the surrounding area.

- Muted tones for the body of the structure, with an LRV not exceeding 70% are generally preferred with stronger accent colors limited to smaller areas of trim.
- Consider muted tones of blues, yellows, grays and other hues rather than selecting non-distinctive beiges and browns.
- In most cases, a range of analogous or complementary colors are preferred over painting all wall surfaces with the same paint color and shade.
- Strong building colors that are used for branding or advertising purposes are discouraged.
- Color should be used to visually reduce the size, bulk, and scale of the building.

ARCHITECTURAL DETAILS

Architectural details often define architectural style by adding unique visual interest and human scale to a building. These types of definable details may be as easy as the treatment of eaves, to the detail layout on shingles. Several architectural details can be found on the various types of architectural styles found in Summerland. They include the following:

- Projecting cornices with decorative moldings or brackets
- Corbels
- Planter boxes
- Projecting molding
- Inset medallions
- Projecting architectural balconies
- Railings
- Bay windows
- Exterior window treatment
- Pilaster and column capitals

Figure X - Examples of details

Architectural Detail Guidelines

- The size and height of all detail elements should be complimentary to the architecture style of the structure.
- Projecting or recessing architectural details such as decks, bay windows or balconies add richness and variety to building facades and are encouraged.

- Appropriate complementary changes in building materials or colors should be used to visually break up long or tall walls.
- Wood or stone details should be used, elements constructed of coated foam are discouraged.
- Architectural details on the upper stories should be at a scale that relates to the overall building composition.
- Materials with textural interest should be used to break up large wall surfaces and to provide interest.

WINDOWS & DOORS

Windows allow light, air and visibility into a commercial space. Windows provide an opportunity for commercial tenants to advertise merchandise through the creation of window displays. Window displays further enhance the pedestrian experience by adding interest and drawing a potential customer into the establishment. Windows are composed of the following elements; a header; a frame; glazing; the sash; jamb; casing; and muntins if applicable. Quality windows add character to a structure by enhancing the facade with shadow lines and interest.

Figure X – Illustration of window components

Doors serve a similar function as windows in that they allow light and air into commercial space in addition to access. They identify the entrance location and provide interest to the facade. Doors should be selected to complement the design of the storefront and building architecture. High quality entry doors complimentary to the architecture of the structure are encouraged. Dutch or French doors should also be considered to open up businesses to passing pedestrian traffic, and provide a welcoming small town feeling to storefronts.

Windows & Doors Guidelines

- Windows should maintain a high degree of transparency at all window areas (avoid dark or highly reflective glazing).
- Operable windows are encouraged to generate airflow and preserve a small scale feel.
- Transom windows are encouraged to be used along the street facade.
- Windows and doors should be slightly recessed from the facade of the structure to provide a shadow line.
- Window and door construction should be detailed and of high quality materials.

- Division in the window pane (Muntins) should be true divided light.

Figure X – Window Section

AWNINGS

Awnings can be used as an architectural detail to soften the facade by providing interest and shadow. Placement of awnings should relate to the major architectural elements of the facade. Avoid covering any transom windows or architectural elements, decorative trim and similar features. Separate awnings over individual storefront windows or doors should be used rather than placing a continuous awning across the building frontage. Operable awnings are encouraged when appropriate for the style of the building.

Figure X- Awning graphic showing vertical clearance

Figure X- Awning graphic showing smaller element versus one large element

Awnings Guidelines

- Awnings shall provide a minimum vertical clearance of 8 feet from sidewalk.
- Awning colors should compliment the structure.
- Non-reflective materials such as treated canvas, matte finish vinyl and fabrics should be used.
- Metal awnings with a matte finish may be used as long as they compliment the architecture of the structure.

UTILITIES

Utilities such as fire suppression equipment, electrical and gas meters, and back flow preventors can detract from the overall architecture of the structure. The placement of these elements should be considered early in the design and screened from public view. Equipment that must be located in front of the building will need to be painted and screened with landscaping to the greatest extent feasible. Building equipment and utility areas should be designed and located so that they do not dominate the appearance of the site or interfere with pedestrian or vehicular circulation.

Utilities Guidelines

- Utility panels should be strategically located and hidden with screening.

- On-site above ground utilities should be placed underground with new development.
- Utilities located within the front or street side setback should be painted and screened from view.

LIGHTING

Lighting is an important design element that enhances the major architectural features of the structures and augments the character and safety of the community. It can also increase the potential for extended customer use in the evening hours. Lighting defines the evening character of the community almost as much as the architectural features during the day. The lighting of buildings, landscaping, driveways and signs should be in keeping with the light-sensitive character of Summerland. Lighting fixtures should be of a design and size compatible with the building and adjacent areas (see Figure X).

When determining the proper level of illumination the quality of light versus the quantity of light should be considered. The lighting should be subtle and avoid overlighting while bright enough to provide security and make the areas attractive and safe in the evening. A variety of lighting types, indirect lighting (wall washing), and overhead lamps are encouraged. Standard security lighting fixtures in favor of simple fixtures which blend in more with the building facades should be used. Fixtures with shields are encouraged which minimize glare and “light spill” onto areas off the building site while maintaining necessary security.

Figure X – Shielded lights versus non-shielded lights.

Figure X – Lighting Examples

Lighting Guidelines

- The amount of exterior lighting should not be excessive and should only be what is reasonable and necessary.
- Exterior security lighting fixtures should be shielded so the light source is not visible from off-site.
- Sensored security lighting is discouraged unless it is fully shielded.

CHAPTER 7 - SIGNAGE

OVERALL CONCEPT

Signs identify businesses, provide directions and add to the overall appearance of a commercial area. The use of too many signs and poor quality materials can clutter the streetscape and detract from the area. Generally, sign size, location and quantity are regulated by the LUDC in Chapter 35.38 and 35.38.140, Sign Standards and Special Sign Standards for Summerland. The following discussion is provided to assist business owners with the development their signs while enhancing the community; however, the height, location size and number of signs are regulated by Chapter 35.38 of the LUDC.

STYLES

The style of a sign should be consistent with the architectural style of the building. In addition, it should also reflect the unique aspects of the business and the community. Creative signs are encouraged since they reinforce the special character and ambiance of the Summerland (see Figures X and X).

Figure X – Sign Types from LUDC
Figure X- Creative Sign Pictures

LOCATION

Sign location should typically be flat on the building, printed on an awning or hanging from a canopy. Placement on single-story buildings should be above the first floor windows and below the roof while placement on multi-story buildings should be above first floor windows, below second floor window line. Directional signs should be out of the public right-of-way. Consideration should be made as to the visibility of the sign from the street.

MATERIALS

All signs shall be constructed of high quality, matte finish, non-reflective materials. Signs mounted to the facade of a building may require additional room to accommodate needed electrical equipment. When considering sign placement take into account space for required equipment.

Figure X – Raceway versus Flush Mount.

SIGN LIGHTING

Signs should be lit only with shielded lights using high quality fixtures such as cylinder spots. Exposed standard spot and flood light bulbs should be avoided. Light supports should complement the design of the sign and building facade. Fixtures should be mounted either at the top of the sign or on the ground below the sign.

Figure X – Appropriate Sign Lighting Illustration.

Sign Guidelines

- Sign styles should complement the architecture of the structure.
- Signs should be located in a manner that provides identification and direction.
- Position projecting signs to complement the building's architectural details and for easy visibility from passing vehicles.
- Signs should be mounted flush to the façade. Raceways, electrical equipment mounted on the exterior of the building, are discouraged.
- All signs should be constructed of high quality non-reflective materials.
- Avoid excessive wording and advertising messages.
- Use high quality materials and simple, symmetrical shapes.
- Sign lighting should be minimal and limit the amount of "spill" off the site.

CHAPTER 8 – ADDITIONS AND ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT

WHY DO WE HAVE THESE SPECIAL GUIDELINES?

Structures or sites that played an important role in the development of an area or community are important resources which provide a tangible link to our history. Many communities throughout the United States have goals, policies and other requirements that deal with the preservation of these types of structures and sites. Several community plans within the County of Santa Barbara contain policies that address preservation of such resources. The Summerland Community Plan was adopted in 1992 and contains the following policies and action items addressing preservation:

Policy HA-S-1: Significant cultural, archaeological and historical resources in the Summerland area shall be protected and preserved.

Action HA-S-1.2: Appropriate preservation and restoration/renovation measures shall be implemented to ensure that adverse impacts to significant historical resources are avoided except where they would preclude reasonable development on a parcel.

The County's regulations supplement the California Environmental Quality Act (CEQA)⁷, which is used to evaluate the effect of development on the "Environment" and "Cultural Resources." Cultural Resources, per CEQA, includes historical, architectural, archeological and paleontological resources. This discussion deals with the historical aspect of Cultural Resources, which defines the term "Historical Resource." A Historical Resource is a resource that meets the definitions found in Section 21084.1 of CEQA. A Historical Resource includes the following:

- Properties listed in or formally determined eligible for listing in the California Register of Historical Resources.
- Properties listed in an adopted local historic register.
- The term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance.
- Resources identified as significant in an historical resource survey meeting certain criteria.

⁷ The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21178) is the foundation of environmental policy and law in the state of California. It encourages the protection of all aspects of the environment (including historic resources - Section 21084.1) by requiring agencies to prepare informational documents on the environmental effects of a proposed action before carrying out any discretionary activities.

- Properties which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. CEQA states that a resource may be considered a Historical Resource if it meets the following criteria for listing on the California Register of Historical Resources⁸:
 - (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (b) Is associated with the lives of persons important in our past;
 - (c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (d) Has yielded, or may be likely to yield, information important in prehistory or history.

The County's policies in combination with the intent of CEQA set the framework for early evaluation of sites and structures prior to considering redevelopment and additions to existing structures. The State of California and Santa Barbara County find that it is important to retain those structures that act as a link to our past and establish and define the character of a community or area.

HOW DOES THIS APPLY TO DEVELOPMENT?

This applies to those considering demolition and additions to existing structures over 50 years of age.⁹ It is important to determine if your property needs further review as this will impact the design and scope of a project. If your structure is over 50 years of age, you should consult with the County of Santa Barbara Planning and Development Counter to gather additional information regarding your property.

WHAT HAPPENS IF MY PROPERTY IS A CONSIDERED POTENTIAL RESOURCE?

Additions and alterations may occur as long as they do not result in a significant impact to the resource. Changes to existing structures are considered significant when they result in a significant effect on the environment, which means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance¹⁰.

⁸ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852

⁹ This is a threshold commonly used in CEQA review. In some cases, structures constructed less than 50 years ago may be considered a "Historic Resource" pursuant to CEQA.

¹⁰ CEQA Section 15382 (PR Code 21083)

CEQA further states that the significance of an impact may be reduced to a “less than significant level” if the project follows the Federally Adopted *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer.

WHAT ARE THE SECRETARY OF THE INTERIOR GUIDELINES?

The guidelines are general in nature and are intended to assist in the application of the Secretary of the Interior Standards. They provide general guidelines that, with consultation with a qualified professional, help to determine character defining features of the structure and the appropriate method to retain these existing features and allow for additions consistent with the Secretary of the Interior Guidelines.

WHAT ARE CHARACTER-DEFINING FEATURES?

Character-defining features are elements that convey a sense of time and place. Examples of these types of features include the following:

- A building's location and orientation on the site
- Relationship to adjacent buildings or placement in a grouping of buildings
- Overall form of the building
- Materials, craftsmanship, and decorative details

Additions and alterations should avoid removing or altering character defining features of a building, especially those that are visible from the street or public way. When proposing to alter or add to an historic building, use the following guidelines to ensure that the character-defining features are maintained. The measures described below are based on the “Secretary of the Interior's Standards for the Treatment of Historic Properties”, the standards used for the review of alterations to landmarks and buildings in historic districts.

BUILDING FORM AND MATERIALS

The historic building form should be preserved by retaining the existing height, width, and architectural elements. If a building has a gabled roof, it should not be changed to a flat roof. Set additions back from the front facade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.

- Do not alter a building in such a way that implies an inappropriate historic period. For example, adding Victorian style gingerbread to a Monterey Style house would be inappropriate.

- Design the materials, detailing and form of an addition to be compatible with the historic building. However, it should be clearly distinguished from the original building so it can be understood as a more recent change. If possible, construct new additions so that if the addition is removed in the future, the form of the historic building is unimpaired.
- Maintain the historic finishes of exterior materials. If a wood sided building was originally painted, it should remain painted and not be stained. Masonry that is not painted should remain unpainted.

BUILDING COMPONENTS

Avoid adding materials or features that were not historically found on the building. For example, if a property never had a bay window, adding one may affect the architectural character of the property.

- Whenever possible, repair damaged and deteriorated building components. A building's original materials are essential to its historic integrity. Replace only those materials or components that cannot be repaired. Use the same kind of materials and match the detailing of the deteriorated feature. If a substitute material must be used, match the appearance of the original material as much as possible.
- If an element is missing, replace it based on physical documentation or photographic evidence, if available. In some cases, it may be acceptable to copy a component from a similar building found in the neighborhood.
- Preserve historic landscape features, such as fences.
- Removal of non-historic building materials and additions is encouraged.

WINDOWS

Keep windows in their original location. Do not change the size and shape of window openings. Avoid adding new windows to the primary facade. Maintain the material, style, trim, and functional features of windows. If window replacement is necessary, replace only those windows that are deteriorated and cannot be repaired.

- Match the replacement windows to the material and design of the historic windows. If the original windows are missing, property owners are encouraged to use new windows that most closely match the size, design, type, and material that would have been used historically.

Additions and Alterations to Historic Structure Guidelines

- If your structure was constructed over 50 years ago, research the property history.
- Consult with the Planning and Development Counter and the Historic Landmarks Advisory Committee (HLAC) when considering major additions and alterations.

- If a structure is deemed historically significant by the County it is subject to the California Environmental Quality Act (CEQA).
- Alterations, repairs, additions, or changes should comply with the Secretary of the Interior Guidelines.

HOW DO I GET MORE INFORMATION ON PRESERVATION WITH THE COUNTY OF SANTA BARBARA?

The Historic Landmarks Advisory Commission (HLAC) is an advisory body appointed by the Board of Supervisors. The purpose of this commission is to promote the economic welfare and prosperity of the county by preserving and protecting those places, sites, buildings, structures, works of art and other objects having a special historic or aesthetic character or interest, for the use, education and view of the general public and to provide a link for citizens of visitors to the County of our diverse and rich history. For further information regarding the HLAC contact the County Planning and Development Department, HLAC Secretary, located at 123 E. Anapamu Street, Santa Barbara. Call the office at (805) 568-2084 for further information on the County Landmark Program. A complete list of County Landmarks is available at <http://sbcountyplanning.org/boards/hlac/hlac.cfm?rss=hlac>

CHAPTER 9 – SUPPLEMENTAL MATERIALS (SUBJECT TO CHANGE)

SOUTH BOARD OF ARCHITECTURAL REVIEW (SBAR) FINDINGS FOR APPROVAL

Prior to approving any BAR application, the Board of Architectural Review shall make the following findings:

1. In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places. (Coastal Zone only)
2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged (Coastal Zone only).
3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.
4. Mechanical and electrical equipment is well integrated in the total design concept.
5. There is harmony of material, color, and composition of all sides of a structure or building.
6. A limited number of materials will be on the exterior face of the building or structure.
7. There is a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.
9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all planting.
10. Signs including their lighting, shall be well designed and shall be appropriate in size and location.

11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to the applicable zoning ordinance (development code).
12. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

SOUTH COUNTY BOARD OF ARCHITECTURAL REVIEW CHECKLIST

1. SITE PLANNING AND STRUCTURE PLACEMENT

- New or renovated structures are located, designed and constructed to retain and blend with the existing community and surrounding area.
- Site layout and orientation is designed in relationship to the qualities of the property.
- The applicant has designed a project which limits impacts on neighbor's views.
- There are no feasible means to further mitigate the project's obstruction of views and privacy without reducing overall square footage.
- The project is consistent with the adopted FAR's and Design Standards.
- Tree and vegetation removal is minimized and mature trees are preserved.
- Supporting columns or posts are located within private property.
- Disabled access ramps and railings minimize disruption to the street facade.
- Parking, service and loading areas are located in the rear of the building if feasible.

2. BUILDING MASS, SCALE AND FORM

- The mass, height, and size of the structure, its architectural style, building materials, and landscaping are all elements that define the character of a building and contribute to the collective appearance of the area.
- Mass, bulk, scale, and style are appropriate to the site, compatible with the adjacent structures and preserve the human scale.
- The second story is located towards the center of the first story, away from property lines, and is generally not more than 50% in size of the existing ground floor footage.
- Building width and height guidelines are maintained.
- Context-appropriate facade articulation is used.
- Main entries are obvious from the street, wide enough for several people to access and are not blocked.
- Building design and detailing is compatible with the surrounding architectural style.
- Additional roof forms are compatible with the primary roof form.
- Exterior materials and colors complement and improve the neighborhood and are compatible with the surroundings.

3. ARCHITECTURAL FEATURES

- Architectural style and design features accommodate any constraints of the site, complement the structures in the vicinity, and are consistent with the character of Ortega Hill Road and Lillie Avenue.
- Architectural details are compatible with the design, materials, and colors of the main structure.
- Building entrance is oriented towards Ortega Hill Road or Lillie Avenue.
- Doors and windows are used generously to encourage pedestrian activity, interest, and foster commercial activity.
- Residential garages and driveways complement the corresponding structure.
- Driveways are constructed of permeable or semi-permeable surfaces.
- Fences and walls are avoided at the front property line.
- Rooflines do not take up an expansive continuous plane.
- Sloped or pitched roofs are used instead of flat roofs.
- Roof equipment and utility panels are hidden.

4. BUILDING DETAILS

- Approved building materials are used.
- Windows and doors are used in a manner that enhances visual interest along Ortega Hill Road and Lillie Avenue.
- Subdued paint colors are used.
- A minimum 8' clearance is used for awnings.
- Doors are inset with detailing and do not consist of one flat plane.
- Low energy, low intensity, full cut-off lighting is used.
- Entries and parking areas are lit to provide visual appeal and safety.
- Lighting impact on adjacent sites is minimized.
- Screening, fencing and walls fit with the building appearance and surrounding area.

5. SIGNAGE

- Signs are compatible with other signs in the area and are proportionate to buildings.
- Signs meet appropriate clearances, lettering styles and placement requirements.
- Signs do not cover up windows or architectural features.

NOTIFICATION REQUIREMENTS FOR DESIGN REVIEW

The County posts the SBAR agenda in a public location a minimum of 72 hrs. before the hearing and mails notices to all owners of affected properties and to owners within 100 ft. radius of the property at least 10 days prior to the meeting. ¹¹

A. Minimum Requirements

Notice of applications for Design Review shall be given in compliance with the following:

1. By the Department

Notice shall be given by the Department in compliance with the following:

- a. The Department shall conspicuously post notice at a minimum of one public place within the County's jurisdiction (e.g., at the Department).
- b. The notice shall also be mailed to any person who has filed a written request therefore and has supplied the Department with self-addressed stamped envelopes.
- c. The notice shall be mailed or posted no later than 15 days following the filing of a complete application with the Department, but in no case shall said notice be mailed or posted less than 10 days before the scheduled date of the initial review by the Board of Architectural Review.
- d. The notice shall be required to be continuously posted from the date required by Subsection 1.c above, until at least 10 days following final action by the Board of Architectural Review.
- e. Notice shall also be given in compliance with the requirements of: (1) Bylaws of the Central County, Montecito, North County and South County Boards of Architectural Review that have been approved by the Board; and, (2) Architectural guidelines that have been adopted by the Board for specific regional areas.

2. By the applicant

Notice shall be given by the applicant in compliance with the following if notice is not otherwise provided in compliance with LUDC Section 35.106.030 (Coastal Development Permit and Land Use Permits [within the Coastal Zone]) above and LUDC Section 35.106.050 (Land Use Permits [outside Coastal Zone]):

¹¹ Santa Barbara County LUDC, Section 35.106.060, Noticing and Public Hearings-Design Review

- a. Mailed notice of applications for Design Review shall be provided to all owners of property located within a 300 foot radius of the exterior boundaries of the subject lot. The applicant shall also conspicuously post notice at a minimum of one location on the subject lot with at least one notice posted in a location that can be viewed from the nearest public street.
- b. The names and addresses used for such notice shall be those appearing on the equalized County assessment roll, as updated from time to time.
- c. The language and form of the notice shall be provided to the applicant by the Department. The contents of the notice shall be in compliance with Section 35.106.080 (Contents of Notice).
- d. The notice shall be mailed and posted by the applicant no later than 15 days following the filing of a complete application to the Department, but in no case shall said notice be mailed and posted less than 10 days before the scheduled date of the initial review by the Board of Architectural Review.
- e. The notice shall be required to be continuously posted from the date required by Subsection 2.d above, until at least 10 days following the final action by the Board of Architectural Review.
- f. The applicant shall provide proof of the mailing and posting of the required notice by filing an affidavit of noticing and any other required documentation with the Department no later 10 days before the scheduled date of the initial review by the Board of Architectural Review. Failure of the applicant to comply with this Chapter may result in denial and/or revocation of the Land Use Permit.

GREEN BUILDING DESIGN

To the extent feasible, new construction should incorporate the following green building features and site placement techniques:

- Durable construction materials such as cement fiber siding.
- Green materials including recycled-content carpet, cellulose insulation, engineered lumber, certified wood, natural floor coverings, and recycled-content interior finishes.
- Low and no Volatile Organic Compound (VOC) paint and finishes.
- Natural ventilation and daylighting strategies in the design and placement of the buildings.
- Site placement and orientation of homes that take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.
- Energy and water efficient appliances and fixtures, lighting, and windows that meet or exceed state energy performance standards. Waste recycling during construction.
- Solar energy alternatives allowing for electrical and/or heat generation.

ACKNOWLEDGMENTS

County of Santa Barbara, Eastern Goleta Valley Residential Design Guidelines
City of Santa Monica, Green Building Program

RESOURCES

Global Green USA <http://www.globalgreen.org/>
US Green Building Council <http://www.usgbc.org/>

INNOVATIVE BUILDING REVIEW PROGRAM (IBRP) FOR ENERGY EFFICIENCY + TARGETS AND INCENTIVES

The County's Innovative Building Review Program (IBRP) advises developers on how to make their projects more energy efficient. The advice is in the form of suggestions which can benefit the construction and operation of development in a number of ways, including energy efficiency and marketability. The IBRP is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials. These professionals have a vast amount of knowledge and interest in innovative, energy-efficient developments.

The IBRP provides a number of incentives to participants that reach one of three target levels. One is an expedited review of the development's plan check through the Building & Safety Division. Another is a 50% reduction on the energy plan-check fee. Other incentives are available depending on the target level the project development reaches. To

reach a target, the project must exceed Title 24 (California Energy Efficiency Standards) by 20 - 40%, depending on which target level and incentives are available for the project, and include additional energy-efficient features outside the purview of Title 24 (e.g., recycled building materials, drought-tolerant or native plants, alternative energy systems). The program provides an Energy-Efficient Menu list of a number of energy-efficient features that a developer can choose from. Each feature is assigned a point(s). The point total and the percentage improvement upon Title 24 are used to determine the target achieved. The Energy-Efficient Menu also lists the three target levels and the associated incentives.

For more information, please call (805)568-2000
or visit <http://www.sbcountyplanning.org/projects>

DRAFT

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GLOSSARY

Accessory Structure: A structure located on the same site as the structure or use to which it is accessory. The use of an accessory structure is customarily incidental, appropriate, and subordinate to the use of the principal structure, or to the principal land use of the site.

Arcade: A range of arches supported by piers or columns. A passageway, of which one side is a range of arches supporting a roof.

Arch: A structural element designed to support the weight above an opening. A true arch consists of wedge-shaped stones or bricks that make a curved bridge spanning an opening.

Architectural Styles:

California Bungalow: An architectural style defined as a wood sided or shingle architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena. This style is known for its wood detailing, deep overhangs, and traditionally low roof pitch. These guidelines encourage the simple yet charming interpretation of the Greene & Greene work that flourished along the California coast in the 1920's and 1930's.

Contemporary: An architectural style being made at the present time. It also includes that of the last few decades, from the 1980s to the present.

Monterey: An architectural style named after the California coastal town, most often associated with simple roof forms, shingle or flat tile roofs, and continuous arcade and balconies.

Seaside: An architectural style defined as any informal architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830-1860, the more recent association is referred to as "Cape Cod". This style is often composed of smaller archetypal gable forms, horizontal window proportions, appropriate human scale, simple forms, and detailing.

Victorian: A style highlighting eclectic architecture, décor and furnishings popular in English-speaking countries during the reign of Queen Victoria of England, 1837-1901, characterized by the presence of ornament.

Articulated: Changes in building surfaces through the use and manipulation of alternating planes, windows, arches, moldings, cornices, rooflines and other architectural elements having joints or segments which add additional depth or height to a structure.

Basement (Summerland): Any usable or unused under floor space where the finished floor directly above is not more than four feet above grade (as defined by the latest addition of the Uniform Building Code).¹²

Block Face: The row of front facades, facing the street, for the length of one block.

Board-and-batten: Vertical plane siding with joints covered by narrow wood strips.

Bulk: The qualitative, readily visible composition and perceived shape of a structure's volume. Bulk is affected by variations in height, setbacks, and step backs of upper stories.

Column: A vertical round shaft that supports, or appears to support, a load.

Conceptual Review: Initial level of review of a project by the South County Board of Architectural Review (SBAR) when it is still in the early stages of design development. This allows the applicant and the SBAR an opportunity to informally discuss a project that will be subsequently submitted to the County for formal review approval.

Consent Agenda: Expedites review of minor projects, minor changes to approved preliminary plans, or projects that have been reviewed and approved by the SBAR.

Corbel: A projection of successive level of masonry beyond the wall surface producing a bracket form.

Cornice: The projecting member at the top of a wall or roof trim.

Cantilever: A beam, girder, truss, or other structural member that projects beyond its supporting wall or beam.

Courtyard: A court adjacent to or within a building, especially one enclosed on all sides.

Development: Defined in County Code, Chapter 35, Article III (Inland): "Any change made by a person or persons to unimproved or improved real property, including but not limited to placement, construction, reconstruction or alteration

¹² Santa Barbara County LUDC, Article 35.11 - Glossary

of buildings or structures, landscaping improvements, mining, excavation, or drilling operations. Agriculture is not defined as development within this ordinance.

Development Plan: Allows for discretionary review of projects allowed by right within their respective zoning districts which, because of type, scale, or location require comprehensive review.¹³

Driveway: A private right-of-way which affords vehicular access from a public or private street as defined herein to abutting or adjacent property which is not under existing subdivision and zoning regulations and cannot be divided into more than four separate lots or parcels.

Dwelling: A room or group of rooms with interior access between all habitable rooms, including permanent provisions for living, sleeping, eating, cooking, bathing, and sanitary facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by a family on a non-transient basis and having not more than one kitchen. Boarding or rooming houses, dormitories, and hotels are not dwellings.

Eave: The edge of a roof that projects over the outside wall.

Exterior Lighting: Temporary or permanent outdoor lighting that is installed, located, or used in such a manner to cause light rays to shine outdoors. Indoor lights that are intended to light something outside are considered exterior lighting for the purpose of these guidelines.

Facade: That portion of any exterior elevation of a building extending from grade to the eaves or the top of the parapet wall and the entire width of the building elevation.

False Front: A facade falsifying the size or importance of a building.

Final Review: SBAR review of completed working drawings excluding electrical, plumbing, mechanical and structural drawings unless components of these plans would affect the exterior of the buildings. The final plans will be approved only if they are in substantial conformance with the plans given preliminary approval.

Floodlight: A light fixture that produces up to one thousand eight hundred (1,800) lumens and is designed to flood a well-defined area with light.

¹³ Santa Barbara County LUDC, Section 35.82.080

Fixtures: A luminaire designed and installed where no light is emitted at or above a horizontal plane running through the lowest point on the luminaire.

Floor Area, Net (Summerland): The total floor area of all floors of a building included within the exterior surfaces of the surrounding exterior walls, excluding unenclosed porches, balconies and decks. Interior stairs shall be counted on only one floor.¹⁴

Floor Area Ratio (FAR): FAR is defined as the Floor Area Net of the structure divided by the Lot Area Net.

Flush: Being even with or in the same plane or line as the element that it is mounted to or attached to.

Fluting: A decoration consisting of long, rounded grooves in columns or casings.

Footprint: A term referring to the shape of an area within the perimeter of a floor plan.

Forecourt: A courtyard before the entrance of a building or group of buildings.

Full Cut-off Fixtures: A luminaire designed and installed where no light is emitted at or above a horizontal plane running through the lowest point on the luminaire.

Gable Roof: A ridged roof forming a gable at each end. A roof with a single peak.

Gable: The upper (usually triangular shaped) terminal part of a wall under the eave of a pitched roof.

Gallery: A roofed promenade, especially one extending inside or outside along the exterior wall of a building.

Gambrel Roof: A roof with two slopes on each of two sides, the lower steeper than the upper.

Glare: Stray light striking the eye that may result in (a) nuisance or annoyance glare such as light shining into a window; (b) discomfort glare such as bright light causing squinting of the eyes; (c) disabling glare such as bright light reducing the ability of the eyes to see into shadows; or (d) reduction of visual performance.

¹⁴ Santa Barbara County LUDC, Article 35.11 - Glossary

Grade, Existing: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.¹⁵

Grade, Finished: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.¹⁶

Grading: Any activity which involves the physical movement of earth material, including any excavating, filling, stockpiling, movement of material, compaction of soil, creation of borrow pits, land reclamation, surface mining operations exempted from the county's surface mining and reclamation ordinance, or combinations thereof. Grading does not include surface mining or quarrying operations (including the extraction and stockpiling of excavated products and the reclamation of mined lands) carried out under a vested rights determination or a permit or reclamation plan approval.¹⁷

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

Hillside: Lands with slopes exceeding 20 percent.

Human Scale: The size or proportion of a building element or space, or an article of furniture, relative to the structural or functional dimensions of the human body.

Kick Plate: A protective metal fastened to the bottom of a door to resist blows and scratches.

Landmark: Any place, site, building, structure, or object having historical, aesthetic or other special character or interest and designated as a Landmark under the provisions of County Code Chapter 18A.

¹⁵ Santa Barbara County Height Calculation Methodology (Montecito and Summerland Planning Areas)

¹⁶ IBID

¹⁷ Santa Barbara County Code, Chapter 14 - Grading

Landscape Plan: In order to minimize erosion, landscape plans shall be required for development on slopes greater than 20 percent. The plans shall include re-vegetation of graded areas with appropriate native plantings. Landscape plans may be subject to review and approval by the Board of Architectural Review.¹⁸

Land Use and Development Code (LUDC): Chapter 35 of County Code. The LUDC carries out the policies of the Santa Barbara County Comprehensive Plan and Local Coastal Program.

Land Use Permit (LUP): A permit required before using any land or structure or commencing any work to erect, move, alter, enlarge or rebuild any building or structure in the unincorporated area of the County of Santa Barbara. Exemptions from these permits are found in the applicable Ordinance.¹⁹

Lights: An element of a window that is used to allow light to transfer from one space to another. The vertical and horizontal bands found in windows, called muntins, create lights within each square.

Lot Area, Net (Summerland): The gross lot area minus any area lying within a public street, such street being defined as a permanently reserved right-of-way which has been dedicated to the County of Santa Barbara. For the purpose of calculating the Floor Area Ratio, the net lot area shall also be reduced by any area that may not be utilized for structural development due to easements or encroachments that may include roads, well sites, utility installations, and portion of the property that in effect are used by other properties.²⁰

Massing: The arrangement of the building's bulk, including relative openness and solidity.

Mezzanine: A low or partial story between two main stories of a building, especially one that projects as a balcony and forms a composition with the story beneath it.

Parapet: A low wall at the edge of a roof, porch or terrace.

Pitch: The degree of slope or inclination, as in steepness of a roof.

Plate Height (Summerland): The distance between the finished floor and where the wall intersects with the lower portion of the floor joists of the story above, or if there is no intervening story, the lower portion of the structural roof members.²¹

¹⁸ Santa Barbara County LUDC, Section 35.34.040

¹⁹ Santa Barbara County LUDC, Section 35.82.100

²⁰ Santa Barbara County LUDC, Article 35.11, Glossary

²¹ Santa Barbara County LUDC, Article 35.11 - Glossary

Porch: An exterior appendage to a building forming a covered approach or vestibule to a doorway.

Principle Structure: A structure in which the principal use of its lot is conducted.

Private Views: Views offsite from a particular property deemed valuable or visually pleasing by the property owner.

Public Viewshed: Scenic elements visible from a publicly owned geographic point.

Raised Panel: In wood millwork, a door, cabinet or furniture with beveled panels inset in flat wooden frames. Doors will usually have several raised panels, as opposed to slab or flat panel doors that may have only one panel per door.

Renovation: The introduction of new elements to a building to replace old worn parts.

Residential Second Unit (RSU): A dwelling unit on a permanent foundation that provides complete, independent living facilities for one or more persons in addition to a primary dwelling on the same lot. The RSU may either be an attached RSU or detached RSU. 1. Attached Residential Second Unit: A residential second unit that shares a common wall with the primary dwelling. 2. Detached Residential Second Unit: A residential second unit not attached to the primary dwelling by a common wall.

Ridgeline and Hillside Development: A section of the LUDC that provides for the visual protection of the County's ridgelines and hillsides by requiring that the Board of Architectural Review evaluate each proposed structure where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint.

Restoration: To employ treatments aimed at returning a building to its original appearance and condition.

Rehabilitation: To take corrective measures to make a building usable or livable again.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Slope: An inclined ground surface. The inclination of which is expressed as a ratio of horizontal distance to vertical distance (rise over run), as in two-to-one (2:1), meaning a horizontal distance of two feet to one foot vertical.

South County Board of Architectural Review (SBAR): A seven member board committee. Two members appointed by the 1st district supervisor, three members by the 2nd district supervisor and two members by the 3rd district supervisor, with all

members approved by the Board of Supervisors. The SBAR makeup is as follows: Three members are licensed architects. These members must reside in the county but need not reside within the district of the appointing supervisor or within the boundaries of the SBAR. The four remaining members must reside within the boundaries of the SBAR and must be “skilled in reading and interpreting architectural drawings and able to judge the effects of a proposed building, structure, or sign upon the desirability, property values, and development of the surrounding area.” At least 2 of these members must be licensed landscape architects.

Stoop: A raised platform approached by steps, and sometimes having a roof, at the entrance of a house.

Streetscape: The visual appearance of the neighborhood as seen from the street.

Street Frontage: The portion of a property abutting a public or private street.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, including without limitation, any building, fence, landscaping feature or enclosed barn.

Structural Alteration: A change in the supporting members of a structure, including bearing walls, column beams, girders, or trusses, or in the dimensions, support members, or configuration of the roof.

Substantially Visible: An object is considered substantially visible if it stands out as a conspicuous feature of the landscape when viewed with the naked eye.

Topography: (1) The configuration of a surface, including its relief and the position of its natural and manmade features. (2) A rendering of the results of a topographical survey.²²

Understory (Summerland): The portion of the structure between the exposed finished floor and the finished grade.²³

Urban Boundary: A boundary line established by the Planning and Development Department separating urban from rural areas.

Vertical Canyon: A narrow space between second story structures.

²² Santa Barbara County Code, Chapter 14 - Grading

²³ Santa Barbara County LUDC, Article 35.11 - Glossary

Windows:

Casement: A window with the sashes opening outward on vertical hinges.

Casing: Decorative trim encasing a window or door opening.

Divided Light: A method of constructing windows allowing light to project through separate panes.

Double Hung: A window in which both the upper and lower sash are independently operable in vertical movement within the same frame.

Frame: The part of an encasement of an opening supporting a door or window. Also a method of building construction employing a skeletal system of several repetitive structural components, as in wood-frame or steel-frame, or the work of constructing such a system.

Glazing: Glass set in windows, skylights or doors.

Mullion: A vertical member between lights of a window.

Mutin: Applies to any short or light bar, either vertical or horizontal, used to separate glass in a sash into multiple lights. Also called a windowpane divider or a grille.

Sash: A fixed or moveable framework of a window or door in which panes of glass are set.

Sill: The horizontal member or ledge at the base of a window.

Single Hung: A window having two sashes, or which only one is movable.

Transom: A rectangular window opening over a door or window.

Zoning Ordinance: An ordinance authorized by California Government Code §65850, located in the County of Santa Barbara Land Use Development Code, Article 35.2.