

## **CHAPTER 3 – SITE DESIGN**

### **OVERALL CONCEPT**

Site design refers to the arrangement of buildings, ~~and~~ landscaping and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation, pedestrian access and views. Proper site design can enhance the interior and exterior of a structure and further establish the identity of a neighborhood or area through sensitive placement of a structure and required elements such as setbacks, finished floor levels, parking, trash collection areas and landscaping. All these elements play an important role in the identity of an area and its relationship to the community.

### **URBAN AND RURAL**

The Urban area of Summerland is generally defined by the original "tent" lot subdivision of Summerland which encompasses the south facing hill above the Lillie Avenue and Ortega Hill commercial area. The Urban area also includes a segment of parcels on the north side of Ortega Hill Road. The Rural area is generally defined by the remaining area within the community plan boundary. The Rural area generally contains parcels that are substantially larger than those found in the Urban area and uses are rural or agricultural in nature. When considering Site Design, it is important to note the existing topography and its importance when considering setbacks, parking requirements, views and privacy, and water management.

### **TOPOGRAPHY AND GRADING**

Topography and slope is what provides residents of Summerland with their south-facing ocean views. Topography is a term that refers to the slope or relief of a site. Proper grading and associated soil movement can allow construction to occur in a manner that blends and reflects the topography of a site. Possessing an understanding of topography, grading and soil conditions allows applicants and designers to use slope to maximize the potential of a proposed project. 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 refers to the extent of disturbed soil on site (disturbed soil may remain or be removed from the site).

Summerland contains a mix of residential areas, each of which are contained within unique areas of the community. The main housing area contains a mix of multi-family, duplex and single-family uses. All of which are closely nestled together in

the Urban area directly above Lillie Avenue and Ortega Hill Road. This area is characterized with structures in close proximity to each other located on narrow streets running parallel to Lillie Avenue and Ortega Hill Road. The remaining Rural area is comprised of gentle sloping hills containing agricultural and residential uses. This area is characterized by wide open country roads, homes setback from the street and orchards.

The County of Santa Barbara's Land Use Development Code (LUDC) Section 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 both Urban and Rural areas. The guidelines address the unique aspects of hillside development within each of these areas.

### **TOPOGRAPHY AND GRADING GUIDELINES**

- 3-1 Design proposals should reflect a thorough analysis of the site's physical conditions.
- 3-2 Buildings, landscaping and related grading should reflect the natural topography. This will result in structures being stepped to reflect the existing topography.
- 3-3 Retaining wall height and quantity should be the minimal needed for access to the site and structure construction. Retaining walls should also be consistent with the guidelines contained in Chapter 9, page X-X.
- 3-4 Creation or enhancement of public scenic view corridors should be provided when feasible possible.
- 3-5 **Rural** – Structures located within the Rural area should use existing topography to minimize the visual impacts the visibility of structures.

### **SETBACKS**

Setbacks for residential development are generally similar for the various designated land uses that allow residential development. Setbacks establish the area on the site where a proposed residence or addition may be located. 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. Setbacks also play an important role in establishing the character of a neighborhood, this is especially important in acknowledging the character of the Urban and Rural areas of Summerland. For example, the proximity of the entrance in relation to the garage plays an important role within the Urban area; whereas, the proximity of the entire structure to the road is more important in the Rural area. When considering a new structure or addition, an applicant or designer should first take into account elements identified in Chapter 2, Neighborhood Character.

**FIREWISE**

Existing vegetation, neighboring structures, slope, and safe ingress and egress are factors in locating a structure, especially in the Rural area of Summerland. Chapter X, Building Details and Chapter 9, Landscaping, Hardscape, Fencing and Outdoor Lighting, provides additional information and guidelines to address Firewise building design.

**SETBACK GUIDELINES**

- 3-6 Avoid placing accessory structures where they are visible from the street frontage or other public viewpoints or an adjoining residence. If they are visible, they should be consistent in architectural design, color, and materials with the principal structure on the parcel.
- 3-7 **Urban** - Structure placement within the Urban area should be in a similar location as adjacent properties to help unify the block.
- 3-8 **Urban** - Structures located on corner properties should provide varied setbacks on the secondary to promote an open feel.
- 3-9 **Urban** - Rear and side setbacks should take into account the location and proximity of structures on adjacent properties.
- 3-10 **Rural** - Residential structures within the Rural area should provide primary front setbacks greater than 50 feet from centerline or 20 feet from edge of right of way to further enhance the rural character. If an increased setback is not feasible then the visibility of the structure should be minimized.
- 3-11 **Firewise** - To the extent feasible, new and accessory structures should be sited to allow for defensible space (at least 100 feet around structures or from the property line) and a fire safe distance from adjacent structures (Figure 15).
- 3-12 **Firewise** – Structures should be sited to allow for easy ingress and egress.
- 3-13 **Firewise** – Structure should be at least 30 feet away from ridge tops, canyons, and areas between high points on a ridge.
- 3-14 **Firewise** – Adequate distance should be placed between existing vegetation not planned for defensible space clearance and a proposed structure.

## PARKING LOCATION AND DRIVEWAYS

The location of required parking and required access play an important role in each neighborhood. The location of elements such as parking spaces, driveway and curb cuts should be carefully considered during the initial stages of project design. The proper location of parking and access can contribute to the character of a neighborhood by either repeating established patterns or minimizing grading and its visibility. Ingress and egress for residential structures should allow for vehicles to have a clear and safe line of sight to the street in both directions to facilitate safe movement of all modes of transportation (i.e., automobile, bicycle, and pedestrian) within Urban and Rural areas.

Site Clearance Triangle discussion and figure from PW

### PARKING LOCATION AND DRIVEWAYS

3-15 Parking should be located in a manner that minimizes visibility from the street.

3-16 Alternative materials that will soften the appearance of uncovered parking spaces should be used. Alternative materials include grass cell and permeable surfaces such as pavers and brick.

3-17 Driveways and curbcuts should provide adequate space for visibility clearance for egress.

3-18 **Urban** - Driveways and curbcuts within the Urban area should be located in a manner that minimizes the loss of on-street parking and minimizes impacts to existing circulation.

3-19 **Rural** - Driveway fencing, consistent with the Fencing Guidelines contained in Chapter 9, within the Rural area should provide a substantial setback from the road to maintain the rural character and to allow for safe ingress and egress without encroaching into the adjacent roadway. Add reference to Gate from LUDC/Art II

## B.——~~VIEWS AND PRIVACY~~ ~~VIEW AND VIEWS~~ ~~PRIVACY PROTECTION~~

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

Good Neighbor Practices, as contained in Chapter 1, Introduction, play an important role in the early identification of potential design issues. Such design issues may be related to privacy and others may be related to private views.

### PRIVACY

Privacy is a major neighbor concern due to the topography of Summerland and it should be addressed in the initial design stages. The following points should be considered as a means to address privacy impacts.

- Respect privacy in the placement of your structure, accessory buildings and exterior lighting. Increase the visual distance between structures as much as possible.
- Locate utilities in screened areas away from noise sensitive areas such as adjacent dining areas and bedroom windows. Better yet, enclose them to reduce sound.
- Avoid windows, decks and balconies in two-story projects that overlook neighbors' rooms or outdoor areas.
- Allow illumination, yet protect privacy, by using translucent windows or windows placed high and recessed from the main facade.
- Whenever possible, set back second stories, especially when they face an adjacent second story along the side yard setback.

### VIEWS

Private views, views offsite from a particular property, are not protected by County Ordinances. Nevertheless they are a community concern ~~between neighbors~~ and should be addressed early on ~~between neighbors~~. However, Good neighbor practice recognizes and respects established neighbors' views and strives to minimize private view impacts. New development in Summerland should give consideration to established views from existing structures on properties affected by the proposed development.

- Consider your neighbor's existing views in the placement of your structure, particularly long views to the ocean and mountains. As much as possible, work with your project designer to accommodate neighbor concerns.
- "Share" the view with your neighbor(s). Offsetting the structure or its footprint may reduce your view, but by an amount ~~less or equal~~ to the reduction to your neighbor's existing views.
- Be considerate when selecting trees and shrubs, especially those that may grow to a tall height. In addition, they should be located in a manner that will not, as they mature, block neighbor(s)'s unimpeded views.

### **CONFLICT RESOLUTION: TIPS FOR MANAGING CONFLICT WITH NEIGHBORS**

A proposed addition or new home may cause friction between neighbors. It is preferable to resolve problems and avoid conflict while the project is still evolving and can be modified. Appeals before governmental bodies are time-consuming and costly, with often unsatisfactory results for both parties.

The following suggestions may help resolve unsettled issues:

- It's all right to disagree and have different perspectives on design and planning issues.
- Neighbor concerns merit thoughtful consideration.
- Focus on the concern—not just the symptoms or personalities.
- Work toward a mutually agreeable solution—not just winning your point of view.
- Listen, maintain perspective, and be attuned to other points of view.
- Disagreement and conflict are not unexpected whenever people interact. By working toward conflict resolution, relationships are more often enhanced than strained. Seize the opportunity to befriend the families who will be your neighbors for years to come.

### **1. REQUIREMENTS FOR REVIEW SOUTH BOARD OF ARCHITECTURAL REVIEW VIEWS AND PRIVACY FINDINGS**

In cases where resolution cannot be reached prior to review by the ~~Where~~ the South County Board of Architectural Review (SBAR), they may find that ~~the 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:

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

**MITIGATION OF VIEW AND PRIVACY IMPACTS WITHIN THE --RURAL PROJECTS AREA**

Residential projects and accessory structure located within the In-Rural areas, all new development shall be designed to minimize visual and aesthetic impacts utilizing the following:

- ~~a.~~ All structures (primary and accessory structures, including residences, garages, guest houses, barns, corrals, sheds, greenhouses, ~~lathhouses~~ lath houses, artist's studios, etc.) and private driveways shall be located on slopes of 20% or less;
- ~~b.~~ Special attention shall be focused on design of future structures in order to minimize use of large vertical faces. Large understories and exposed retaining walls shall be avoided;
- ~~c.~~ All structures, fences, walls, and roofs shall be constructed using medium to dark earthtone colors and construction materials that are compatible with the natural surroundings. All colors shall blend in with the surrounding soils, vegetation and rock outcroppings. Light colors such as white, ~~offwhite~~ off-white, grey, etc. shall be prohibited. Nightlighting shall be low intensity, hooded, and shielded inward from property boundaries;
- ~~d.~~ Any necessary retaining walls shall be constructed in earthtones using materials or construction methods which create a textured effect. Where feasible, native groundcovers shall be planted to cover retaining walls from view;
- ~~e.~~ All cut and fill slopes shall be revegetated with native drought tolerant groundcover immediately after grading is completed; and
- ~~f.~~ All mitigation measures required for minimizing impacts to agricultural resources shall apply as aesthetic mitigation measures in order to ensure preservation of the existing rural agricultural setting.

**3. FINDINGS TO APPROVE**

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

- ~~a.~~ 1. The applicant has designed a project which limits impacts on his/her neighbor's views.
- ~~b.~~ 2. There are no feasible means to further mitigate the project's obstruction of views and privacy without reducing overall square footage.
- ~~c.~~ 3. The project is consistent with the adopted FAR's and Design Standards.

**VIEW AND PRIVACY GUIDELINES**

3-20 Proposed designs should consider views from public spaces, such as parks, roadways and open space and to the extent feasible minimize impacts to those public views.

- 3-21 Structures should be located in a manner that respects the character of adjacent structures and those found across the street.
- 3-22 Windows and outdoor space should be located or constructed in a manner that provides privacy for residential uses.
- 3-23 **Rural** - Residential development and accessory structures located in the Rural area shall comply with the mitigations for view and privacy impacts, noted above.

### **WATER MANAGEMENT: STORMWATER AND DRAINAGE**

The community of Summerland is characterized by steep slopes which can produce a rapid runoff situation. Two drainage areas exist in Summerland, which are ~~the~~ "Rural" and "Urban". The rural drainage area is the remaining community plan area north of the Urban area. It is characterized by steep slopes, natural vegetation or agricultural uses such as orchards. Drainage in this area flows into an existing seasonal creek that parallels Greenwell Avenue **add additional language regarding other seasonal creeks**. The eastern portion of the rural drainage area flows into Toro Canyon Creek, which only enters into the community plan area at Loon Point. The urban drainage area includes the residentially and commercially developed portions of Summerland, which are generally located within the original "tent" lot subdivision of Summerland. Drainage in the urban area is generally served by two steeply sloped arroyos which have been truncated by Highway 101 and the ~~Pacific~~ Railroad. The community of Summerland has limited storm drainage infrastructure located within the commercial area. All remaining drainage is handled through surface runoff.

#### Soil Types discussion

The most effective approach to Stormwater management and surface runoff is to limit the amount of impervious surfaces on the site and use pervious areas to contain runoff. Using decomposed granite or crushed rock for pathways, and porous asphalt, paver blocks, or lattice blocks for parking areas, both reduce stormwater runoff and treat stormwater pollutants. In addition, by directing rain gutters to landscaped areas, drywells, and infiltration basins where water can seep into the ground, urban runoff can be greatly reduced. Runoff from landscape irrigation, pools, spas, and outdoor showers should be contained or eliminated.

Rural and hillside areas present particular challenges because some strategies best suited to level sites, such as dry wells or infiltration basins, are impractical and can cause damage. Erosion must be prevented through careful siting of the

structure and other elements to minimize grading, the need for stabilization of disturbed slopes and proper dispersal of stormwater and runoff are to minimize the effect of runoff.

**WATERSHED MANAGEMENT GUIDELINES**

3-24 Site structures away from streams and natural drainage features.

3-25 Use permeable paving materials and preserve open space drainage ways.

3-26 Slope walkways toward landscaped areas to encourage water infiltration and reduce irrigation needs.

3-27 Where appropriate, infiltrate runoff through on-site storage and drainage systems, such as into landscaped areas, bioswale, detention or retention basins, rain barrels, or French drains.

3-28 Stormwater discharge areas should provide adequate methods to slow and disperse the discharge. The use of angular riprap and other methods are encouraged to reduce sedimentation.

3-29 Protect the integrity of hillsides by avoiding steep slopes, using deep rooted, firewise vegetation for erosion control, and installing check dams along natural swales where steepness is a problem.

Cross reference with Chapter 9, Landscaping

**LANDSCAPING AND HARDSCAPE MATERIALS – MOVED TO CHAPTER 9**

