



City of Santa Barbara

DESIGN REVIEW TRIGGERS

The following information is also required as part of a full submittal for design review.

- Application for Design Review by:**
- Architectural Board of Review (ABR)
 - Historic Landmarks Commission (HLC)
 - Single Family Design Board (SFDB)

What year was the oldest structure on site built? _____

The purpose of this checklist is to verify that Design Review is required for a particular project. If it appears that Design Review is not required for a project, please check with Planning Staff to verify why the project is exempt. **Check the appropriate boxes listed below for each category that is applicable.**

A. DEMOLITION REVIEW STUDY AREA/POTENTIAL HISTORIC DISTRICTS	
<p>If a project is located in a potential historic district or in the Demolition Review Study Area, then the project will be reviewed on a case-by-case basis for a historic assessment to be completed by the Urban Historian and may require review by the ABR, HLC, or SFDB.</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Lower Riviera Survey Area – “Bungalow Haven District” <input type="checkbox"/> 2. West Beach Survey Area <input type="checkbox"/> 3. Demolition Review Study Area (applies to buildings over 50 years old) 	
B. ARCHITECTURAL BOARD OF REVIEW (ABR)	C. HISTORIC LANDMARKS COMMISSION (HLC)
<p>A project is subject to review by the ABR <u>if a building permit is required</u> (except for non-residential exterior color changes) to construct, alter, or add (including subdivision grading plans not in single-family zones, grading permits, or vegetation removal permits) to the exterior to any of the following types of development:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Non-Residential Building <input type="checkbox"/> 2. Multi-Residential Building <input type="checkbox"/> 3. Two or more units on any non-single family zoned property. <input type="checkbox"/> 4. Mixed-Use Building <input type="checkbox"/> 5. City-Owned or Leased Property <input type="checkbox"/> 6. Highway 101 Improvements <input type="checkbox"/> 7. Proposal to change the exterior color of a non-residential building (ABR required even if Building Permit is not required.) 	<p>A project is subject to review by the HLC if the project proposes <u>any exterior changes</u> to any building or lot located in any district designated as historic or potentially historic:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. El Pueblo Viejo (Part I or II) <input type="checkbox"/> 2. Brinkerhoff Avenue Landmark District <input type="checkbox"/> 3. Riviera Campus Historic District <input type="checkbox"/> 4. Listed Historic Resource (<i>City Landmark, City Structure of Merit, National Register of Historic Places, National Historic Landmark, California Historic Landmark</i>) <input type="checkbox"/> 5. Potential Historic Resources List <input type="checkbox"/> 6. Referral Based on Historic Assessment <input type="checkbox"/> 7. Lower Riviera Survey Area – “Bungalow District” or West Beach Survey Area or in the Demolition Review Study Area (See above)

D. SINGLE FAMILY DESIGN BOARD (SFDB)

A project is subject to Single Family Design Board (SFDB) review if a building permit is required (except for retaining walls or grading) to construct, alter, or add to the exterior of a structure on a lot with one single-family residential unit or related accessory structures IN ANY ZONE and:

SPECIAL DISTRICTS

- 1. Located in the Mission Area Special Design District (within 1,000 ft. of EPV II) (SBMC§22.69.020.B.1)
- 2. New development only in the Lower Riviera Survey Area – Bungalow District (SBMC§22.69.070.E). Existing development is reviewed on a case-by-case basis (SBMC§22.69.020.B.1 and SBMC§22.69.070)
- 3. Located in the Hillside Design District AND the average slope of the lot or building site is 20% or greater; (SBMC§22.69.020.B.2)
- 4. Located in the Hillside Design District and, on any slope, the replacement of an existing roof covering with a roof covering of different materials or colors (excluding “like for like” re-roof) (SBMC§22.69.020.B.2)

BUILDING HEIGHT AND FLOOR AREA

- 5. If the building is taller than one story or taller than 17’ in height (measured from natural or finished grade, whichever is lower). (SBMC§22.69.020.C.1, .2 & .3)
Exceptions:
 - a) Alteration on the first floor below 17’ only.
 - b) Proposed construction is one-story, under 17’ tall, and does not significantly alter a second floor (see illustration examples available at the public Planning and Zoning Counter).
 - c) Any combination of a. or b., above.
- 6. Net floor area of all stories of all buildings on the site (including garages and carports) will exceed 4,000 square feet (SBMC§22.69.020.C.4).
- 7. Modification to exceed maximum floor area is required. (SBMC§22.69.020.C.5)

PREVIOUS APPROVALS/CONSTRUCTION

- 8. Design Review was previously required in the past two years (from Certificate of Occupancy); or if the cumulative scope of work from permits in the past two years will trigger design review (SBMC§22.69.020.J)

WALLS AND BALCONIES

- 9. Construct, alter, or add a deck or balcony on the second or higher floor (including roof decks) that will be greater than 3’ deep or 7’ wide (SBMC§22.69.020.C.6)
- 10. Walls, fences, or gates greater than 3.5’ in height located in any portion of the front yard, excluding those along interior lot lines. (SBMC§22.69.020.C.8)
- 11. Retaining walls anywhere on a site 6’ or greater in height (SBMC§22.69.020.C.7)
- 12. Retaining walls located on a lot or building site with an average slope of 15% or greater; (SBMC§22.69.020.G.1)
- 13. Retaining walls located on a lot adjacent to or on a lot that contains an ocean bluff; (SBMC§22.69.020.G.2)
- 14. Multiple retaining walls with a combined height of 6’, that are not separated by either a building or 10’ of horizontal distance (SBMC§22.69.020.G.3)

OTHER

- 15. Installation of a manufactured home, mobile home, or factory built home (SBMC§22.69.020.C.9)
- 16. Relocation in whole or in part of a single family residential unit (SBMC§22.69.020.C.10)
- 17. Subdivision grading plans – *in single family zones only* (SBMC§22.69.020.D)
- 18. Grading on a vacant lot in a single family zone (alone or in combination with other work). (SBMC§22.69.020.E)
- 19. Grading outside the main building footprint of more than 50 cubic yards in the Hillside Design District or more than 250 cubic yards in other areas. (SBMC§22.69.020.C.11)
- 20. Vegetation removal permit (SBMC§22.69.020.F)
- 21. Parking exception for two uncovered spaces is requested (SBMC 28.90.100.G.1.c)