



# AFFORDABLE HOUSING STREAMLINED APPROVAL (SB-35) SUPPLEMENTAL APPLICATION



## GENERAL INFORMATION

### WHAT IS SB-35 STREAMLINED APPROVAL?

California Senate Bill 35 (SB-35) and Santa Barbara Municipal Code Section 30.145.035 create a streamlined approval process for multi-unit housing projects that include a specified percentage of units affordable to lower income households. SB-35 projects are exempt from discretionary review if the project is consistent with objective zoning and design standards. This is a voluntary program a project applicant may elect to pursue if certain eligibility criteria are met.

### WHERE DOES IT APPLY?

SB-35 applies in cities that are not meeting their Regional Housing Needs Allocation (RHNA) for construction of above-moderate income housing, or housing affordable for persons with incomes below 80% area median income (AMI). Currently, Santa Barbara does not meet the RHNA goal for affordable housing for persons with incomes below 80% AMI. Therefore, SB-35 requires the City to streamline approval of certain housing projects by providing a ministerial approval process. Eligible projects are required to provide 50% of the units as affordable housing. The provisions of this program are in effect until **January 1, 2026**, unless the State extends or does not repeal Government Code Section 65913.4.

### IS MY PROJECT ELIGIBLE?

Eligibility for SB-35 streamlining is determined by meeting the requirements listed on the SB-35 Eligibility Checklist on page 3, which are state-mandated and cannot be waived or amended. Applicants intending to request SB-35 streamlining must first submit a Notice of Intent in the form of a [Preliminary Housing Development Pre-Application](#). At that time, the city will initiate a California Native American

Tribes consultation process prior to submittal of an application. Applications will not be accepted without providing sufficient evidence that the project meets all eligibility criteria.

## **WHAT ARE OBJECTIVE STANDARDS?**

Objective standards are a type of regulation that requires no personal or subjective judgement to determine whether the standards have been met. Your project is subject to all objective standards found in the Zoning Ordinance, other Citywide regulations and development standards, and the City's [Objective Design Standards](#) for Streamlined Housing Projects effective June 10, 2021.

## **WHAT ARCHITECTURAL STYLES ARE ALLOWED?**

The Objective Design Standards establish the required architectural style and exterior architectural features by which SB-35 projects are evaluated. The Objective Design Standards require projects to be designed only in the Spanish Colonial Revival architectural style. You can find historical information, descriptions, and photographs of the City's exemplary Spanish Colonial Revival buildings in the City's [El Pueblo Viejo \(EPV\) Design Guidelines](#).

## **HOW DO I APPLY THE OBJECTIVE DESIGN STANDARDS?**

Use the Objective Design Standards Checklist on page 6 to ensure the project meets the required elements of design. They outline clear expectations that projects must demonstrate to be successfully entitled. The checklist includes both *mandatory* design standards and standards for *optional* architectural elements, such as awnings and trellises. If a standard does not apply to your project, check "not applicable" or N/A.

The checklist is intended to be used in conjunction with the text of the City's Objective Design Standards for Streamlined Housing Projects. It is not meant to replace a full reading of the Objective Design Standards text. Several standards reference photographs, drawings, lists, and other resources found in other City documents. Hyperlinks to those references are available in Appendix A of the Objective Design Standards.

## **ARE THERE ANY EXCEPTIONS?**

No, the requirements for streamlined ministerial approval are state-mandated and cannot be waived or amended. A multi-unit housing project that does not meet one or more of the requirements listed on the SB-35 Eligibility Checklist, or the mandatory Objective Designs, or if an exception to any objective zoning or other development standard is requested (such as a variance, modification, exception, waiver, or similar) is not eligible and will be subject to the City's discretionary review process. For more information about discretionary review, please see the [Planning \(PLN\) Application Guide](#).

## **HOW TO SUBMIT**

All applications, including all supporting plans and documents, are accepted online via our [Accela Citizen Access Portal \(ACA\)](#). First, submit a Notice of Intent to apply in the form of the City's [Preliminary Housing Development Pre-Application](#). Next, submit this Supplemental Application information along with a complete [Planning \(PLN\) Application](#). All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal.



## STREAMLINED APPROVAL PROCESS

*This is a summary of the affordable housing streamlined approval process for projects that meet the eligibility criteria according to SBMC §30.145.035 and California Government Code §65913.4.*

### STEP 1: CONFIRM THE PROJECT IS ELIGIBLE

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The first step is to confirm that the project meets the eligibility criteria. Read the attached SB-35 Eligibility Checklist on page 3 to confirm the project is eligible.

### STEP 2: SUBMIT A NOTICE OF INTENT

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Once you have confirmed that the project meets all eligibility criteria, submit a Notice of Intent to submit an application in the form of the City's [Preliminary Housing Development Pre-Application](#).

### STEP 3: TIMELINES FOR TRIBAL SCOPING CONSULTATION

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Upon receipt of a Notice of Intent, the City will engage in a scoping consultation with any California Native American tribe that is affiliated with the geographic area. There is a 30-30-30 timeline:

1. **Notice.** Within 30 days, the City will provide formal notice for each Tribe.
2. **Acceptance.** Each Tribe has 30 days to accept the invitation to engage in consultation.
3. **Consultation.** The city initiates consultation within 30 days of acceptance of the invitation.

### STEP 4: SUBMIT A COMPLETE APPLICATION

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Once the Tribal Scoping Consultation has been concluded, and the project meets the eligibility criteria, you will submit: (1) this SB-35 Supplemental Application and Objective Design Standards Checklist, along with (2) a [Planning \(PLN\) Application](#).

### STEP 5: TIMELINES FOR MINISTERIAL REVIEW

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The timelines for streamlined review are as follows:

1. **Application Review.** Planning staff will determine if the application is complete, and if the project conflicts with any objective zoning and design review standards, within 60 days for projects of 150 or fewer units and 90 days for more than 150 units.
2. **Design Review.** After the application is determined to be complete, a noticed public hearing will be scheduled at the Architectural Board of Review or Historic Landmarks Commission. Review shall be objective and strictly focused on assessing compliance with applicable criteria and objective design review standards.
3. **Action on the Application.** Action on the application including ministerial design review must be completed in 90 days for 150 or fewer units and 180 days for projects with more than 150 units, measured from the date of a complete application submittal.
4. **Expiration.** A decision to approve the project will expire after three years. A denial of a qualifying streamlined housing project may be appealed by the applicant to the City Council.

### STEP 6: SUBMIT A BUILDING PERMIT

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A building permit must be issued prior to the three-year approval expiration date. A project may receive a one-time, one-year time extension if the applicant shows significant progress.



# SB-35 ELIGIBILITY CHECKLIST

Applicants intending to request SB-35 streamlining must fill out this checklist to demonstrate eligibility.

## PROJECT ELIGIBILITY CHECKLIST

If the project complies with ALL the following, it may qualify for SB-35 review:		COMPLY	N/A
1.	<b>Affordability.</b> A minimum of 50% of the total residential units will be dedicated to low-income households making at or below 80% of the area median income (prior to calculating density bonus).	<input type="checkbox"/>	<input type="checkbox"/>
2.	<b>Number.</b> Project contains at least two or more net new residential units.	<input type="checkbox"/>	<input type="checkbox"/>
3.	<b>Residential Uses.</b> The parcel is zoned for residential uses, and at least $\frac{2}{3}$ of the floor area of the proposed development is dedicated to residential uses.	<input type="checkbox"/>	<input type="checkbox"/>
4.	<b>Infill Development.</b> At least 75% of the perimeter of the site adjoins lots developed with urban uses. Includes lots separated by a street or highway.	<input type="checkbox"/>	<input type="checkbox"/>
5.	<b>Historic Resources.</b> The project does <b>NOT</b> demolish a historic structure, site, or feature that has been placed on a national, state, or local historic register (includes City Landmark, Structure of Merit, Potential Historic Resources List).	<input type="checkbox"/>	<input type="checkbox"/>
6.	<b>Demolition of Residential Units.</b> The project does <b>NOT</b> demolish housing units that have been occupied by tenants in the last 10 years; or any housing subject to rent or price control; or restricted rents to moderate, low, or very low incomes.	<input type="checkbox"/>	<input type="checkbox"/>
7.	<b>Location.</b> The project site is <b>NOT</b> within any of these areas: a coastal zone, prime farmland, wetland, a community conservation plan area, a habitat for protected species, or under a conservation easement.	<input type="checkbox"/>	<input type="checkbox"/>
8.	<b>Hazards.</b> The project site is either <b>NOT</b> within any of these areas, or the site has been cleared for residential use and complies with applicable hazard mitigation building code standards for these areas: high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, or floodway.	<input type="checkbox"/>	<input type="checkbox"/>
9.	<b>Prevailing Wages.</b> All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, if the development is not a public work.	<input type="checkbox"/>	<input type="checkbox"/>
10.	<b>Skilled and Trained Workforce.</b> A skilled and trained workforce, as defined in the Public Contract Code, will complete the development if the project is a subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
11.	<b>Notification to California Native American tribes.</b> After providing a Notice of Intent, a determination by the City was made that either: no potential tribal cultural resource could be affected by the development; or all parties and the property owner entered into an agreement establishing the methods, measures, and conditions for treatment of tribal cultural resources.	<input type="checkbox"/>	<input type="checkbox"/>
12.	<b>Consistent with Objective Standards.</b> The project meets all objective zoning and design review standards at the time of SB-35 application submittal.	<input type="checkbox"/>	<input type="checkbox"/>



# SB-35 CERTIFICATE OF COMPLIANCE

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or authorized agent of the owner of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. **Public Record.** I understand that any information provided becomes part of the public record and can be made available to the public for review and posted to the city website.
- d. **Affordable Housing.** I agree to comply with the applicable affordable housing dedication requirements established under Government Code section 65913.4(a)(3).
- e. **Prevailing Wage.** I agree to comply with the applicable prevailing wage requirements established under Government Code section 65913.4(a)(8)(A).
- f. **Workforce.** I agree to comply with the applicable skilled and trained workforce requirements established under Government Code section 65913.4(a)(8)(B).
- g. **Tenant-Occupied Housing.** I certify that the project site has not contained any housing occupied by tenants within 10 years prior to the date written below.
- h. **Owner/Agent Authorization.** If the applicant is not the Property Owner, both the Property Owner and Applicant must sign this affidavit. By signing this affidavit, the Property Owner authorizes the Applicant listed in this application to act as the Property Owner's agent on all matters in connection with this application.

## PROPERTY OWNER:

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Name (printed)

## APPLICANT: ☐ SAME AS ABOVE

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Name (printed)

\_\_\_\_\_  
Title (Architect, etc.)



# DESIGN STANDARDS CHECKLIST

Applicants intending to request SB-35 streamlining must complete and submit this Design Standards Checklist to demonstrate the project's consistency with the Objective Design Standards.

A. BUILDING MASSING AND ARTICULATION	Comply	N/A	Sheet #
1. If the building façade on the front elevation is longer than 50 feet, an offset is included for each 50 feet of building wall length. The offset is at least 18 inches deep and 20 feet long and extends the full height of the building.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. At least one (1) main exterior pedestrian entry is publicly visible per site.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. If the building includes multiple stories, the first story is distinguished from the upper stories with at least two (2) architectural forms, fenestration, or details on the front elevation that are not also used in the same pattern on the upper stories.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. The largest building on the site is designed to incorporate at least one (1) of the following building massing techniques: <b>(check at least one)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. Height changes by at least two feet (2') in different locations.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> b. Roof form changes in type, pitch, or orientation.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> c. Building includes unenclosed entryways and projections.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> d. Front setback varies by at least two feet (2').	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> e. Planters included against at least 50% of the front elevation.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. If the building is mixed-use and more than 50% of non-residential use is on the ground floor, the ground floor is taller than the floor above with a minimum plate height of 10 feet.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. If the building is mixed-use, 50% to 80% of the length of each front elevation of non-residential ground floor is fenestrated with transparent (i.e., clear, non-tinted, non-reflective) glass.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>B. ROOF DESIGN</b>	<b>Comply</b>	<b>N/A</b>	<b>Sheet #</b>
1. Roof styles are gable, hip, shed, parapet, or a combination thereof.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Roof pitch is no steeper than 4.5:12.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. If a gable roof is used, the pitch is equal on both sides of the ridge.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. If a parapet roof is used, it is not publicly visible* from the front elevation.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Parapet roof comprises no more than 75% of the overall roof design.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Parapet roof walls colors/materials match the building color/materials.	<input type="checkbox"/>	<input type="checkbox"/>	_____

B. ROOF DESIGN	Comply	N/A	Sheet #
7. Parapet roof walls are capped with a stucco cornice or terra-cotta clay tiles.	<input type="checkbox"/>	<input type="checkbox"/>	_____
8. Sloped roofs with no eaves incorporate ornamental molding or a terra-cotta clay tile cornice where the wall meets the roof edge.	<input type="checkbox"/>	<input type="checkbox"/>	_____
9. Cornice or molding design shall be the same as, or substantially similar to, examples on Page 62 of the <a href="#">EPV Guidelines</a> .	<input type="checkbox"/>	<input type="checkbox"/>	_____
10. The underside of roof eaves is stained or painted wood or stucco.	<input type="checkbox"/>	<input type="checkbox"/>	_____
11. Corbels/brackets are constructed of stone, wood, or stucco.	<input type="checkbox"/>	<input type="checkbox"/>	_____
12. Corbel/bracket design is the same as, or substantially similar to, the example on page 52 of the <a href="#">EPV Guidelines</a> .	<input type="checkbox"/>	<input type="checkbox"/>	_____
13. Exposed rafters and extended rafter tails at eaves have shaped ends or are plumb cut.	<input type="checkbox"/>	<input type="checkbox"/>	_____
14. Attic and mechanical vents are covered with a grille constructed of masonry, wrought iron, terra-cotta clay tile, or wood louvers.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>ROOF MATERIALS</b>			
1. Two-piece cap-and-pan terra-cotta clay tile (aka "Mission" or "C-tile") is used on all pitched roofs and tiled parapet wall caps.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Tile roofing is designed and installed as follows: <b>(check all)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. At a minimum, the starter course is double-tiled (booster tile).	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> b. Bird stops, hips, and ridges are cemented with unpigmented mortar.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> c. Field tiles are occasionally laid in a scattered pattern with random mortar lifts.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Skylights are curb mounted in line with the roof pitch and constructed of flat glass and metal.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Downspouts, rain gutters, and leader heads are concealed within the walls or roof or, if exposed, constructed of copper or metal painted to match the exterior color of the building.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Exposed gutters are half-round profile.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Exposed downspouts are round profile.	<input type="checkbox"/>	<input type="checkbox"/>	_____
C. CHARACTER DEFINING FEATURES	Comply	N/A	Sheet #
If the project is 10 or more units, it includes at least one (1) of the following four features: <b>(check at least one)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
1. A Courtyard is provided, with a minimum of 10% landscaped.	<input type="checkbox"/>	<input type="checkbox"/>	_____



C. CHARACTER DEFINING FEATURES	Comply	N/A	Sheet #
2. A Public Patio or Plaza is provided, with city-standard outdoor furniture.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. A Paseo is provided, with a minimum width of eight feet (8'), and with the following specifications: <b>(check all)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. Paseo surface material, color, or pattern changes when adjacent to or transitioning to other paved surfaces.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> b. Paseo entry is highlighted with an entry arch, accent paving, or signage.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> c. If applicable, existing paseos (as identified in the Pedestrian Master Plan) are incorporated into the new development.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> d. If applicable, new paseos connect to existing adjacent paseos.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Arcade and Arches are provided and designed with the following specifications: <b>(check all)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. The arcade is continuous and spans at least $\frac{3}{4}$ of the length of the building frontage, excluding vehicle entrances.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> b. Width to height ratio of the arch opening is from 1:1.6 to 1:2.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> c. Distance from the top of the arch to the next architectural element above is greater than the width of any supporting columns and less than the radius of the arch.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> d. Width to height ratio of the arch support columns is from 1:4 to 1:8. The width to height ratio of an arch support column with an entasis is from 1:5 to 1:8.	<input type="checkbox"/>	<input type="checkbox"/>	_____

D. EXTERIOR BUILDING DETAILS	Comply	N/A	Sheet #
The following exterior building detail standards are <b>mandatory</b> for all projects and are designed as follows: <b>(check all that apply)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>DOORS</b>			
1. Exterior doors are recessed a minimum of four inches (4") into the wall at the frame and the wall finish material returns to the jamb.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Exterior doors are constructed of wood vertical planks/panels or stile and rail with wood panels, steel, or aluminum clad wood.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Windowed doors (i.e., French doors) use true divided or externally articulated simulated horizontal divided lights.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Paired doors or doors with sidelights are of the same width.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Doors and sidelights are symmetrically within arches and balconies.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Doors are more than 18 inches from the outside corners of the building.	<input type="checkbox"/>	<input type="checkbox"/>	_____



D. EXTERIOR BUILDING DETAILS	Comply	N/A	Sheet #
<b>WINDOWS</b>			
1. Window frames, mullions, and muntins are constructed of wood, steel, or aluminum-clad wood.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Windows use true divided or externally articulated simulated horizontal divided lights. Light muntins are oriented in a traditional colonial grille, or grid (i.e., divided into equal sections).	<input type="checkbox"/>	<input type="checkbox"/>	_____
<i>Tip! If the ground floor is occupied by a nonresidential use, this standard does not apply to the ground floor windows.</i>			
3. Window frames are vertical or square and windowpanes are horizontal or vertical.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Vertical window frames have a minimum width to height ratio of 3:5 and a maximum width to height ratio of 1:3.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. If the building faces or overlooks an adjoining property with residential use, the upper story windowsills are placed a minimum of 42 inches above finish floor.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Windows are more than 18 inches from the outside corners of the building.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>WALL SURFACES</b>			
1. Exterior building wall surfaces are constructed of smooth trowel or light sand stucco finish. Corners are bullnosed ½ - ¾ inch.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Gable ends are scored with a scalloped pattern, lined up with the breaks of the rake tiles.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Stucco wall finish extends below the weep screed, flush with the wall surface above, for a minimum of two inches (2") below finish grade.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Structural expansion joints are concealed by placement, color choice, or use of façade plane change.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>PAVING</b>			
1. Exterior ground floor surfaces are paved with brick, stone, colored and textured concrete, terra-cotta tile, or buff-colored permeable pavers.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Recreational/play areas are surfaced with turf (real, not synthetic), wood mulch, or rubber tiles.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Brick and tile walkway patterns are selected from page 59 of the <a href="#">EPV Guidelines</a> .	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>BUILDING COLORS</b>			
1. Building colors (primary and secondary building mass, walls, accents, trim, door and window frames, mullions, and other elements) are chosen from the <a href="#">Santa Barbara Colors: A Guide to Painting Buildings</a> .	<input type="checkbox"/>	<input type="checkbox"/>	_____

**D. EXTERIOR BUILDING DETAILS****Comply****N/A****Sheet #****NEIGHBOR PRIVACY**

1. If the project is within six feet (6') of existing buildings along the interior property lines, windows and upper-story balconies and decks are offset or staggered from the existing buildings windows, balconies, and decks by at least 75%.

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**E. OPTIONAL ARCHITECTURAL ELEMENTS****Comply****N/A****Sheet #**

The following architectural elements are **optional**; however, if included, these architectural elements are designed as follows: (**check all that apply**)

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**AWNINGS**

1. Awnings are angled, open on the sides, with a straight valance (See #2 below for an exception to this standard.)
2. If located within an arch, curved awnings are allowed if the form and depth of the arch is still visually apparent.
3. The bottom edge of the awning valance falls below the window or door head height.
4. If the awing is on the ground floor above a public sidewalk, the valance height conforms to Public Works height standards.
5. Awning fabric and metal support colors are chosen from the [Santa Barbara Colors: A Guide to Painting Buildings](#).
6. Awning supports are constructed of wrought iron with ornamental finials.

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**BALCONIES**

1. All balconies match in terms of style, color, and material.
2. The underside of balconies is finished with stucco, stained, or painted wood, decorative glazed tile, or terra-cotta tile.
3. Balcony balustrades are constructed of wood, wrought iron, stone, or stucco.
4. Wrought iron has a minimum cross-sectional dimension of ½ inch (1/2").
5. Balcony and deck guardrails are at least 50% transparent or see through (open spaces with bars, balusters, railings, or similar).

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**ROOFTOP ELEMENTS**

1. Horizontal space devoted to towers, domes, and cupolas is 15% or less of the average floor area of all the building's floors (cumulative).
2. Roof finials are constructed of metal with a black, bronze, or Malaga green finish.

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E. OPTIONAL ARCHITECTURAL ELEMENTS	Comply	N/A	Sheet #
3. Exterior chimneys are surfaced with masonry, stone, or stucco.	<input type="checkbox"/>	<input type="checkbox"/>	
4. Chimney caps are selected from page 58 of the <a href="#">EPV Guidelines</a> .	<input type="checkbox"/>	<input type="checkbox"/>	
<b>EXTERIOR STAIRCASES</b>			
1. Treads and risers are constructed of stone, stucco, brick, or tile.	<input type="checkbox"/>	<input type="checkbox"/>	
2. Handrails and balustrades are constructed of wrought iron, stone, stucco, wood, or metal with a black or bronze finish.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>TRELLISES</b>			
1. Trellises are constructed of stained wood with the following minimum nominal lumber size:			
a. Main beams: 6 x 6 inch	<input type="checkbox"/>	<input type="checkbox"/>	
b. Minor beams: 4 x 4 inch			
c. Lattice beams: 3 x 3 inch			
2. Decorative brackets are constructed of painted steel or iron.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>PEDESTRIAN WALKWAYS</b>			
1. Different paving materials are used to visually distinguish pedestrian walkways from vehicular access areas.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>WROUGHT IRON</b>			
1. Decorative wrought iron work is treated with hot wax technique, linseed oil technique, or painted consistent with "Iron Colors" from the <a href="#">Santa Barbara Colors: A Guide to Painting Buildings</a> .	<input type="checkbox"/>	<input type="checkbox"/>	
<b>EXTERIOR TILE</b>			
1. Exterior wall accent tiles are a minimum of 6 x 6 inches.	<input type="checkbox"/>	<input type="checkbox"/>	
F. LANDSCAPING	Comply	N/A	Sheet #
A landscape/irrigation plan prepared by a licensed landscape architect is provided on all projects, and is designed as follows: <b>(check all that apply)</b>	<input type="checkbox"/>	<input type="checkbox"/>	
1. The landscape plan demonstrates compliance with the Landscape Design Standards for Water Conservation and plant materials are selected from:			
a. Appendix F of the <a href="#">EPV Guidelines</a> .	<input type="checkbox"/>	<input type="checkbox"/>	
b. Water Use Classification of Landscape Species (WUCOLS IV)	<input type="checkbox"/>	<input type="checkbox"/>	
c. Locally adapted Addendum to the WUCOLS plant list			
d. Appendix D of the <a href="#">Historic Landmarks Commission Guidelines</a>			
2. Above-ground planters along the front elevation of a building are at least	<input type="checkbox"/>	<input type="checkbox"/>	

F. LANDSCAPING	Comply	N/A	Sheet #
24 inches high and 18 inches wide, finished with stucco, tile, or sandstone, and open bottomed with root barriers.			
3. Landscaping and plants in planters are living plants.	<input type="checkbox"/>	<input type="checkbox"/>	
4. Plant materials in the public right-of-way are selected from the City of Santa Barbara Suggested Parkway Plantings list.	<input type="checkbox"/>	<input type="checkbox"/>	
5. Street trees are selected from the Street Tree Master Plan or as recommended by the City's Urban Forest Superintendent.	<input type="checkbox"/>	<input type="checkbox"/>	
6. Protect and preserve existing vegetation and trees that are to remain on the site, based on the recommendations of a qualified arborist's report.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>PARKING LOT LANDSCAPING</b>			
1. Parking lot trees are selected from the list of Recommended Canopy Trees in Appendix D of the <a href="#">Historic Landmarks Commission Guidelines</a> .	<input type="checkbox"/>	<input type="checkbox"/>	
2. No turf is included in parking lot landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	
3. Landscape buffers and island planters over eight feet (8') long include stepping areas of concrete, permeable pavers, or stone.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>FENCES AND WALLS</b>			
1. Non-masonry fences are constructed of wood or wrought iron.	<input type="checkbox"/>	<input type="checkbox"/>	
2. If the fence is wooden, the planks are vertical cedar, redwood, or pressure treated wood left in a natural condition or treated with neutral or wood color stain or sealer.	<input type="checkbox"/>	<input type="checkbox"/>	
3. Masonry walls are constructed of smooth stucco finish, matching the building wall surface.	<input type="checkbox"/>	<input type="checkbox"/>	
4. Masonry walls are a minimum of eight inches (8") thick.	<input type="checkbox"/>	<input type="checkbox"/>	
G. PARKING LOCATION AND DESIGN	Comply	N/A	Sheet #
If parking spaces are provided, they comply with Chapter 30.175 of the Zoning Ordinance, and as follows: (check all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	
<b>UNCOVERED PARKING</b>			
1. Uncovered parking is not publicly visible*.	<input type="checkbox"/>	<input type="checkbox"/>	
2. If the project is on a corner lot, uncovered parking is either not publicly visible* or is in the Secondary Front Yard and:			
<input type="checkbox"/> a. A landscaped buffer meeting minimum requirements is provided between the parking lot and the street; and	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> b. Access is from the Secondary Front Lot Line, unless the Public Works Director approves an alternative access location.			

G. PARKING LOCATION AND DESIGN	Comply	N/A	Sheet #
<b>CARPORTS</b>			
1. Carports are not publicly visible*.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Carport support posts are at least eight inches square or diameter and wrapped in stucco or constructed or painted or stained wood.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>TUCK-UNDER PARKING</b>			
1. Tuck-under parking is not publicly visible*.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>PARKING STRUCTURES</b>			
1. If publicly visible*, the entry is set at least 10 feet back from the front building façade and 20 feet back from the street.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. If publicly visible*, the entry is the minimum height necessary to accommodate the intended use.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. The entry is secured by either a door faced with wood or wood composite panels or a security grille.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. The structure does not occupy more than 50% of the building width of the front elevation facing the Primary Front Lot Line or the structure is below or partially below grade such that it is not considered a "story" as described in the Municipal Code.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Exterior walls greater than 40 feet in length shall include articulation, landscaping recesses, or textured treatment over 25% of the total wall area, with the following specifications ( <b>check all that apply</b> ):	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> a. Articulation is designed as faux windows, arches, decorative relief, notched setbacks, or projecting bays.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> b. Decorative relief is at least three inches (3") deep.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/> c. Landscaping recesses are at least 18 inches deep and two feet (2') wide.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Ventilation openings are screened with stone or stucco openwork, clay tile, wrought iron grilles, or landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. Interior lighting is directed, oriented, and shielded to prevent light trespass or glare outside the structure or property line.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>PRIVATE GARAGES</b>			
1. If publicly visible*, entries are set at least 10 feet back from the front building façade and 20 feet back from the street.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. If publicly visible*, the garage entry height is the minimum necessary to accommodate the intended use.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Individual garage doors are faced with wood or wood composite panels.	<input type="checkbox"/>	<input type="checkbox"/>	_____

H. OUTDOOR LIGHTING	Comply	N/A	Sheet #
Lighting plans that comply with the <a href="#">Outdoor Lighting and Streetlighting Design Guidelines</a> are provided, and are designed as follows: <b>(check all that apply)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>PARKING LOT LIGHTING</b>			
1. Light fixtures are directed away from adjacent property lines.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Lamps do not exceed a color temperature of 3000 Kelvin.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Poles and fixtures are 20 feet or less in height as measured from grade.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Fixture type is fully horizontal cut-off.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Bollard type fixtures are black, bronze, or Malaga green.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Light fixture location does not conflict with existing or planned canopy trees at maturity or other landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>LANDSCAPE AREA LIGHTING</b>			
1. Lighting is fully shielded.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Lighting does not exceed 2700 lumens per fixture for nonresidential uses and 1200 lumens per fixture for residential uses.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Lamps do not exceed a color temperature of 3000 Kelvin.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. Bollard and other path light fixtures are black, bronze, or Malaga green.	<input type="checkbox"/>	<input type="checkbox"/>	_____
<b>EXTERIOR BUILDING LIGHTING</b>			
1. Decorative and local light fixtures are lantern-type wrought iron with refractors, louvers, patterned, or translucent glass.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. If lamps are not fully shielded, they do not exceed 1200 lumens.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. Light fixtures for private patios, porches, entrances, and similar exterior private spaces are fully shielded and constructed of wrought iron or black or bronze metal, or recessed soffit lights.	<input type="checkbox"/>	<input type="checkbox"/>	_____
I. EQUIPMENT AND SERVICE AREAS	Comply	N/A	Sheet #
All exterior mechanical equipment complies with the requirements in the Municipal Code and is designed as follows: <b>(check all that apply)</b>	<input type="checkbox"/>	<input type="checkbox"/>	_____
1. Above-ground utilities are placed within the building or at the side of the building.	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Exterior mechanical equipment is hidden from public view within an enclosure, screened by landscaping, or screened behind continuous fencing or walls.	<input type="checkbox"/>	<input type="checkbox"/>	_____

<b>I. EQUIPMENT AND SERVICE AREAS</b>	<b>Comply</b>	<b>N/A</b>	<b>Sheet #</b>
3. If screened within an enclosure attached to the building, the enclosure is painted to match the color of the building, unless specific colors are required by code.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4. If screened by landscaping, the landscaping shall be as tall as the equipment it is screening and the equipment or enclosure is painted Malaga green, unless specific colors are required by code.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5. Piping or conduit serving above-ground utilities are not attached to the building exterior.	<input type="checkbox"/>	<input type="checkbox"/>	_____
6. Rooftop mounted mechanical equipment is hidden from public view in an enclosure or behind a pitched roof or parapet wall.	<input type="checkbox"/>	<input type="checkbox"/>	_____
7. Rooftop solar energy equipment is located behind a pitched roof or parapet wall.	<input type="checkbox"/>	<input type="checkbox"/>	_____

**\*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.