

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA ADOPTING OBJECTIVE DESIGN
STANDARDS FOR STREAMLINED HOUSING PROJECTS

WHEREAS, in 2018, Senate Bill 35 Affordable Housing Streamlined Approval Process (SB 35) went into effect providing a streamlined, ministerial approval process for eligible multi-unit residential projects consistent with objective zoning and design review standards, among other things; and

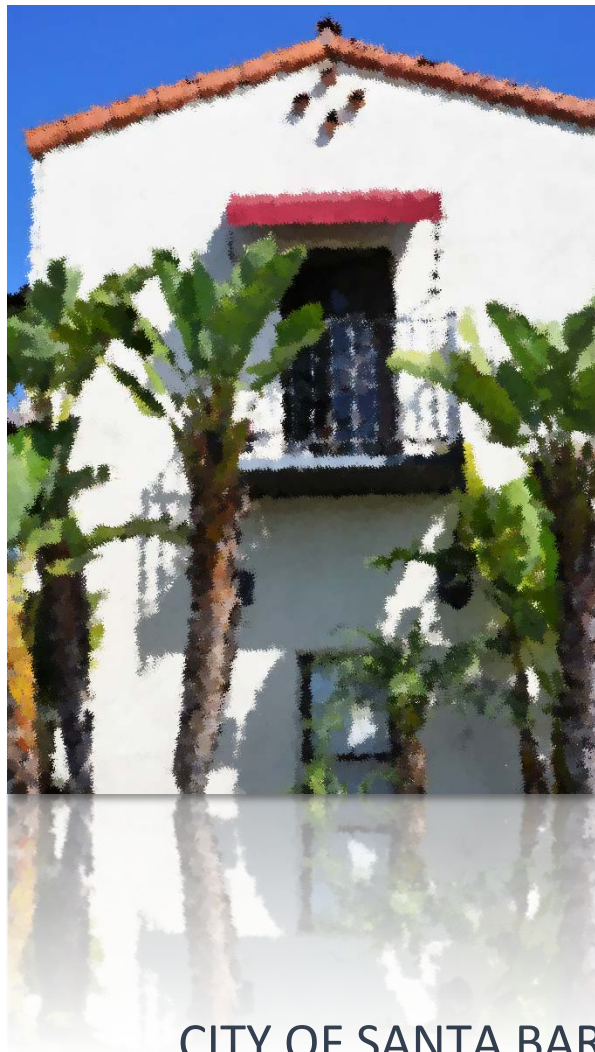
WHEREAS, in response to the directives of SB 35, Planning staff prepared draft Objective Design Standards in consultation with a Work Group composed of two members each of the Planning Commission, Architectural Board of Review, and Historic Landmarks Commission; and

WHEREAS, SB 35 is an opt-in program for developers and the draft Objective Design Standards were prepared for use by applicants and staff in determining if an SB 35 project is consistent with the objective design review standards.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

1. The Objective Design Standards for Streamlined Housing Projects, attached hereto as Exhibit "A" and incorporated herein by this reference, is adopted.
2. This Resolution shall become effective upon the effective date of the ordinance adding Santa Barbara Municipal Code Section 35.145.035, which is being introduced concurrently herewith.

OBJECTIVE DESIGN STANDARDS FOR STREAMLINED HOUSING PROJECTS



CITY OF SANTA BARBARA
ADOPTED MAY 4, 2021



ACKNOWLEDGEMENTS

City of Santa Barbara Community Development Department

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OBJECTIVE DESIGN STANDARDS FOR STREAMLINED HOUSING PROJECTS

I. Introduction & Purpose

A. Purpose of SB 35

In 2017, the Governor signed into law multiple housing bills, including Senate Bill 35 *Affordable Housing; Streamlined Approval Process* (SB 35), which went into effect on January 1, 2018 until January 1, 2026 and, as of that date, is repealed. SB 35 provides for a streamlined, ministerial approval process for affordable multi-unit residential development (two or more residential units), subject to certain conditions and consistent with objective zoning and design review standards, among other things. The legislation defines “objective standards” as standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion. The provisions of SB 35 are contained in California Government Code, Title 7 Planning and Land Use, [§65913.4](#).

B. Use of SB 35

The streamlined approval process is an opt-in program for developers who must request streamlined ministerial approval pursuant to SB 35 at the time a permit application is submitted to the City. There are a number of eligibility criteria to consider when determining if the SB 35 process is available to a particular project. First, a proposed development must meet certain housing type and site requirement criteria. One example is that the project site cannot be located in the Coastal Zone (this area is exempt per state law) nor can the project require demolition of housing that has been occupied by tenants within the past ten years. Second, most proposed developments must include a minimum percentage of units to be affordable to households making at or below 80% of area median income¹, and, during construction, pay prevailing wages and use a skilled and trained workforce. Finally, a proposed project must conform to objective zoning and design standards in effect at the time the development proposal is submitted to the City. For more information, refer to the [Streamlined Ministerial Approval Process Guidelines](#) prepared by the California Department of Housing and Community Development.

In response to the directives of SB 35, the City prepared these *Objective Design Standards for Streamlined Housing Projects* (Design Standards) for use by applicants and staff in determining if a SB 35 project is consistent with objective design review standards. These Design Standards were originally sourced from the City’s design guidelines with the aim to incorporate the goals and intent as much as possible, while also complying with the intent of SB 35 to facilitate and expedite the construction of multi-unit and mixed-use projects.

Specifically, these Design Standards require streamlined housing projects to be designed in the Spanish Colonial Revival architectural style as exemplified in the [El Pueblo Viejo Design Guidelines \(EPV Design Guidelines\)](#). Santa Barbara is known for and owes much of its charm to the thick stucco walls and clay tile roofs of this style, which is

¹The affordability requirement is based on the City’s progress towards meeting Regional Housing Needs Assessment units as determined annually by the State Department of Housing and Community Development. Please refer to HCD SB 35 Determination Map for the most recent SB 35 Statewide Determination.

key to the City's identity. There are multiple examples of this style for designers to emulate, and judicious use of the character defining features of this style will ensure multi-unit and mixed-use housing projects will fit into the framework of the City's unique architectural tradition.

The objective design standards in this document include mandatory standards for all newly constructed buildings that qualify for, and request, streamlining under SB 35, followed by objective design standards for optional architectural elements, such as awnings and trellises, which are not required, but may be included. Proposed SB 35 projects are subject to a public oversight hearing by the Architectural Board of Review (ABR) or Historic Landmarks Commission (HLC), limited to ensuring the project complies with objective design standards.

The City's discretionary design review process is required for any proposed SB 35 project that seeks exceptions, waivers, or modifications to objective zoning or these objective design standards, excluding modifications granted as part of density bonus concession, incentive, parking reduction, or waiver of development standards pursuant to State Density Bonus Law or the City's density bonus program.

The Design Standards are organized in the following sections:

- II. Building Design
 - a. Massing and Articulation
 - b. Roof Design
 - c. Character Defining Features
 - d. Building Details
 - e. Optional Architectural Elements
- III. Site Elements
 - a. Landscaping
 - b. Parking Location and Design
 - c. Outdoor Lighting
 - d. Building Equipment and Service Areas

A number of the Design Standards reference existing objective standards as well as photographs and drawing that can be viewed for further clarification. These references are incorporated herein and listed in full with hyperlinks in Appendix A.

SB 35 Applicant Handouts and Photo Gallery

Applicants requesting the streamlined ministerial approval process per SB 35 are required to submit the following forms found on the City's [Planning Handouts](#) webpage:

- **Housing Development Project Preliminary Application:** The submittal of a preliminary application is a required step in the process per Assembly Bill 168 effective in 2020, which requires a preliminary application and tribal consultation prior to submittal of a Planning Application.
- **Affordable Housing Streamlined Approval (SB 35) Supplemental Application:** This application form describes the approval process and includes the SB 35 eligibility checklist.
- **Planning (PLN) Application:** This includes detailed application instructions and a comprehensive list of information required to submit an application for a development project.

- **Objective Design Standards Checklist:** The objective design standards are reproduced here in a checklist format.

The photo gallery of images illustrating elements of the Design Standards is available here [link to be inserted when available].

C. Spanish Colonial Revival Architectural Style

The City of Santa Barbara enjoys a reputation of a distinct architectural style greatly influenced by the architecture of Southern Spain, as exemplified by the many Spanish Colonial Revival buildings constructed downtown both before and after the 1925 earthquake. The details of Spanish Colonial Revival architecture vary greatly depending on which period of Spanish architecture is being referenced. In Santa Barbara, the Andalusian vernacular (southern-Spanish farmhouse) is the key inspiration for the simplicity of detail found in much of the City's great architecture. Some of the basic features of this style include clay red tile roofs, simple details at the cornices and eaves, recessed front entries and wood framed windows, decorative vents at gable peaks, and smooth, whitewashed stucco walls. See the *El Pueblo Viejo Design Guidelines* for more details, including descriptions and photos of new and historic Spanish Colonial Revival commercial, institutional, and residential buildings.

D. Objective Standards

In addition to objective design review standards, all projects must comply with objective zoning standards and objective subdivision standards in effect at the time the development is submitted to the City. Furthermore, ministerial design review processing and approval does not preclude compliance with all regulations and permitting requirements applicable to the proposed development.

The Zoning Ordinance (Title 30) sets standards applicable to the zoning district in which the lot is located. Zoning standards, which are separate from design standards, include, but are not limited to: density, setbacks, height, open yard, screening requirements, solar access height limitations, and parking regulations. Other standards include compliance with the City's Environmental Policy and Construction standards (Title 22), including, but not limited to: archaeological resources, outdoor lighting, water conservation, energy efficiency, and storm water management.

When required by Chapter 22.44, Street Dedication and Improvements for Building Permits, the public street or right of way must be dedicated and improved consistent with Section 22.44.080, the Pedestrian Master Plan, street tree plan, city standard details for street lights, and other standards.

Appendix B includes an informational list of existing objective standards by topic area. This is not to be taken as an exhaustive list, always check current standards.

E. Definitions

The following frequently used terms are included here as a reference for standards in this document. Words or terms not included in this list shall be as defined in the Santa Barbara Municipal Code (SBMC), General Plan, or other objective standards adopted by City Council.

Alley. A public or private way that is primarily used for vehicular access to the back or side of properties. Alleys typically do not meet standard requirements for City streets, which include curbs, gutters, sidewalks, or similar improvements. Typically, alleys are separated from adjacent parcels by a lot line. An alley many have an official name and may be shown on the official street map of the City of Santa Barbara.

Arcade. A wall of arched openings and supporting columns over building entrances, walkways, and paseos. A building with an arcade that encroaches over public walkways or other similar right-of-way must undergo a discretionary approval process and is not eligible for streamlined, ministerial approval process.

Carport. A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as parking or storage of one or more motor vehicles. See also Parking, Covered.

Front Elevation. Any structure elevation that faces any street.

Garage. An enclosed building or portion of a building accessible to vehicles, used as parking or storage of one or more motor vehicles. See also, Parking, Covered.

Parking, Covered. An accessory building, accessible to vehicles, such as a garage or carport that completely covers the parking spaces.

Parking, Tuck-Under. Tuck-Under parking typically occurs on multi-story projects with a private parking garage or carport on ground level. Tuck-under parking is differentiated from podium or wrap-around parking by the construction of parking spaces accessed by an open driveway, rather than a centralized parking structure with shared ingress/egress and maneuvering areas located inside the building.

Parking, Uncovered. Parking spaces that are completely or partially open to the sky.

Publicly Visible. A building, structure, or improvement is publicly visible if it may be typically, reasonably, and usually observed by a person standing or traveling upon a public right-of-way (including streets and sidewalks) or visible from a public park, beach, or other area generally open for public use. If the building, structure, or improvement is only visible from a very distant viewing location where the building, structure, or improvement would not be readily discernable from the viewing location, then the building, structure, or improvement is not considered publicly visible.

Solar Energy System. Any solar collector or other solar energy device or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating and cooling, electric generation, or water heating.

Street. A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term “street” describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalk whether paved or unpaved, parkways, and any other grounds found within the legal right-of-way. The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

Yard, Front. An area extending across the full width of the lot between the front lot line and the nearest wall of the closest main building on the lot.

II. Building Design

A. Building Massing and Articulation

1. *Purpose & Intent*

A building's design and form contribute to Santa Barbara's quality, sense of place, and neighborhood compatibility. Massing is influenced by specific design features and architectural treatments that may be used to express or break up the form of a building including variations in building height, stepping back volumes, designing main buildings to create the appearance of multiple smaller buildings on the same site, using recesses and projections to create depth, and other strategies that serve to encourage and continue the City's focus on pedestrian-oriented design.

The intent of the objective building massing and articulation standards is to:

- Enhance the quality and character of the neighborhood with new development;
- Use building designs that minimize the perceived scale of large buildings to enhance the pedestrian experience; and
- Incorporate variety in massing and details to add visual interest.

2. *Building Massing Techniques*

- A. If the building façade on the front elevation is longer than 50 feet, incorporate an offset for each 50 feet of building wall length. The offset(s) shall be a minimum 18 inches deep and 20 feet long and extend the full height of the building.
- B. A minimum of one (1) main exterior pedestrian entrance shall be publicly visible per project site.
- C. The first story shall be distinguished from the upper stories by using two (2) or more architectural forms, fenestration, or details on the front elevation (e.g., arches, awnings, balconies, columns, cornices, lintels, moldings, trellises) that are not also used in the same pattern on the upper stories.
- D. Design the largest building on the site to incorporate one (1) or more of the following techniques:
 - i. Vary building height by at least two feet (2') in different locations on one building.
 - ii. Vary roof forms through changes in type (gable, hip, shed, etc.), pitch, or orientation.
 - iii. Use unenclosed entryways (e.g., courtyards, entryways, alcoves, deep door and window openings) and exterior stairs, towers, or balconies.
 - iv. Vary the front setback by a minimum of two feet (2').
 - v. Provide above ground planters against a minimum of 50% of the front elevation consistent with Landscaping Standard B.
- E. If the building is proposed to be mixed-use and more than 50% of the nonresidential component is on the ground floor, the ground floor shall be taller than the floors above, with a minimum plate height of 10 feet.
- F. Between 50% and 80% of the length of each front elevation of ground floor nonresidential portions of mixed-use buildings shall be fenestrated with doors or windows with transparent (i.e., clear, non-tinted, non-reflective) glass.

B. Roof Design

1. *Purpose & Intent*

The roof is a major design element that plays a dominant role in defining the architectural character of a building. In the City's downtown and surrounding areas, the terra-cotta two-piece Mission tile roofs, often with traditional cornices and entablatures, are an iconic character-defining feature.

The intent of the objective roof design standards is to:

- Design roofs consistent with the traditional Spanish Colonial Revival architectural style;
- Ensure rooftop mechanical and service equipment is not visible from the street; and
- Use details and materials to add interest and enhance the City's skyline.

2. *Roof Design and Details*

- A. Roof styles are limited to gable, hip, shed, or parapet. Several styles may be included on one building.
- B. Gable, hip, and shed roofs shall have a roof pitch no steeper than 4.5:12.
- C. Gable roofs shall be equally pitched on both sides of a ridge.
- D. Parapet roofs shall not be publicly visible from the front elevation.
- E. Parapet roof style shall be limited to a maximum of 75% of the overall roof design.
- F. Parapet roof walls colors and materials shall match the building exterior colors and materials.
- G. Parapet roof walls shall be capped with a stucco cornice or terra-cotta clay tiles. Metal coping is prohibited.
- H. Sloped roofs with no eaves shall incorporate simple ornamental molding or a terra-cotta clay tile cornice where the wall meets the roof edge. Cornice or molding design shall be the same as, or substantially similar to, examples on Page 62 of the EPV Design Guidelines.
- I. Roofs with overhanging eaves shall have an underside of stained or painted wood, or stucco.
- J. Construct corbels/brackets of stone, wood, or stucco. Exposed plastic is prohibited. Corbel/bracket design shall be the same as, or substantially similar to, the example on page 52 of the EPV Design Guidelines.
- K. Exposed rafters and extended rafter tails at eaves shall have shaped ends or be plumb cut.
- L. Use masonry, wrought iron grill, terra-cotta clay tile, or wood louvers for attic and mechanical vent grilles located on the building façade.

3. *Roof Materials and Related Features*

- A. Use two-piece, cap-and-pan, terra-cotta clay tile (aka "Mission" or "C-tile") on all pitched roofs and tiled parapet wall caps. Glossy finish, artificial color blends, and S-tile are prohibited.
- B. Tile roofing shall be designed and installed as follows:
 - i. A minimum double tiled (booster tile) starter course.
 - ii. Bird stops with unpigmented mortar.
 - iii. Field tiles occasionally laid in a random or scattered pattern.
 - iv. Hips and ridges with unpigmented mortar.

- v. Random mortar lifts in field.
- C. Skylights shall be curb mounted in line with the roof pitch and constructed of glass and metal. Domed skylights are prohibited.
- D. Downspouts, rain gutters, and leaderheads shall be concealed within wall or roof construction or, if exposed, shall be constructed of copper or metal painted to match the exterior of the building. Exposed gutters shall be of a half-round profile, and exposed downspouts shall be of a round profile. Plastic materials are prohibited.

C. Character Defining Features for Projects of 10 or more Units

1. *Purpose & Intent*

Santa Barbara’s characteristic Spanish Colonial Revival style buildings often feature courtyards and paseos, which have been part of the City’s fabric since the early 1920s. Paseos, courtyards, and arcades are defined as “character defining” features of the El Pueblo Viejo Landmark District and the *El Pueblo Viejo Design Guidelines* emphasize that these urban elements should be incorporated into projects wherever possible. Courtyards and paseos can be public or private spaces; public paseos and courtyards are typically used as connectors between parking facilities, commercial spaces, and principal streets while private paseos and courtyards connect the public sidewalk to interior spaces of a building and provide open space for the residents. Paseos, in particular, are important for an inviting pedestrian experience and are considered an essential element of downtown Santa Barbara. The City’s Pedestrian Master Plan directs protecting, preserving, and enhancing the paseo network and the Paseos Plan map identifies areas for proposed or enhanced paseos.

The intent of the objective character defining features is to:

- Incorporate Spanish Colonial Revival style features into large multi-unit projects.

2. *Character Defining Features*

Projects with 10 or more units shall include a minimum of one (1) of the features listed below.²

- A. **Courtyard.** Courtyards shall include a minimum of 10% landscaping in the ground or as potted plants.
- B. **Patio or Plaza.** If a public patio or plaza is proposed, the placement, style, colors, and types of nonresidential outdoor furniture and barriers shall be in conformity with the City’s Standard Street Right-of-Way and Sidewalk Outdoor Dining Regulations.
- C. **Paseo.** Paseos (i.e., pedestrian walkways) join streets, open plazas, courtyards, commercial businesses, parking, and housing. Santa Barbara’s paseos are an important component of the City’s pedestrian circulation network. Accordingly, the Downtown paseo system shall be preserved and new paseos provided in accordance with the Circulation Element and the City’s Pedestrian Master Plan. Paseos shall be designed as follows:
 - i. A minimum width of eight feet (8’).
 - ii. Change the surface materials, color, or pattern when the paseo is adjacent to or transitioning to other paved surfaces to clearly confer the right-of-way to pedestrians.
 - iii. Highlight entrances to paseos with an entry arch, accent paving, or signage.

² Courtyards, patios, and paseos can be used to meet the required minimum open yard area and dimension in compliance with the development standards and limitations of SBMC Section 30.140.140 *Open Yards*.

- iv. Existing paseos shall be incorporated in new development and, where consistent with the Circulation Element and Pedestrian Master Plan, new paseos shall connect to any existing adjacent paseos.
- D. **Arcade and Arches.** Arcades and arches should convey traditional proportions and ratios, appropriate thickness, and sufficient wall surface between the top of the arch and the next architectural element above. Arcades and arches shall be designed as follows:
- i. Arcades shall be continuous and span a minimum of three-quarters of the length of the building frontage, excluding vehicle entrances.
 - ii. The width to height ratio of arch openings shall range from 1:1.6 to 1:2.
 - iii. The distance from the top of the arch to next architectural element above (i.e., roof or story) shall be greater than the width of any supporting column and less than the radius of any arch.
 - iv. The width to height ratio of the arch support columns shall range from 1:4 to 1:8. If the column is designed with an entasis (i.e., a slight convex curve in the body of the column) the width to height ratio shall range from 1:5 to 1:8.

D. Exterior Building Details

1. *Purpose & Intent*

This section covers the details of the Spanish Colonial Revival architectural style including materials, colors, and other exterior features. The various details crafted of wood, stone, tile, stucco, and wrought iron add to the quality of the building and character of the City.

Thoughtful placement of exterior windows, balconies, and decks relative to adjacent buildings is important to preserve privacy and livability for residents of both the new and existing buildings. Guidance on this topic can be found in the ABR/HLC General Design Guidelines and Meeting Procedures.

The intent of the objective exterior building detail standards is to:

- Use quality materials and traditional proportions consistent with the Spanish Colonial Revival style;
- Ensure appropriate design of traditional features such as balconies, decorative moldings, cornices, and awnings; and
- Require colors and finishes compatible with the Spanish Colonial Revival style.

2. *Doors*

- A. Recess doors a minimum of four inches (4") into the wall at the frame, with wall finish material returning to the jamb.
- B. Doors shall be constructed of wood vertical planks/panels or stile and rail with wood panels, steel, or aluminum-clad wood. Windowed doors (i.e., French) shall use true divided or externally articulated simulated horizontal divided lights. Tinted or reflective glass is prohibited.
- C. If using door pairs or doors with sidelights, both doors and sidelights shall be the same width.
- D. Doors and doors with sidelights shall be placed symmetrically within architectural elements (i.e., arches, balconies).
- E. Doors shall not be placed closer than 18 inches to the outside corner(s) of the building.

3. *Windows*

- A. Construct window frames, mullions, and muntins of wood, steel, or aluminum-clad wood. Material selection and style shall be consistent on all sides of the building. Tinted or reflective glass is prohibited.
- B. Windows shall employ true divided or externally articulated simulated horizontal divided lights using a traditional colonial grille (or grid) muntin orientation (i.e., divided into equal sections).
 - i. Exception: Large plates of clear glass are acceptable on the ground floor of the building if occupied by a nonresidential use.
- C. Window frames shall be vertical or square, windows panes can be horizontal or vertical. Vertical window frames shall have a width to height ratio a minimum of 3:5 and a maximum of 1:3.
- D. The sill of upper story windows that face or overlook an adjoining property developed with residential uses shall be placed a minimum of 42 inches above finish floor.
- E. Windows shall not be placed closer than 18 inches to the outside corner(s) of the building.

4. *Wall Surfaces*

- A. Construct exterior building wall surfaces with a smooth trowel stucco finish and ½ – ¾ inch bull-nosed corners. A light sand finish is acceptable. Rough texture, such as skip trowel or Spanish lace, is prohibited.
- B. Score gable end stucco wall surfaces with a scalloped pattern, lined up with the breaks of the rake tiles.
- C. Stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue a minimum of two inches (2") below finish grade.
- D. Conceal structural expansion joints by placement, color choice, or use of façade plane change.

5. *Ground Surfaces and Paving*

- A. Use brick, stone, colored and textured concrete, terra-cotta tile, or buff colored permeable pavers for ground level courtyards, plazas, paseos, and pedestrian walkways.
 - i. Paving Exception: An exception is allowed for courtyards and plazas that include play/recreational facilities for the tenants. Play/recreational facilities shall be surfaced with turf (real, not synthetic), wood mulch, or rubber tiles.
- B. Choose brick and tile walkway patterns from page 59 of the EPV Design Guidelines.

6. *Colors*

- A. Chose building colors (primary and secondary building mass, walls, accents, trim, door and window frames, mullions, and other elements) from the Santa Barbara Colors: A Guide to Painting Buildings.

7. *Privacy*

- A. Projects within six feet (6') of existing buildings along the interior property lines shall reduce direct views into the adjacent building by offsetting or staggering windows and upper story balconies and decks by at least 75% so there is no direct line of sight into the existing building's windows, balconies, or decks.

E. *Optional Architectural Elements*

If included, these architectural elements shall be designed as follows:

1. *Awnings*

- A. Design canvas awnings with a simple angled surface, open on the sides, with a straight valance. Horizontally segmented, curved awnings, and domed awnings are prohibited.
 - i. Exception: Curved awnings are allowed for an arched opening if the awning is placed within the arch such that the form and depth of the arch is still visually apparent.
- B. The bottom edge of the valance shall fall below the window or door head height, unless this conflicts with Public Works height standards for public sidewalks.
- C. Choose awning fabric and metal support colors from Santa Barbara Colors: A Guide to Painting Buildings.
- D. Use wrought iron supports with ornamental finials (e.g., spear points). Supports shall not be installed horizontally, and shall angle up from the point of wall attachment at an angle equal to the slope of the awning surface.

2. *Balconies*

- A. Match all balconies on a building in terms of style, color, and material.
- B. Finish the underside of balconies with stucco, stained or painted wood, or decorative glazed or terra-cotta tile.
- C. Construct balcony balustrades of wood, wrought iron, stone, or stucco. Wrought iron shall have a minimum cross-sectional dimension of one half inch ($\frac{1}{2}$ "). The guardrails on balconies and decks shall not exceed the minimum height required by the Building Code, and the design of the guardrail shall be at least 50% transparent or see through (consisting of open spaces with bars, balusters, railings, or similar). Glass or cable guardrails are prohibited.

3. *Rooftop Architectural Elements*

- A. Horizontal area devoted to towers, domes, or cupolas shall not represent more than 15% of the average floor area of all the building's floors (cumulative).
- B. Construct roof finials of metal with a black, bronze, or Malaga green (i.e., RAL 6012, also known as black-green) finish. Plastic decorative design elements are prohibited.
- C. Exterior chimneys shall be surfaced with masonry, stone, or stucco. Select chimney caps from page 58 of the EPV Design Guidelines.

4. *Staircases (exterior)*

- A. Construct all treads and risers of stone, stucco, brick, or tile.
- B. Construct handrails and balustrades with wrought iron, stone, stucco, wood, or metal with a black or bronze finish.

5. *Trellises*

- A. Construct trellises with stained wood as follows:
 - i. Main beams: minimum 6 x 6 inch nominal lumber size
 - ii. Minor beams: minimum 4 x 4 inch nominal lumber size
 - iii. Lattice beams: minimum 3 x 3 inch nominal lumber size
- B. Construct decorative brackets of painted steel or iron. Galvanized finish structural steel connector brackets are prohibited.

6. *Pedestrian Walkways*

- A. Provide different paving materials to visually distinguish between pedestrian walkways and vehicular access.

7. *Wrought iron*

- A. Decorative wrought iron metal work (e.g., rejas over windows and doors, roof brackets, awning supports) shall be treated with the hot wax technique, linseed oil technique, or painted consistent with the "Iron Colors" specified in the *Santa Barbara Colors: A Guide to Painting Buildings*.

8. *Exterior Tile*

- A. Decorative tiles used as exterior wall accents shall be a minimum six inches by six inches (6" x 6").

III. Objective Site Elements

The section provides standards that guide the look and feel of the development when viewed from the street. Good site design creates development that responds positively to the site conditions and the context of the neighborhood. The location of structures and their relationship to the street, perimeter landscaping, exterior lighting, equipment screening, and the layout of parking areas are all site elements that make a development successful.

A. Landscaping

1. Purpose & Intent

Landscaping is an integral part of a project's design and can enhance the City's natural beauty. Beyond aesthetics, sustainable landscapes are an asset for climate resilience and can be designed to capture water and hold it in the soil, groundwater, or rainwater catchment systems; healthy soils rich in organic matter can sequester carbon from the atmosphere; and extensive landscaping can help combat the urban heat island effect.

The intent of the objective landscaping standards is to:

- Beautify the building site and neighborhood;
- Improve air quality, absorb storm water runoff, and reduce water use in landscaping;
- Screen non-building elements of the site to the maximum extent possible; and
- Provide shade and reduce the heat island effect.

2. Landscaping

- A. A landscape and irrigation plan prepared by a licensed landscape architect must be provided. The landscape plan shall demonstrate compliance with the City's Landscape Design Standards for Water Conservation. Chose plant materials for all landscaped areas in accordance with their water needs from any of the following sources:
 - i. Appendix F of the EPV Design Guidelines);
 - ii. Water Use Classification of Landscape Species (WUCOLS IV) plant list;
 - iii. City of Santa Barbara locally adapted Addendum to the WUCOLS plant list; and
 - iv. Appendix D of the Historic Landmarks Commission/Architectural Board of Review General Design Guidelines & Meeting Procedures.
- B. Any above ground planters mounted along the front elevation of a building shall have minimum dimensions of 24-inch-high and 18-inch-wide, be finished with stucco, tile, or sandstone, and be open bottomed with root barriers.
- C. Landscaping and plants in planters shall consist of living plants. Artificial plants and synthetic turf is prohibited.
- D. Select plant materials for landscaping in the public right-of-way (e.g., park strip, parkway, streetscape) from the City of Santa Barbara Suggested Parkway Plantings list. Select street tree species in accordance with the Street Tree Master Plan, or as recommended by the City's Urban Forest Superintendent.
- E. Protect and preserve existing vegetation and trees that are to remain on the site, based on the recommendations of a qualified arborist's report.

3. *Uncovered Parking Lot Landscaping*

- A. Select parking lot canopy trees from the list of Recommended Parking Lot Canopy Trees in Appendix D of the Architectural Board of Review/Historic Landmarks Commission General Design Guidelines & Meeting Procedures.
- B. Turf is prohibited in parking lots.
- C. Provide concrete, permeable paver, or stone stepping areas within landscape buffers and island planters that are over eight feet (8') in length to provide connections to buildings or pedestrian pathways.

4. *Fences and Walls*

- A. Construct fences of wood or wrought iron. If wood is used, it shall consist of vertical boards of cedar, redwood, or pressure treated wood, left in a natural condition to weather or treated with a neutral or wood color stain or sealer. All other fencing materials are prohibited.
- B. Construct walls of smooth stucco finish consistent with the building wall surface. Bare concrete block or faux (manufactured) sandstone are prohibited.
- C. Walls shall be a minimum of eight inches (8") thick.

B. Parking Location and Design

1. *Purpose & Intent*

To preserve and enhance the City's pedestrian character, design automobile parking facilities to contribute to, rather than detract from, the pedestrian life of the street.

The intent of the objective parking standards is to:

- Reduce the visibility of automobiles to enhance the pedestrian experience; and
- Mitigate the visual impact of parking facilities on the streetscape.

2. *Residential Parking Requirement Exception (Gov't Code 65913.4 (d) (1))*

When a streamlined housing project meets the criteria outlined in Government Code §65913.4 (d) (1), the City cannot impose residential automobile parking standards. Consistent with the criteria, most multi-unit housing projects will be located within one-half mile of public transit and therefore eligible for relief from automobile parking standards. Nonetheless, the developer may choose to include parking for residents as an amenity per the parking standards in the Zoning Ordinance. If residential parking is required, the City cannot impose more than one space per residential unit. Refer to Chapter 30.175 of the Zoning Ordinance for parking standards for nonresidential uses and bicycles.

3. *Uncovered Parking*

- A. **Location.** Locate uncovered parking where not publicly visible. Uncovered parking is prohibited in the front yard (i.e., between the building and any street) with the following exception:
 - i. Corner Lot Exception: Uncovered parking is allowed in the front yard, on a corner lot only, if it is located in the Secondary Front Yard (as defined in SBMC §30.300.250 "Y") and both of the following conditions are met:
 - a. A landscaped buffer is provided between the parking lot and the street as described in SBMC §30.175.080 Parking Area Landscape and Fence Standards; and

- b. Access to the uncovered parking is from the Secondary Front Lot Line (As defined in SBMC 30.300.120 “L”) unless access from the Primary Front Lot Line is necessary for flexibility on a constrained lot, or to address a safety hazard or traffic impact, as determined by the Public Works Director.

4. Covered Parking

- A. **Location – Not Publicly Visible.** Locate carports and tuck-under parking where not publicly visible:
- B. **Location – Publicly Visible.** All other covered parking structures may be located in an area that is publicly visible provided all the following standards are met:
 - i. The automobile entry into the structure is set back a minimum of 10 feet (10’) from the front building façade and a minimum of 20 feet back from the street.
 - ii. There are no obstructions in the visibility triangle as described in SBMC §30.140.230 Visibility at Driveways and Intersections.
 - iii. The garage entry height is the minimum necessary to accommodate the intended use as determined by the Public Works Director.
- C. **Design.** The following design features shall be incorporated into all covered parking structures.
 - i. All individual garage doors shall be faced with wood or wood composite panels. Metal, glass face, or horizontal wood panels are prohibited. A security grille is allowed for parking structures.
 - ii. Carport support posts shall be a minimum of eight inches (8”) square or diameter wrapped in stucco or constructed of painted or stained wood.
 - iii. The parking structure shall not occupy more than 50% of the building width of any front elevation facing a Primary Front Lot Line, unless the parking structure is either below or partially below grade such that it is not considered a “story” as described in SBMC §30.15.090.E.3, Determining the Number of Stories in a Building.
 - iv. Parking structure exterior walls shall not present a solid unbroken wall surface. Walls greater than 40 feet in length shall include articulation, landscaping, or textured treatments over 25% of the total wall area at minimum.
 - a. Articulation includes faux windows, arches, decorative relief, notched setbacks, or projecting bays.
 - b. Decorative relief shall be a minimum three inches (3”) deep. Landscaping recesses shall be a minimum of 18 inches deep and two feet (2’) wide.
 - v. Ventilation openings shall be screened with stone or stucco openwork, clay tile, wrought iron grilles, or landscaping.
 - vi. Direct, orient, and shield interior lighting to prevent light trespass or glare outside of the structure or property line.

C. Outdoor Lighting

1. Purpose & Intent

Night lighting is an integral component of Santa Barbara’s built environment. Design illumination to complement Santa Barbara’s rich architectural heritage and beautiful scenic environment.

Safety and security for persons and property is also of paramount concern, and it is necessary to recognize the quality of light versus quantity. Historically, exterior lighting was used sparingly to light entrances and corridors.

According to the International Dark Sky Association, to minimize the harmful effects of light pollution, outdoor lighting should:

- Only be on when needed;
- Only light the area that needs it;
- Be no brighter than necessary;
- Minimize blue light emissions (lower color temperature light sources (i.e., no more than 3000 Kelvin) produces a preferred, warmer light); and
- Be fully shielded and pointing downward.

The intent of the objective outdoor lighting standards is to:

- Design lighting to minimize light pollution, skyglow, and glare;
- Enhance the pedestrian environment; and
- Promote high quality lighting fixtures consistent with the Spanish Colonial Revival architectural style.

2. *Outdoor Lighting*

- A. The lighting plan shall demonstrate compliance with the specifications in the *Outdoor Lighting and Streetlighting Design Guidelines* and light sources shall comply with State or Federal appliance and energy efficiency standards (e.g., Title 20 and Title 24).

3. *Uncovered Parking Lots (Pole Lights, Bollards)*

- A. Design surface parking lot/traffic area lighting installations as follows:
 - i. Direct light fixtures (luminaires) away from adjacent property lines. Fixtures with an adjustable aiming angle are prohibited.
 - ii. Lamps exceeding a maximum color temperature of 3000 Kelvin are prohibited.
 - iii. Total pole and fixture height shall be a maximum height of 20 feet measured from grade.
 - iv. Fully horizontal cut-off fixtures are required. Sag, convex, or drop lens fixtures are prohibited.
 - v. Bollard light fixtures shall be black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) in color.
 - vi. Ensure light fixtures are placed in locations that will not conflict with existing and planned parking lot landscaping (i.e., canopy trees at maturity or other landscaping).

4. *Landscape and Hardscape Lighting (path lights, bollards, and pole lights)*

- A. Design landscape and hardscape lighting as follows:
 - i. Landscape lighting shall be fully shielded. Uplighting of landscaping is prohibited.
 - ii. Hardscape lighting shall not exceed a maximum of 2700 lumens per fixture for commercial uses and 1200 lumens per fixture for residential uses.
 - iii. Colored lamps and filters and floodlights aimed towards adjacent properties or streets are prohibited.
 - iv. Lamps exceeding a color temperature of 3000 Kelvin per fixture are prohibited.
 - v. Bollard and other path light fixtures shall be black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) in color.

5. *Exterior Building Lighting (fixtures and recessed downlighting)*

- A. Design exterior building lighting as follows:

- i. Uplighting of the building façade is prohibited.
- ii. Exterior building light fixtures for decorative and local lighting shall be lantern-type wrought iron. Such fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp. Lamps that are not fully shielded shall not exceed 1200 lumens.
- iii. Exterior building light fixtures for private patios, porches, entrances, and other similar private spaces shall be either fully shielded wrought iron, black, or bronze metal fixtures or recessed soffit light fixtures.

D. Building Equipment and Service Areas

1. *Purpose & Intent*

The location and design of building mechanical equipment and services areas is vital to the overall appearance of a site. Building mechanical equipment, which includes backflow preventers, air conditioners, electric meters, electric transformers, fire sprinkler risers, utility boxes, wires, conduits, etc., shall be hidden from public view.

As of 2020, multi-unit residential buildings up to three stories high are required to have a solar energy system large enough to meet the annual electricity usage of the building. The solar energy system is typically installed on the roof behind an enclosure or parapet wall. These systems will be designed and placed to maximize energy performance; consequently, it may not be feasible to entirely screen them from public view without impacting energy performance. Refer to page 65 of the EPV Guidelines for guidance on screening rooftop equipment, including low profile solar energy systems.

The intent of objective building equipment and service area standards is to:

- Design and locate building equipment and service areas to ensure they do not dominate the appearance of the site or interfere with pedestrian or vehicular circulation.

2. *Equipment and Screening*

- A. All attached and free-standing exterior mechanical equipment must comply with the location and noise requirements in the Municipal Code. Place above-ground utilities, such as fire sprinkler risers, control boxes, meters, and valves, within the building or at the side of the building.
- B. Exterior mechanical equipment shall be hidden from public view within an enclosure, screened by landscape plantings at least as tall as the equipment it is screening, or screened behind continuous fencing or walls.
- C. If the exterior mechanical equipment is within an enclosure attached to the building, the enclosure shall be painted to match the color of the building unless specific colors are required by code.
- D. If the exterior mechanical equipment is screened by landscaping, the equipment or enclosure shall be painted Malaga Green unless specific colors are required by code.
- E. Piping or conduit serving above-ground utilities shall not be attached to the building exterior.
- F. Rooftop mounted mechanical equipment shall be hidden from public view either in an enclosure or behind a pitched roof or parapet wall incorporated into the design of the building consistent with page 65 of the EPV Design Guidelines and Roof Design and Details Standard F. and G. for parapet walls.
 - i. Exception: Rooftop solar energy systems located behind a pitched roof or parapet wall are not required to be entirely hidden from public view.

I. References to Existing Objective Standards

If the cited Santa Barbara Municipal Code or other objective standard references are amended, the most current standard will apply. Links are current as of November 2020.

1. *Santa Barbara Municipal Code Title 30*

- [30.15.090.E.3 Determining Number of Stories in a Building](#)
- [30.140.140 Open Yards](#)
- [30.140.230 Visibility at Driveways and Intersections](#)
- [30.175.080 Parking Area Landscape and Fence Standards](#)
- [30.300.250 Secondary Front Yard Definition](#)
- [30.300.120 Secondary Front Lot Line Definition](#)

2. *Landscaping*

- [Landscape Design Standards for Water Conservation \(also including the links shown below\)](#)
 - City of Santa Barbara Suggested Parkway Planting List
 - Water Use Classification of Landscape Specific (WUCOLS IV) plant list
 - Santa Barbara Addendum to the WUCOLS list
- [List of Plant Materials Recommended for El Pueblo Viejo \(Appendix F\)](#)
- [HLC/ABR General Design Guidelines & Meeting Procedures List of Recommended Parking Lot Trees \(Appendix D\)](#)
- Street Tree Master Plan (not currently online, contact Parks and Recreation Department)

3. *Outdoor Lighting*

- [Outdoor Lighting and Streetlighting Design Guidelines](#)

4. *Pedestrian Walkways*

- [Pedestrian Master Plan – Paseos Plan Map](#)
- Standard Street Right-of-Way and Sidewalk Outdoor Dining Regulations (not currently online, contact Public Works Department)

5. *Colors*

- [Santa Barbara Colors: A Guide to Painting Buildings](#)

II. References to Drawings and Photographs

1. *El Pueblo Viejo Design Guidelines*

- Corbels and Brackets Page 52
- Chimney Caps Page 58
- Brick and Tile Walkways Page 59
- Cornice and Moldings Page 62
- Parapet Wall Page 65

2. *Spanish Colonial Revival Style Photo Gallery*

- Link to photo gallery

APPENDIX B

I. Related Santa Barbara Municipal Code and Other Objective Standards

A. Parking and Public Streets

- [Chapter 30.175 Parking Regulations](#) provides standards for required number of automobile and bicycle parking spaces, location, landscaping, and design.
- [Chapter 22.44 Street Dedication and Improvement for Building Permits](#) requires public street improvements in some locations to meet specific improvement standards for development on lots abutting a public street or right-of-way (in zones other than R-2).
- [City of Santa Barbara Access & Parking Design Standards](#) provides standards for parking design, on-site circulation, and the interface of property with the City's circulation network.
- [City of Santa Barbara Construction Standard Details](#) provides standards for curbs, driveways, and gutters.

B. Landscaping

- [Chapter 15.20 Tree Planting and Maintenance](#) regulates the planting of "official trees" within parkway strips on or adjacent to the lot, parcel, or building site. Planting a tree in a parkway strip, tree well, public area, or street right-of-way must conform to the Street Tree Master Plan.
- [Chapter 22.80 Water Conservation Standards](#) requires compliance with the City's Landscape Design Standards for Water Conservation. Per the standards, a landscape plan is required and the landscaped area shall be designed with no more than 20% of the landscaped area planted in turf or plants that are not water-wise plants.
- [Section 30.140.110 Fences and Hedges](#) provides hedge height standards within Residential Zones.

C. Outdoor Lighting

- [Chapter 22.75 Outdoor Lighting](#) provides definitions, prohibited lighting, and control of nuisance lighting in and adjacent to residential zones.

D. Building Equipment and Service Areas

- [Section 7.16.060](#) requires screening of trash containers from public view.
- [Section 30.140.130 Mechanical and Other Equipment](#) provides standards for attached and freestanding equipment location and screening requirements.
- [Trash and Recycling Enclosure Design Guide](#) includes standards for siting, accessibility, sizing, and design of space-efficient trash enclosures with sufficient capacities for the development.

E. Roofs and Building Materials

- [Section 30.20.030](#) which prohibits shiny, mirror like, or reflective materials for roofing and siding.
- [High Fire Building Code Requirements](#) address roof covering and vents on new buildings in High Fire Hazard Areas.

- [2019 Building Energy Efficiency Standards](#), effective in January 2020, require solar photovoltaic (PV) systems on all residential buildings up to three stories tall. Accordingly, roof designs will need to account for the space needed for these systems.