

SINGLE FAMILY DESIGN BOARD GENERAL DESIGN GUIDELINES & MEETING PROCEDURES



Prepared By

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SANTA BARBARA

CALIFORNIA

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SINGLE FAMILY DESIGN BOARD GOALS

The Single Family Design Board (SFDB) is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are:

- A. to protect the historic and architectural qualities of Santa Barbara;
- B. to protect the beauty and ecological balance of Santa Barbara's natural resources;
- C. to insure development and building consistent with the policies of the General Plan and Zoning Ordinance;
- D. to promote high standards in architectural and landscape design and the construction of aesthetically pleasing structures;
- E. to improve the general quality of the environment and promote conservation of natural and manmade resources of the City;
- F. to encourage planning that is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;
- G. to promote neighborhood compatibility;
- H. to encourage the preservation of pre -1925 and Hispanic styles of architecture;
- I. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture;
- J. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal; and
- K. to encourage landscape design that utilizes water-wise plants and the most efficient irrigation technology available for the protection and conservation of our water resources.
- L. to ensure that the review process is fair and consistent both in policy and implementation to allow all who are involved to benefit from the process

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INTRODUCTION

Purpose of the Single Family Design Board General Design Guidelines & Meeting Procedures

The Single Family Design Board (SFDB) Guidelines have been developed to ensure high design standards are maintained in development and construction in the City of Santa Barbara. They are also intended to clarify the goals and policies of the SFDB for the public and those who enter into the application review process. The Single Family Residence Design Guidelines are the most important document clarifying the SFDB's criteria for appropriate development throughout the City. The Single Family Residence Design Guidelines provide the majority of architectural standards for SFDB review. Some design topics are covered in these SFDB Guidelines, and are not covered in the Single Family Residence Design Guidelines, for example: historic buildings information and landscaping.

Single Family Design Board Background and Purpose

- **Background.** The Single Family Design Board (SFDB) was established by ordinance on June 8, 2007, as a result of the Neighborhood Preservation Ordinance (NPO)/Single Family Residence Design Guidelines Update process that began in 2004. The SFDB is composed of seven members, two of whom must be licensed architects, one a landscape architect, three other professionals in related fields such as design, engineering or landscape contracting, and one member must be from the public at large. A quorum consists of four members, two of whom shall be either a licensed architect or licensed landscape architect.
- **Purpose.** According to the City of Santa Barbara General Plan, "Santa Barbara has, as its primary goal, the provision of a particularly desirable living environment." Single-family homes have long contributed to the character of many neighborhoods in the City. The SFDB is charged with the responsibility to ensure homes are completed with high-quality designs that are compatible with the surrounding neighborhood, preserve the City's visual resources, promote long-term sustainability, and contribute to a desirable living environment. Further details about the goals of the SFDB in relationship to infill within neighborhoods, Hillside neighborhoods, neighborhood compatibility, and sustainability; see the "Introduction" section of the Single Family Residence Design Guidelines.

Guideline Interpretation and Application. The SFDB is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are listed on the inside of the cover of this document. These guidelines help to define how SFDB carries out the goals.

These Guidelines are designed to guide the SFDB members and the public and are not intended to be binding in nature. Although failure to meet the Guidelines can form a basis for denial of the design of a project, non-compliance with these Guidelines shall not be grounds to invalidate any action taken by the SFDB, nor shall such non-compliance constitute a cause of action against the City or its officers, employees or agents concerning any matter.

Relationship to Other Documents

- **Relationship to the General and Coastal Plans.** The Santa Barbara General Plan contains policies and direction regarding the visual aspect of development, neighborhood compatibility and landscaping. The Zoning Ordinance and SFDB General Design Guidelines & Meeting Procedures are intended to implement the General Plan and Coastal Plan policies. The General Plan contains descriptions of the character of individual neighborhoods and sets a vision for individual sustainable neighborhood features, community design, and protection of historic resources.
- **Relationship to Zoning Ordinance.** The Zoning Ordinance contains standards with which development must comply. In the event of a conflict between these Guidelines and the Municipal Code, the Code requirements prevail over these Guidelines. These Guidelines are intended to augment the Municipal Code by providing complementary detail on the topics discussed.
- **Relationship to Other Guidelines.** A number of other City Guidelines provide direction regarding architectural appearance, site design and landscaping. The other guidelines are listed below as “other city design guidelines.” These SFDB General Design Guidelines & Meeting Procedures are generally compatible with the other design guidelines and are more detailed on some subjects than the other design guidelines. However, if these SFDB General Design Guidelines & Meeting Procedures and one or more of the other design guideline address the same issue, the other design guidelines applicable to the specific area or topic shall prevail over these SFDB General Design Guidelines & Meeting Procedures.
- **Relationship to Neighborhood Preservation Ordinance (NPO).** The NPO requires SFDB review and approval for certain single-family residential projects and other grading or alterations proposed within single-family zones. (See SBMC §22.69.020 for a specific list of projects requiring review and approval by the SFDB.)

Guideline Organization. These SFDB General Design Guidelines and Meeting Procedures are divided into three main parts. Part I contains information about processing applications on properties with historic structures, sustainable building and site design information and architectural administrative staff review project approval criteria. Part II contains landscape design guidelines for projects that require landscape plans. Part III provides background information and explains the SFDB’s meeting and review process and Staff’s role in SFDB agenda preparation.

Other City Design Guidelines

In addition to these SFDB General Design Guidelines & Meeting Procedures, other guidelines for specific types of development and for specific areas of the City have been prepared with input from the Historic Landmarks Commission, Architectural Board of Review, Planning Commission and others. Although many of the other design guideline documents are focused on areas of the City where commercial or multi-family development is more common, single-family development within the areas covered by the guidelines is subject to the other design guidelines. Other design guidelines include the following:

- **Single-Family Residence Design Guidelines.** These guidelines apply to single-family houses constructed or altered in the Hillside Design District and to certain houses outside of the Hillside Design District. (See SBMC §22.69.020 for a specific list of projects requiring review and approval by the SFDB.) The purpose of these Guidelines is to assist applicants and designers to design homes and additions that are compatible with existing neighborhoods.
- **El Pueblo Viejo Design Guidelines.** These guidelines apply to the City's El Pueblo Viejo District. These guidelines are intended to assist the public in the review process by clarifying the design criteria and procedures for El Pueblo Viejo District. They are intended for use by architects, designers, property owners, tenants, residents, government agencies, and the general public, to help comply with City of Santa Barbara Charter, and Municipal Code §22.22, the Historic Structures Ordinance.
- **Haley-Milpas Design Manual.** The purpose of these guidelines is to assist the public in the Haley-Milpas area in improving the appearance of their properties. Goals in this area are to provide a more human-scaled and pedestrian environment; to give more attention to details to provide more interest and feeling; and to encourage mixed-use development to accommodate the mix of uses already existing in the area. U.S. Highway 101, Santa Barbara, Ortega, Salsipuedes and Haley Streets, and the properties facing Milpas Street bound this area.
- **Lower Riviera Special Design District Guidelines.** These guidelines direct development within and adjacent to the Bungalow District to be compatible with the architectural character of the Bungalow District. The Guidelines assist property owners, architects, contractors, and hearing review bodies in designing projects that will be appropriate, compatible, and beneficial to the Bungalow District and to assist the City in reviewing applications for new projects and alterations to structures within, and in close proximity to, the Bungalow District.
- **Outdoor Lighting and Streetlight Design Guidelines.** These guidelines itemize acceptable standards for outdoor lighting installations throughout the City. The guidelines recommend specific outdoor lighting design standards to avoid excessive glare.
- **Passive Solar Design Guidelines and Recognition Program.** The best way to reduce energy consumption is through conservation. The Passive Solar Guidelines encourage building siting, orientation, materials, construction techniques and landscaping to reduce long-term energy needs for new developments.

- **Solar Energy System Design Guidelines and Recognition Program.** This document specifies how to achieve a solar energy system that is high performing as well as aesthetically well integrated with its surrounding location, and therefore eligible for a recognition award from the City of Santa Barbara.
- **Upper State Street Area Design Guidelines.** The Upper State Street Area is an area generally on both sides of State Street from Constance Avenue to the westerly City limits. It also includes upper De la Vina Street from Constance Avenue to State Street; the commercially developed areas along Hope Avenue, Hitchcock Way, and La Cumbre Road; and the commercial areas along Calle Real and Pesetas Way. The Upper State Street area is divided into six separate neighborhoods. It is recognized that each of these areas is different and requires unique architectural solutions. These guidelines describe the different neighborhoods and provide assistance for development designs to be compatible with the neighborhoods. In addition, there are special landscaping guidelines for the Upper State Street Area.
- **Urban Design Guidelines.** These guidelines apply to the urban grid area of the City. The intent of the Guidelines is to ensure that traditional design principles and pedestrian-friendly design concepts are incorporated into development proposals. The guidelines provide design criteria illustrations for design professionals, the public, and to allow the SFDB to evaluate development proposal consistency with appropriate design principles.
- **Waterfront Area Design Guidelines.** These guidelines establish a general design theme, which emphasizes the area's proximity to the ocean and harbor areas. These guidelines apply to all property in the area of the harbor and Pershing Park, as well as properties south of U.S. Highway 101 between Castillo Street on the west and the City limits on the east.

California Government Code Provisions Regarding Manufactured Homes

According to Govt. Code §65852.3, any architectural requirements imposed on a manufactured home certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) on a foundation system, pursuant to §18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings **are limited to its roof overhang, roofing material, and siding material.** Such homes are subject to the same zoning standards that a conventional single-family home on the same lot would be subject to.

PART I

ARCHITECTURAL DESIGN GUIDELINES

SECTION 1 Historic Significance – All Structures

The potential historic significance of existing structures should be researched and plans should show consideration for these elements if they exist on the site. Evaluation and protection of archaeological or historic resources are governed by policies, laws and regulations of the municipal code and at the state and federal levels. Existing historic sandstone walls, stairways, and wrought iron gates should be preserved and included as a part of the overall plan where feasible. Consultation with the City's Urban Historian is recommended for demolition or substantial alterations proposed for structures over 50 years of age.

SECTION 2 Sustainable Building and Site Design, Including Energy Efficiency

The built environment has a profound impact on our natural environment, economy, health and productivity. Sustainable building is a design and construction method that recognizes this impact and focuses on creating buildings that minimize the impact on the environment while positively affecting the economy and the health of the building occupants. To address these impacts, building sustainably focuses on four major components:

- Energy and Water Conservation
- Site Planning
- Material and Resource Use Reduction
- Indoor Air Quality Improvements

Sustainable building is encouraged as much as possible.

1.2.1 **Energy Efficiency.** Buildings shall be designed and oriented to maximize energy efficiency and conservation including lighting design. Feasible passive and active solar design principles are encouraged.

1.2.2 **Sustainable Building and Site Design.** City policies support building designs that incorporate sustainable building and site design principles and use energy efficiently. Buildings that conserve resources and use renewable sources of energy, including solar, wind, and biomass, are encouraged if the designs maintain an acceptable aesthetic quality and fit into the site and neighborhood.

Developing a plan for a sustainable building and site design can reduce energy use, cool urban heat islands, and prevent storm-water runoff, as well as contribute to wildlife habitat and air quality. There are many ways to conserve resources during the building process.

Following are some examples of sustainable building and site design concepts:

- Selecting materials that have at least some recycled content can conserve natural resources and virgin materials.
- Selecting materials with less chemical or synthetic content, such as low VOC paints or adobe bricks, can reduce environmental toxins.
- Minimizing construction waste can ease the impact on landfills and resources.

- Installing water- and energy-efficient products and/or orienting a building and selecting landscaping in response to solar and breeze patterns can conserve resources while reducing operating costs.
- Selecting building materials made from easily renewable resources conserves non-renewable resources.

SECTION 3 Administrative Approval Standards

Various SFDB review levels include: concept, project design approval, in-progress, final approval, review after final approval and consent calendar and are discussed in Part III Meeting Procedures.

Projects Eligible for Administrative Approval. The following types of projects are eligible for administrative staff review and approval as a ministerial action by a Community Development Director appointed representative without full review by the SFDB if the project complies with both “ 1.3.1 Administrative Staff Review Standards, General” and applicable portions of “1.3.2 Administrative Staff Review Standards, Project-Specific”. Projects that require public noticing per SBMC §22.69.040 are not eligible for administrative approval.

- | | |
|--|--|
| A. Accessory Structures, Spas and Trash/Recycling Enclosures | M. Landscape Alterations: Minor, Including Minor Tree Removals |
| B. Additions: Minor One-Story | N. Landscape Improvements |
| C. Additions: Minor Two-Story | O. Lighting: Exterior |
| D. Awnings | P. Mechanical Equipment: General |
| E. Carports | Q. Mechanical Equipment: Rooftop |
| F. Chimneys and Metal Flues | R. Porches |
| G. Color Changes: Exterior | S. Roofs (and “Reroofs”) |
| H. Decks: Minor | T. Skylights |
| I. Doors, Minor Alterations | U. Time Extension |
| J. Driveways/Paving/Minor Site Work | V. Trellises |
| K. Fences | W. Walls |
| L. Garages | X. Windows |

1.3.1 **Administrative Staff Review Standards, General.** In order to be eligible for administrative staff review, a project must comply with the following general standards as well as any applicable project specific standards listed in 3.2.

- A. **Design.** The architectural design of the addition, alteration, or site change is compatible with the design of any existing building which will remain on site. One overall architectural style is required.
- B. **Materials.** The exterior finish materials of the proposed project match the existing exterior finishes of the existing structures on the lot.

- C. **Style.** Style is expressed through architectural elements such as windows, doors, lighting, railings, trim, eaves, roof pitch, element proportions and materials. The style of the proposed work should be stated on the project plans and matches the existing style. Wherever this document references a requirement for style compatibility, the following method is used to determine style compatibility. Staff may reference A Field Guide to American Houses or similar reference materials to confirm the proposed style classification. Staff will check for consistency of style of a structure's proposed elements with the elements for the chosen style. Staff will also check that any patterns or materials created by the existing elements are repeated in the proposed work.
- D. **Additions.** Additions match the current architectural style of the building and are of the same materials, details and colors.
- E. **Alterations.** Alterations match the current architectural style of the building or result in one architectural style. Alterations that propose an architectural style that is not typical for the neighborhood are not eligible for administrative staff review.
- F. **Colors.** Additions match the existing colors of the building, house siding or trim. Building alterations involving color changes may be re-painted or re-stained to match the existing colors of the structure provided there is no change from the original color. Similarly, exterior building components may be repaired or replaced as long as the visual intent and color remain the same. Simple color changes can be approved administratively where original colors are substituted with colors from an SFDB-approved color palette. Proposals for bright colors or colors that do not match the house review and approval by the SFDB.
- G. **Scale.** The scale of all additions is compatible with the scale of the house, style of the building and neighborhood. The scale of a project is consistent with the prevailing development patterns of additions in the neighborhood. The review criteria utilized to determine correct scale shall be the degree of project visibility, plate heights, roof pitch and maximum building heights. Additions or alterations out of character with the neighborhood or incorrectly sited on the lot will be referred to the SFDB.

1.3.2 Administrative Staff Review Standards, Project-Specific

In addition to complying with the general requirements specified in Section 1.3.1 above, projects seeking administrative approval must also comply with any applicable project specific requirements specified in this Section 1.3.2.

- A. **Accessory Structures, Spas and Trash/Recycling Enclosures.** All of the following standards must be met in order to be eligible for administrative staff review and approval:
 - 1. The accessory structure, spa, or enclosure area is 250 square feet or less. Exception: If the accessory structure, spa or trash/recycling enclosure is not publicly visible, then the project can be up to 500 square feet.
 - 2. Accessory structures are located in consideration of neighbors and appropriately screened.

3. Materials match site fencing or the main structure's materials and colors.
4. Any mechanical equipment meets the mechanical equipment administrative approval criteria listed below in subsection 1.3.2.Q.

B. Additions: Minor One-Story. Minor one-story additions may be reviewed and approved administratively if all of the following apply to the project:

1. No second unit in resulting project;
2. Addition and any alterations are less than 17 feet high;
3. Addition is less than 50% of amount of existing square footage in 1992;
4. Project is less than 85% of the maximum FAR (floor-to-lot area ratio);
5. Less than 250 square feet is proposed to be added to the first floor;
6. The addition is not highly visible from public viewing locations as defined in Section 1.3.4 of these guidelines;
7. Less than 100 cubic yards of grading is proposed;
8. The addition complies with retaining wall guidelines; and
9. There is no vegetative roof on the proposed resulting project.

Exception: A minor addition that is not publicly visible and is located in consideration of neighbors and appropriately screened may be approved administratively even if square footage to be added to the first floor is up to 500 square feet and if the proposed grading outside the main building footprint is up to 250 cubic yards. All other conditions specified above must be satisfied.

C. Additions: Minor Two-Story. Additions may be reviewed and approved administratively if all of the following apply to the project:

1. No second unit in resulting project;
2. Addition is less than 50% of amount of existing square footage in 1992;
3. Project is less than 85% of the maximum FAR;
4. Less than 150 square feet is proposed to be added;
5. Addition is not highly visible from public viewing locations as defined in Section 1.3.4 of these guidelines;
6. Less than 100 cubic yards of grading is proposed;
7. Addition complies with retaining wall guidelines; and
8. No vegetative roof in the proposed resulting project.

Exception: A minor two-story addition which is not publicly visible, located in consideration of neighbors, appropriately screened and which does not require a notice and public hearing is administratively approvable even if the quantity listed in criteria 6 above is exceeded by the project. (Up to 250 cubic yards of grading outside the main building footprint could be administratively approvable.)

- D. **Awnings.** Small canvas awnings over window or door openings that are compatible with the style and the colors of the existing house may be approved administratively. Proposals for bright colors or colors that do not match the house, require review and approval by the SFDB.
- E. **Carports.** Carports which meet all of the following criteria are administratively approvable:
1. Are not publicly visible as defined in Section 1.3.3.
 2. Carport is compatible in style and materials with the main structure.
 3. Thin metal poles are not used as carport supports.
 4. An appropriate decorative paved pedestrian pathway connects the carport to the main residence.
 5. Landscape planting areas are located adjacent to the carport if feasible.
 6. Where there is no garage on a property, at least 200 cubic feet of aesthetically integrated lockable exterior storage is provided.
- F. **Chimneys and Metal Flues.** All of the following standards must be met:
1. Chimneys are consistent with the style of the existing structure and use masonry, stone, stucco, or metal pipe.
 2. Wood material is not used on chimneys.
 3. Metal flues are of traditional design and are painted to match the roof color.
 4. The shape of the chimney is fairly uniform, i.e. there is no awkward extensive projection of exposed pipe beyond the top of the chimney in response to Building and Safety requirements.
- G. **Color Changes: Exterior.** The project is consistent with 3.1.F “Administrative Staff Review Standards, General. Colors”.
- H. **Decks: Minor.** Decks over 200 square feet in area or decks elevated above the first floor level are not eligible for administrative approvals, unless the deck is not publicly visible as defined in Section 1.3.3 and is located in consideration of neighbors and appropriately screened. The following standards must be met for administrative approval:
1. New decks are of a scale and style which is compatible with the structure to which the deck is attached.
 2. When viewed from a public viewing location, the proposed deck is not likely to be more noticeable than the structure it is attached to.
 3. When viewed from a public viewing location, the proposed deck is not likely to be more noticeable than other decks on adjacent properties or in the immediate neighborhood if no decks are on immediately adjacent properties.

4. Deck wood is proposed to be left in a natural condition to weather or is proposed to be treated with a neutral or wood color stain or sealer or painted to match the color of the house or trim.
- I. **Doors: Minor Alterations.** All of the following standards must be met for administrative approval:
1. The type of proposed doors and color of frames are compatible with the architectural style of the building and appear compatible with existing doors.
 2. If the doors of an addition are the same size and material as existing nearby doors, the proposed doors match the existing nearby doors in appearance.
 3. Door and sidelight sash material match existing materials.
 4. Where adjacent windows are "divided light" type, the new doors and sidelights shall also be divided to match the existing.
 5. In door pairs, both doors should have the same width.
 6. In doors with sidelights, sidelights should have the same width if feasible.
 7. Doors and sidelights shall be placed symmetrically within architectural elements if appropriate for the architectural style.
 8. Any changes in paving material associated with the door alteration match the existing material.
- J. **Driveways/Paving/Minor Site Work.** Extensions, modifications, and additions to driveways may be reviewed and approved administratively if all of the following are satisfied:
1. Grading total is less than 50 cubic yards.
 2. There is no drainage impact on adjoining lots.
 3. Any paving or driveway additions or modifications are of the same materials as the existing paving or driveway materials.
 4. Any new driveway paving materials are compatible with the house and neighborhood.
 5. New paved parking areas are screened from public viewing areas through fencing, landscaping or other structures.
 6. Any construction of a driveway or site work in close proximity to a creek or that may result in adverse drainage conditions is not eligible for administrative approvals.
- K. **Fences.** Chicken wire, sheet metal, plastic, vinyl, wire-mesh and unfaced cement block fence materials are not eligible for administrative staff review. Fences not specifically excluded in the preceding sentence may be reviewed and approved administratively if all of the following are satisfied:
1. The fence is 8 feet or less in height.

2. Lot Line Fences: Fence height, length and use of materials shall be compatible with the neighborhood.
 3. If the fence is constructed of wood, it is constructed of smooth cedar, redwood, high-quality pressure-treated pine, or comparable material and left in a natural condition to weather or be treated with a neutral or wood color stain or sealer.
 4. If the fence is constructed of chain link, it is dark colored or hot dip galvanized chain link fencing located outside of any front yard and screened with vines or shrubs to soften the appearance of the fence.
- L. **Garages.** Garages placed at the same distance or closer to the street than the main house are not eligible for administrative staff review. Garages subject to administrative approval must be located further from the street than the main residence (i.e., “behind the house”).
- M. **Landscape Alterations: Minor, Including Tree Removals.** As allowed by the SBMC, the following landscape alterations may be approved administratively by the Community Development Director or appointed representative:
1. **Minor Landscape Alteration – General.**
 - a. The alteration satisfies all of the requirements of a “substantially similar” replacement, as defined in Section 2.3.7.B of these guidelines, except the replacement may exceed the size and distance limits listed in items 2.3.7.B.2.b and 2.3.7.B.2.d.iii and 2.3.7.B.2.d.iv; and
 - b. Replacement does not occur within 25 feet from the top of creek bank as established on an approved plan or section drawing. If there is not a top of creek bank identified on an approved plan or section drawing, then the top of creek bank will be determined; and
 - c. A vegetation removal permit is not triggered pursuant to SBMC §22.10; and
 - d. No native landscaping is to be removed.
 2. **Minor Landscape Alteration – Tree Removal.** A landscape alteration that is a tree removal or replacement may be considered a minor alteration may be approved administratively if it meets the following criteria:
 - a. The alteration satisfies all of the requirements of a “substantially similar” replacement, as defined in Section 2.3.7.B of these guidelines, except the tree to be removed may exceed the size and distance limits listed in items 2.3.7.B.2.b and 2.3.7.B.2.d.iii and 2.3.7.B.2.d.iv; and
 - b. No more than two trees are proposed to be removed or replaced; and

- c. No front setback, historic or specimen tree is proposed for removal. (Front setback, historic or specimen tree are reviewed by the Parks and Recreation Department.); and
 - d. No skyline or native tree is proposed for removal; and
 - e. Replacement does not occur within 25 feet from the top of creek bank as established on an approved plan or section drawing. If there is not a top of creek bank identified on an approved plan or section drawing, then the top of creek bank will be determined; and
 - f. A vegetation removal permit is not triggered pursuant to SBMC §22.10; and
 - g. An appropriate number and size of other trees would remain on the building site after the requested removal or a sufficient number of adjacent trees on City property exist to maintain desirable tree density in the area.
- N. **Landscape Improvements.** New landscape improvements associated with projects under review are reviewed for consistency with landscape design guidelines in the SFDB General Design Guidelines & Meeting Procedures: Part II, Landscape Design, and may be approved administratively if there is a clear consistency with the guidelines.
- O. **Lighting: Exterior.** Both of the following standards must be met for administrative approval:
- 1. Replacement or installation of additional fixtures are compatible in style, color and scale with the applicant's house.
 - 2. Lighting fixtures and placement meet the Outdoor Lighting Ordinance and Design Guidelines.
- P. **Mechanical Equipment: General.** Equipment such as water heaters, water heater enclosures, electrical or gas metering equipment and pool and spa equipment must be located and screened as follows in order to be eligible for administrative approval:
- 1. If the new mechanical equipment is installed at ground level, it is placed as close to the dwelling as practicable and screened from view through fencing, landscaping or other structures. Landscape screening, the preferred method of screening, is indicated on project plans to be maintained.
 - 2. All cables connecting outdoor equipment are properly secured and/or buried in the ground.
 - 3. All pool and spa equipment is located as far away from adjoining properties as reasonably practicable in consideration of neighbors, and the equipment's property line decibel level must be consistent with the Noise Ordinance.

- Q. **Mechanical Equipment: Rooftop.** Transmitting antennas are not eligible for administrative approvals. Satellite antennas and other rooftop equipment reviewed by staff must comply with the following standards:
1. Equipment is screened.
 2. The screening proposal presents an integrated appearance with the overall building.
 3. If equipment will be visible from off-site locations, despite screening or in cases where only vegetative screening is used, the equipment is painted the same color as the roof or adjacent background, as specified by Staff.
- R. **Porches.** If all of the following standards are met, residential porches may be administratively approved:
1. The porch is a traditional porch design in that it is raised less than six feet above the sidewalk level or finished grade, whichever is higher, and has an understory which is completely enclosed.
 2. The type and color of proposed porch materials are compatible with the architectural style of the structure.
 3. The porch railing and supports are designed so that the front door is easily visible from the street.
 4. The porch alignment with the structure complements the existing structure's architectural alignment, patterns and features.
 5. If the porch is publicly visible as defined in Section 1.3.3, the porch is modest in scale and the porch roof is not higher than 12 feet.
 6. The proposed porch roofing matches the roofing material of the structure.
- S. **Roofs (and "Reroofs").** S-Tile roofs are not eligible for administrative approvals. In order to be reviewed and approved by staff, roofs (including new roofs and "reroofs") must comply with the following standards:
1. The type and color of roofing material is compatible with the architectural style of the structure.
 2. Roofs of additions or accessory buildings match the roof of the structure.
- T. **Skylights.** The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed. Skylights must meet the following requirements for administrative Staff approval eligibility.
1. There are no more than five skylights proposed for a building.
 2. Skylights are compatible with the architectural style of the building and with the character of the surrounding neighborhood.
 3. Skylights are located so that they are not visible from the front of the building or a street.

4. Skylights follow one of the following standards:
 - a. Proposed skylights are flat and made of non-reflective materials; or
 - b. Will be invisible from off-site locations; or
 - c. Are screened by the building form, landscaping, or a parapet.
- U. **Time Extension.** See SBMC §22.69.090.
- V. **Trellises.** Chain link, chicken wire, metal, plastic, vinyl, wire-mesh and unfaced cement block trellis materials are not eligible for administrative staff review. Trellises are eligible for administrative staff approval if all of the following are satisfied:
 1. The trellis covers less than 250 square feet and is less than 12 feet tall. Exception: If the project is not publicly visible as defined in Section 1.3.3, located in consideration of neighbors and appropriately screened, then this criteria is not required for approval.
 2. Constructed of smooth cedar, redwood, high-quality, pressure-treated pine or comparable material and left in a natural condition to weather or be treated with a neutral or wood color stain or sealer.
 3. Lot line trellis height, length and use of materials are compatible with the neighborhood.
- W. **Walls.** Walls approved administratively must meet all the following criteria:
 1. Less than 4 feet tall. Exception: If the project is not publicly visible as defined in Section 1.3.3, located in consideration of neighbors and appropriately screened, then this criteria does not apply.
 2. Less than 50 cubic yards of grading outside the main building footprint for the wall project
 3. Similar in character with other walls visible in the neighborhood from public viewing locations
 4. Hillside Design District Walls: shall follow all Single Family Design Guidelines regarding blending with the natural surroundings.
 5. Lot Line Walls: Wall height, length and use of materials shall be compatible with the neighborhood.
- X. **Windows.** Alteration projects involving the installation of vinyl windows or aluminum frame windows where no aluminum frame windows previously existed on the property are not eligible for administrative approvals. Windows may be replaced or added if the following standards are met:
 1. The type of windows and color of frames are compatible with the architectural style of the house.
 2. Windows of additions match the predominant windows of the house.
 3. The window types are of appropriate size and scale for the proposed location(s).

1.3.3 Definitions.

- A. **Publicly Visible.** A building, structure, or improvement is publicly visible if it may be typically, reasonably, and usually observed by an average 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 for purposes of interpreting these Guidelines.
- B. **Highly Visible to the Public.** A building, structure, or improvement is highly visible to the public if it appears prominently and is easily observed by an average person standing or traveling upon a public right-of-way (including streets and sidewalks) or prominent and easily visible from a public park, beach, or other area generally open for public use. A building, structure or improvement highly visible to the public usually fronts public streets or other public areas.

SECTION 4 Zoning Modification Comments

1.4.1 Single Family Design Board Role in Commenting on Zoning Modification Requests

Requests for modifications to the Zoning Ordinance for individual projects are approved by either the Staff Hearing Officer (SHO) or the Planning Commission (PC) in accordance with SBMC §28.92.110. SFDB comment on modification requests occurs at Concept Review hearings prior to the request being heard by the SHO or PC. The SFDB's role in commenting on the modification is limited to whether the proposed modification poses aesthetic issues, such as inconsistency with neighborhood development patterns or exacerbates conflicts with the Single Family Residence Design Guidelines. General support or lack of support of a modification is a land use decision and is not the purview of the SFDB. Following is an example of SFDB comment on modification requests:

“The proposed modification *is/is not* aesthetically appropriate. The proposed modification *poses/does not pose* consistency issues with Single Family Residence Design Guidelines (*if applicable, include guideline reference number or numbers for reference*).”

- 1.4.2 **Zoning Modifications of Yard, Lot and Floor Area Regulations.** For modifications of yard, lot, or floor area regulations, comment to the SHO or PC on whether the modification promotes an appearance of uniformity of development is helpful because the promotion of uniformity of improvement is one of the available grounds for the approval of a modification of yard, lot and floor area regulations.

SECTION 5. Two Uncovered Parking Space Exception Requests

1.5.1 Requirements. For an exception of two uncovered parking spaces, the Zoning Ordinance requires:

1. The uncovered spaces shall not be located in any front yard on the lot;
2. The uncovered spaces shall be screened from public view;
3. If new pavement is proposed for any of the uncovered spaces and the site has an appropriate slope for permeable paving, then the new pavement shall be permeable;
4. Storage space with exterior access of at least 120 square feet of net floor area shall be provided on the lot;
5. The location of the parking and the design of the screening shall be reviewed and approved by the SFDB;
6. If the lot is located in the A, E, or R-1 zones and has less than 15,000 square feet of net lot area, the uncovered spaces may encroach up to three feet (3') into a required interior yard if a landscaped buffer is provided between the uncovered spaces and the adjacent interior lot line; and
7. The SFDB is to review the effectiveness of the project's proposed screening of the uncovered spaces from public view and the aesthetic quality of structures and landscaping related to automobile and bicycle parking and storage structures. The SFDB also determines whether the project is consistent with Neighborhood Preservation Ordinance findings, including neighborhood compatibility findings.

1.5.2 Recommended Project Aspects. Inclusion of the following items in an uncovered parking modification proposal will make the project more likely to be able to be supported. The SFDB reviews the aesthetic qualities of uncovered parking areas, permeable paving, landscaping plantings and hardscapes, storage structures or exterior cabinets, bicycle racks and shelters, or any other project aspects that arise from the two uncovered parking spaces exception proposal.

Recommended Items

- A. **Screened from neighbor views.** In addition to screening from public views as required by the Zoning Ordinance, the uncovered space(s) is effectively screened from neighbor views, and so noted by the SFDB in their comments on the project. Any gates proposed for screening may be required to be electronic, to ensure that they can be easily closed after each use.
- B. **Any converted garages to be appropriately designed.** For projects that include conversion of a garage to another use, garage door(s) are removed and driveway paving to the converted garage are replaced with appropriate landscaping.

- C. **Parking delineated.** The uncovered space is clearly delineated for parking use through the use of appropriate planting and hardscape landscape details. Landscape features prevent parking beyond the delineated parking spaces into other planted areas.
- D. **Appropriate shading.** Landscape planting ensures appropriate shading of the space to avoid the possibility of a future plastic/canvas shade structure. New shade trees should have leaf litter, pollen, or branching characteristics compatible with car parking, such as trees listed in the Architectural Board of Review Guidelines as appropriate for parking lots.
- E. **Appropriately designed storage.** At least 120 square feet of exterior accessible lockable storage suitable for the storage of yard maintenance equipment and hazardous household products is provided. Storage area and design should be adequate to the degree necessary to discourage future placement of lower aesthetic quality sheds.
- F. **Formal bicycle parking.** A formal bicycle parking area supports a modification because garages are typically where bicycles are securely stored. Formal bicycle racks with paved maneuvering room consistent with City Transportation standards would support an uncovered parking modification request as it would ensure bicycle parking is adequately addressed. Sheltered bicycle parking would further support the proposal.
- G. **High quality details proposed.** High quality design details and materials are provided in all of the project aspects that support the uncovered parking space, e.g., landscaping and hardscape parking area delineations, screening and shading, storage cabinet and bicycle parking provisions, and the provision of high quality design details as noted by the SFDB in their comments.

Additional Supporting Circumstances

The SFDB may also make note of any of the following additional supporting circumstances in their review of two uncovered parking space exception requests.

- A. **Constrained lot.** The design is needed for site development flexibility on a constrained lot, such as a lot that is less than 55' wide or less than 10,000 square feet; or
- B. **Facilitates effective response to legally non-conforming parking situation.** The proposal allows the applicant to avoid demolition of major portions of existing structures to accommodate an addition that triggers a two-car parking requirement where there was previously only a legal non-conforming one-car garage on site; or
- C. **Street-friendly façade.** The proposal results in an exceptionally "street-friendly" façade. Windows, and in some cases, a covered front porch, support neighborhood safety. Rather than an unfriendly, bulky, or windowless garage, an appropriately-scaled and detailed façade is featured; or
- D. **Open site design.** The proposal allows for a more "open" site design allowing more opportunities for sunlight, air circulation or landscaping.

PART II

LANDSCAPE DESIGN GUIDELINES

INTRODUCTION

Purpose of the Landscape Design Guidelines. To provide general and specific guidelines for landscape plan design and installation throughout single-family neighborhoods in the City. Landscaping should be used as a unifying element within a project to enhance a building site and help achieve project compatibility with existing surroundings while complying with applicable policies and regulations.

Relationship to the Santa Barbara General Plan and Coastal Plan. The Santa Barbara General Plan contains policies and direction regarding landscaping in the Land Use , Conservation, Environmental Resources and Seismic Safety Elements. City scenic routes, tree preservation, creek protection and other topics are covered in the elements. The Coastal Plan also contains landscaping direction; especially with regard to bluff-top development, views from Highway 101, and tree preservation and protection. The Zoning Ordinance and these SFDB General Design Guidelines & Meeting Procedures are intended to implement the General Plan and Coastal Plan policies.

Relationship to the Santa Barbara Zoning Ordinance. The Santa Barbara Municipal Code contains specific standards that must be met in landscape plans, including:

- Planting material standards (§28.87)
- Water conservation (§22.80)

These SFDB Guidelines and Meeting Procedures are intended to augment the Municipal Code by providing additional guidelines and details to complement topics in the Code, as well as to provide guidelines on additional topics. In the case of a conflict between the Municipal Code and these SFDB General Design Guidelines and Meeting Procedures, the Code requirements prevail over these SFDB General Design Guidelines and Meeting Procedures.

Basis for SFDB Landscape Design Guidelines. Many projects subject to SFDB review are required to have landscape plans. Projects in some areas, such as the Hillside Design District or the downtown grid, are subject to other design guidelines (see discussion in Part I of these SFDB General Design Guidelines & Meeting Procedures) which include direction regarding landscaping. However, many SFDB projects are not in an area with other design guidelines. These SFDB Landscape Design Guidelines clarify and expand on SFDB criteria for reviewing required landscape plans throughout the City.

Relationship to City Water Conservation Programs. The City provides full-color handouts which provide specific techniques on how to comply with the Landscape Design Standards for Water Conservation (Appendix A) and other sustainable landscaping techniques. Full-color handouts regarding sustainable and water-wise landscaping are available in the 630 Garden Street lobby area and on-line at:

www.santabarbaraca.gov/Government/Departments/PW/WCBrochuresAndMore.htm

- **Lawn Alternatives**, City of Santa Barbara Water Conservation Program
- **Sustainable Landscaping:** Resource Efficient Landscapes for Santa Barbara County, Santa Barbara County Water Agency and City of Santa Barbara Public Works Department
- **How to Be Water-Wise in Your Garden**, Family of Santa Barbara Water Providers
- **How to Water Your Garden**, Sunset, 2000
- **Water-Wise Gardening for California: Advice and Design Ideas for the 21st Century**, the Editors of Sunset

Also see www.sbwater.org for additional water-saving information.

Relationship to City Creeks Programs. These guidelines support the goals of the City's Storm Water Management Program (SWMP) as well as general creeks conservation goals. Some projects are required by the SWMP to implement storm water best management practices to retain water on site, or to treat water on site. For more information regarding the SWMP and other creek programs, see: www.SBCreeks.org

Guideline Organization. The SFDB Landscaping Guidelines are broken into four sections. The first section describes when Landscape Plans are required and licensing requirements. The second section consists of general landscape design guidelines applicable to all projects. Vegetation removal guidelines and their relationship with NPO vegetation removal findings is described in the third section. The last section covers special constraint area guideline topics.

SECTION 1 Landscape and Irrigation Plan Applicability, Licensing and Submittal Requirements

2.1.1 Landscape Plans

A. Applicability.

1. **New Single-Family Residential Unit.** A landscape plan is required for all new single-family residential units.
2. **Single-Family Residential Property Projects with Terracing Components.** Landscape plans are required where terracing projects occur in the hillside area. The plans are required to ensure fire hazard landscaping issues are addressed and to stabilize and beautify graded areas.

3. **Major Addition or Alteration Projects.** Projects involving substantial additions or alterations to existing developed sites may require landscape plans when:
 - a. Existing landscaped areas are proposed for removal or alteration and/or
 - b. New landscaping improvements are proposed.
 4. **Projects with Grading Work or Vegetation Removal.** Projects which propose substantial landscaping changes as a result of grading work or vegetation removal may require landscape plans or additional landscaping information at the SFDB's discretion.
 5. **Projects Which Involve Historic, Archaeological, or Environmental Resource or Hazards and Projects with Potential Public View Impacts.** Landscape improvements and a landscape plan may be required to address aesthetic concerns in the following cases:
 - a. When a proposed improvement involves a historic, archaeological, or environmental resource or hazard, and/or
 - b. To lessen potential project impacts to public scenic views.
 6. **Planning Commission Projects.** A Landscape Plan is required for projects subject to Planning Commission review unless waived.
- B. **Proposed Landscaping Shown on Site Plans.** Minor projects with landscaping that is not visible to the public may be exempt from providing a formal separate landscape plan as determined by the SFDB. In these instances, proposed landscaping may be shown on the site plan rather than on a separate landscape plan.
- C. **Plan Contents.** Landscape plans must be submitted prior to the SFDB project design approval hearing. See the Planning and Zoning Counter handout "Landscape Plan Requirements" for required landscape plan contents.

2.1.2 Plan Preparation Licensing Requirements

- A. **No License Required.** In general, in the following circumstances, landscape and/or irrigation plans may be prepared by an unlicensed person.
1. **Concept Review Plans.** Per Business and Professions Code §5641, no license is required to prepare landscape plans for projects for conceptual design and placement of tangible objects and landscape features or plans, drawings and specifications for the selection, placement or use of plants for a single family dwelling.
 2. **Final Plans - General.** Per Business and Professions Code §5641, plans presented for final approval which do not require grading or drainage plans may be prepared by unlicensed persons.
 3. **Plans for Own Property.** Per Business and Professions Code §5641, any person may prepare conceptual or final plans for any landscape project on a property they own.

4. **Irrigation Plans.** Property owners or irrigation consultants may prepare irrigation plans per Business and Professions Code §5641.6.
 5. **Advisories.** The SFDB may recommend, but may not require, that an applicant hire a licensed landscape architect to prepare plans for projects in the following circumstances:
 - a. The plan submittals are determined inadequate or otherwise do not meet minimum review standards; or
 - b. The proposed project involves extensive grading, revegetation or improvements with unique or sensitive habitats or environments.
- B. **License Required: Final Grading and Drainage Plans.** Per Business and Professions Code §5641, only a licensed landscape architect, registered or licensed engineer, architect, land surveyor; or landscape contractor who is contracted to install the landscaping may prepare construction documents, details or specifications for the tangible objects or landscape features, and alteration of site requiring grading and drainage plans. For example, drainage plans are sometimes required for Storm Water Management Plan compliance. Property owners preparing plans for their own property are exempted from the licensing requirement by Business and Professions Code §5641.1.

SECTION 2 General Guidelines

Landscaping is considered an integral part of a project's design. Landscaping can enhance the City's natural beauty and can complement new development as well as provide neighborhood cohesiveness. Landscaping embellishes and enhances new construction. Landscape plans should reflect consideration of overall site aesthetics. However, avoid using landscaping to correct problems of design, privacy or bulk. The architecture of a building should be of sufficient aesthetic quality to stand alone regardless of potential landscape changes over time. Landscaping improvements should:

- complement architecture;
- provide outdoor privacy areas;
- provide screening for undesirable views;
- provide usable and functional open space; and
- use appropriate water-wise plants, limited turf and efficient irrigation design principles.

The following general guidelines apply to all types of landscaping proposals:

2.2.1 **Site Layout and Massing.** Landscape massing refers to plant material that creates an appearance of substantial vegetation. The landscape plan should balance plant material and hardscape site elements such as walkways and walls.

- A. **Lot Landscape Coverage.** Landscape massing shall provide for a generous overall percentage of plant landscaping in relation to the site and lot hardscape. Paved areas should be minimized and planting areas maximized.

- B. **Neighbor Screening.** Where appropriate, consider screening plants, such as hedges, to create privacy between neighbors. Special care should be taken to ensure that mature hedge heights and sizes will fit the space and ensure that only a minimal amount of pruning will be necessary for maintenance. Hedges shall comply with SBMC §28.87.170.
- C. **Neighborhood Compatibility.** Landscaping visible from the street should be compatible with the surrounding neighborhood in plant type and scale. Site elements such as walls, steps, fences, etc. should be compatible with neighborhood elements in scale, color and materials.
- D. **Trees for Shade and Weather Protection.** Canopy, skyline, and specimen trees shall be provided for shade and weather protection.

2.2.2 **Plant Selection.** Plant selection for the landscape plan should consider principles of sustainable landscaping and be sensitive to the elements described below.

- A. **Blending with Existing Vegetation.** Blend the type, coloring, size, and height of proposed vegetation into existing vegetation.
- B. **Growth.** Consider appropriate plant selection and location to:
 1. Reduce the potential for normal plant material growth to significantly block an adjacent property's primary scenic view or sunlight (solar access), and/or
 2. Achieve privacy screening and produce a desired aesthetic result. Select plants that can grow to the necessary screening height without having to be pruned.
 3. Ensure vegetation scale consistent with public view preservation called for in the Coastal Plan and General Plan (e.g., Land Use Element City Scenic Routes).
- C. **Adaptability.** Emphasis shall be placed on the concept of "Right Plant/Right Place." Select plants that are naturally adapted to the growing conditions of the site such as soil type, slope, climate tolerance, space limitations, etc.
- D. **Native and Mediterranean Plants.** Use native plants whenever possible. Where non-native species are used, emphasize plants from other Mediterranean climate regions.
- E. **Fire Retardant Landscaping.** Use fire retardant landscaping where possible. See Section 2.4.3 High Fire Hazard Area Landscape Design and Appendix B for information about High Fire Hazard Area landscaping requirements. A list of plants which are highly flammable and should not be planted in the High Fire Hazard Area is included in Appendix B.
- F. **Invasive Plants.** Avoid invasive plant use, especially in, or adjacent to, environmentally sensitive habitat areas. Carefully select plants to avoid species that might migrate from the landscape and become "weeds." (Refer to the attached Appendix C List of Invasive Plants, derived from a list published by the California Exotic Pest Plant Council.)

- G. **Plant Spacing and Height.** Space plants according to their mature size, allowing for plant maturation without crowding or root damage. Consider mature plant height to avoid unnecessary pruning and hedging, especially under windows and eaves of structures and along property lines.
- H. **Group by Plant Needs.** Plants with similar cultivation, watering and sun/shade requirements should be grouped together into hydrozones and designated to separate appropriate valve types, per SBMC §22.080.020.
- I. **Limit Turf.** Use turf only in areas where appropriate for recreational uses. Adhere to turf reduction percentage requirements in SBMC §22.080.020. Consider lawn alternative species.
- J. **Natural Plants.** Plant landscaping should consist of real plants. Artificial plastic plants or the use of synthetic turf is not allowed in parkways or publicly visible locations. The use of synthetic turf may be approved at other less visible areas but is generally discouraged.

2.2.3 **Sustainability Principles.** Guidelines throughout this document support sustainable principles. Landscape and irrigation system design should reflect consideration of sustainable landscaping principles and be sensitive to elements described below. Also, see the additional sustainability concepts in Special Area Guidelines, Section 4 of this Part 2.

- A. **Preserve Existing Vegetation.** Preserve existing vegetation and significant trees as much as possible (See Section 3 of this Section 2, Tree and Vegetation Preservation).
- B. **Natural Features and Graded Areas.** Avoid unnecessary grading and removal of soil. Protect existing natural features and re-vegetate graded areas as soon as possible.
- C. **Climate Buffering.** Use landscaping to control sun and wind. For example, the use of deciduous trees and/or vines on the south sides of buildings can provide passive heat in the winter and cooling in the summer.
- D. **Erosion-Prone Areas.** Consistent with the Seismic Safety Element, species that add weight to a hillside (such as ice plant) shall be avoided on steep hillsides or adjacent to bluff top areas susceptible to erosion. Deep-rooted species that assist in stabilizing slopes and control erosion are encouraged.
- E. **Water Efficiency.** Water-efficient landscaping is mandatory per SBMC §22.80.020. Landscaping and irrigation shall be planned with consideration for water conservation through use of water-wise plant species, water-efficient irrigation systems and other methods listed in SBMC §22.80.020, including using drip irrigation and mulching and designing irrigation to minimize runoff.
- F. **Reducing Runoff.** Plant species that require significant watering (such as turf) shall be avoided on steep hillsides or narrow pathways, planters and parkways. Such areas are difficult to irrigate without significant runoff. Note the requirements in SBMC §22.80.020.

- G. **Irrigation.** Use water-efficient irrigation systems, including drip irrigation, micro sprayers, bubbler and rotating spray nozzles. Use smart irrigation controllers and rain sensors. Note the requirements in SBMC §22.80.020
 - H. **Waste Minimization.** Sustainable landscape planning that protects the environment by using minimal resources and creating minimal waste is encouraged.
 - I. **Stormwater Management Program (SWMP).** Santa Barbara neighborhoods most commonly drain to local creeks, which then flow to the ocean. Non-point source pollution such as pesticides and fertilizers from lawns, heavy metals from driveways and pet waste pose a significant threat to the quality of life on our beaches and streams. Stormwater should be viewed as a resource with environmental and educational significance that can give unique character to neighborhood landscapes. Bioswales, infiltration areas, vegetated filter strips, porous paving, rainwater cisterns, and rainwater gardens should be incorporated into site design to allow biofiltration of sediment and pollutants, to slow down potentially damaging flows, and to increase the presence of nature within the community. These measures are very attractive, low tech, low cost, low maintenance and provide significant benefits to our environment. Appropriate choice of plantings and irrigation for the site helps reduce urban runoff and the subsequent non-point source pollution.
 - J. **On-Site Water Retention and Natural Drainage.** Use methods to retain water on the site to recharge groundwater and to use for future watering (e.g., cisterns). Design landscaping to enhance natural drainage and biofiltration of pollutants through the use of bioswales, detention basins and other techniques.
 - K. **Permeability and Percolation.** Use urban runoff/pollution control Best Management Practices to maximize the permeability of sites and on-site percolation of runoff. For example, design projects to minimize paved areas, collect runoff on-site, or maximize hardscape area permeability with brick or pavers on sand.
 - L. **Drainage Flow.** Use natural watercourses, earth swales, v-ditches, drywells and water dissipation devices to enhance drainage flow on and through the site.
- 2.2.4 **Street and Driveway Design.** Street and driveway designs should utilize the following design concepts.
- A. **Grading Exposed Excavations and Retaining Walls.** Design streets or driveways to limit grading quantities and steep, exposed excavations and avoid the use of retaining walls where possible.
 - B. **Street and Driveway Widths.** Limit street and driveway widths to reduce paving quantity and encourage slower vehicle speeds, while providing adequate access. Consider the use of ribbon driveways, pavers and other materials that decrease the amount of pavement and increase permeability. Please note: applicants must consult with the Fire Department and Transportation Division regarding alternative paving methods.

- C. **Garage Orientation.** Where possible, orient driveways and garages to be street-friendly, so that garage or carport openings are not facing directly onto streets.
- D. **Sidewalk Widths.** Provide street sidewalk widths that allow for landscaped parkways to buffer pedestrians from street traffic where feasible.
- E. **Street Trees.** City street trees should be incorporated into a project when none exist and/or at locations recommended by the SFDB or City Arborist and the Street Tree Master Plan. Any street tree removal is subject to Park Commission approval.
- F. **Plants and Irrigation in Parkway.** Water-wise plants are required and turf is prohibited in parkways. Drip irrigation or low precipitation rate sprinklers/bubblers are encouraged and irrigation must be designed to minimize runoff. See the City's list of recommended plants for parkways.

2.2.5 **Tree Root Barrier Guideline.** The SFDB may suggest or condition that an applicant study or confer with a tree expert (landscape architect, the City arborist or certified arborist) to offer recommendations as to whether a root barrier should be required to be installed. Root barriers may be suggested for a proposed tree location where the roots are within four feet of any hardscape, on-site or off-site, and may potentially affect buildings, sidewalks, paved pathways, curbs, etc. Palm trees do not need root barriers. Barrier placement is not recommended for a tree installation when existing trees are in close proximity because installation may damage roots of those trees.

SECTION 3 Tree and Vegetation Preservation

2.3.1 **General.** Development should be sensitive to existing mature trees as they are a valued community resource. One of the Conservation Element's goals is to prevent unnecessary tree removal. Mature trees should be integrated into project design rather than removed. All feasible options should be exhausted prior to tree removal. Preservation and protection of existing significant trees is a primary goal of a landscape design and a site design.

2.3.2 **Projects Proposing Tree Removal.** If existing tree preservation is not possible, tree loss may result in required tree replacement(s).

- A. **General Tree Replacement Standards.** Trees four (4) inches in diameter or greater at four feet six inches (4'6") above grade in height removed shall be replaced on site on a minimum one-to-one basis, unless an alternative replacement ratio is deemed necessary as part of the environmental review process. The standard required mitigation for tree loss is a 3:1 ratio replacement. This standard can also be increased up to 10:1 depending on the type of tree removed, lot size, and size and expected survival rate of replacement trees.

The appropriate replacement size shall be determined through the environmental review process in conjunction with SFDB review depending on the size and biological value of the tree and on-site conditions. (See Tree Protection and Replacement Standards, below).

B. Tree Protection and Replacement Standards.

Consistent with Environmental Resources Element Biological Resources policies ER11 and ER12, 1979 Conservation Element Visual Resources Policies 1.0, 2.0 and 4.0 and 1979 Conservation Element Biological Resource policies 4.0 and 5.0; efforts shall be made to preserve trees, in particular, native trees, including oak trees, and specimen trees are subject to the following guidelines:

1. **Earth Disturbance Prohibitions.** No earth disturbance is allowed in the circular area one-third the distance of the overall canopy/dripline as measured from the trunk. (For example, if the tree canopy is 30 feet, no work can be done in the first 10 feet from the outside edge of the trunk in all directions.) In other areas under the canopy/dripline, earth may only be disturbed with hand tools.
2. **Arborist's Report.** Any work within the general vicinity of the dripline of a tree may require an Arborist's Report. If an Arborist's Report is required, the SFDB may defer to the report's recommendations.
3. **Paving.** Paving and other non-permeable surface encroachment under native and specimen tree canopy/driplines should be minimized. For oak trees, minimal paving is allowed under the canopy due to the sensitivity of their shallow surface roots and their sensitivity to disturbance. If paving or other non-permeable surfaces encroach within a canopy, no more than 25% of the total area beneath the canopy/dripline can be covered and paving may only be placed by hand or with hand tools.
4. **Distance from Structures.** The edge of all new structures should be placed a minimum of five (5) feet from the expected mature native or specimen tree canopy/dripline at the time the structure is approved.
5. **Protection Notes.** Proposed projects which may impact existing native or specimen trees are required to submit Tree Protection notes as part of the final landscape submittal. Notes shall be located on all site and/or grading plans.
6. **Replacement Dimensions.** If it is determined that a native or specimen tree is to be removed, the diameter of the required replacement tree(s) will be equal to or greater than one-quarter the diameter of the existing tree (e.g., a 16-inch-diameter oak will be replaced with one measuring no less than 4 inches). Smaller tree replacement sizes than this formula may be specified in some cases to ensure replacement tree availability.

2.3.3 **Condition of Approval for Specific Tree or Planting.** The SFDB may conditionally approve projects to maintain **specific** plantings or trees. The **specific** planting or tree aspects of a plan to be maintained are noted on plans. Plantings or trees specifically noted to be maintained would need a Community Development Department permit (CDD permit) to be altered in the future.

2.3.4 Tree Removal and Replacement Permits and Exceptions

- A. **A Parks and Recreation Department Tree Permit** (P&R Permit) is required to significantly alter, remove, or replace the following trees:
1. Front Setback Trees (as defined in SBMC §15.24.010); or
 2. Designated historic or specimen trees (as defined in SBMC §15.24.010); or
 3. Parkway Trees (as defined in SBMC §15.20.020)

Exception to P&R Permit: Dead, diseased or hazardous trees, other than parkway trees, may be removed without a P&R permit or Community Development Department permit (CDD permit) (See SBMC Chapter §15.24 for specific requirements). **However, even though a permit may not be required for the removal, in some cases, a CDD permit for the replacement tree may be required** within 30 days if the replacement tree is not “substantially similar” as defined in Section 2.3.7.B of these guidelines.

- B. **SFDB Review and a Community Development permit (CDD permit)** is required to remove a tree on a lot where a zoning regulation (such as §28.90.001.I or §28.90.100.G) or a specific condition of approval for the development on the lot specifically require(s) the installation and maintenance of specific trees or plantings.

C. **Exceptions to 2.3.5.A and 2.3.5.B:**

1. Dead, diseased or hazardous trees, except parkway trees, may be removed without a P&R or CDD permit (see SBMC Chapter §15.24 for specific requirements). However, the removal of a tree where specific conditions of approval for the development on the lot require the installation or maintenance of the specific tree, or a tree required in association with parking per SBMC §28.90.001.G or SBMC §28.90.001.I may require a permit for subsequent tree **replacement** within 30 days.
2. A permit is not required to remove a tree where specific conditions of approval for the development on the lot require installation or maintenance of the specific tree if the tree is replaced with a tree that is “Substantially Similar”, defined below in Section 2.3.7.B of these guidelines.

- D. **No permit** is required to remove or replace a tree if the tree is not any of the following: 1. a setback tree, 2. a designated tree protected pursuant to Chapter 15.24 of the Municipal Code, 3. a parkway tree, or 4. a tree where conditions of approval for the development on the lot require the installation or maintenance of the tree such as a tree required with parking or a tree that is part of approved landscaping.

2.3.5 Landscape Removal and Replacement Permits and Exceptions

An alteration to landscaping where specific conditions of approval for the development on the lot require the installation or maintenance of specific plantings requires SFDB approval and a CDD permit. Note: If a tree removal is involved, see Section 2.3.5 above.

Exception: Substantially Similar Replacements. As allowed by the SBMC, a CDD permit is not required for the replacement of landscaping or other improvements subject to protection by specific conditions of approval to install or maintain specific plantings, as long as the specific plantings are replaced with plantings that are “substantially similar” (as defined in section 2.3.7.B of these guidelines) to the approved plantings.

2.3.6 Hillside Design District Vegetation Removal: Vegetation Removal Ordinance and Neighborhood Preservation Ordinance (NPO).

There are specific vegetation removal types and quantities that may require a vegetation removal permit and SFDB review in the Hillside Design District. For example, a vegetation removal permit may be required for some forms of weed abatement. Refer to SBMC 22.10 for exemption categories.

NPO findings are made for appropriate grading and for native tree protection on steep slopes in the Hillside Design District. The SFDB strongly encourages native vegetation preservation. SFDB NPO findings must be made for project approval.

2.3.7 Definitions

A. **Original Planting Purpose:** The function or purpose of a tree or plant(s) on an approved landscape plan, sometimes explicitly stated, sometimes not. For example, tree or planting purposes can include: privacy protection, preservation of solar access, shade provision, visual framing of a building, style consistency, visual interest, historic preservation, erosion control, appropriate species near a biologically sensitive area, etc.

B. **Substantially Similar Tree or Landscaping Replacement:**

Replacement trees or landscaping shall be considered “substantially similar” and therefore exempt from a CDD permit if they meet either of the following descriptions:

1. The replacement tree or landscaping:
 - a. Is the same species of tree or plant(s) as the tree or landscaping being replaced; and
 - b. Can be replaced with a reasonably proportionate tree per Item 2.a., below; and
 - c. Is at least as large as the approved landscape plan tree or plant(s) planting size, and a minimum of five gallon planting containers for trees; and
 - d. Is compliant with current regulations, including those listed in item 2.d., below.

OR

2. The replacement tree or landscaping is a different species than the approved landscaping species to be replaced and the proposed species meets the following four criteria a., b., c., and d.:
 - a. The size of the removal or replacement meets the following applicable criteria:
 - i. Measurement of trees proposed for removal are less than 12" in diameter at 4'6" above the ground and less than 20' tall; and
 - ii. The area of cumulative changes to conditionally approved plants is less than 1,000 square feet in the front yard and less than 20% of the total landscaped area; and
 - iii. A vegetation removal permit is not triggered per SBMC §22.10.
 - b. Characteristics of the proposed replacement tree or plant(s) continue to achieve the original planting purpose, as defined in Section 2.3.7.A of these guidelines, through the following tree or plant aspects:
 - i. height (at present and maturity); and
 - ii. canopy (at present and maturity); and
 - iii. general branching characteristics; and
 - iv. nature of the foliage; and
 - v. flowering characteristics (frequency, color, etc.); and
 - vi. drought tolerance; and
 - vii. water conservation of the existing plant or tree and the proposed replacement plant or tree; and
 - viii. biological compatibility with any surrounding biologically sensitive areas
 - ix. size of tree or plant(s) and their root structure at planting (must be at least as large as the approved landscape plan tree or plant(s), and if planting size is not indicated, then at least 5 gallons.); and
 - c. The replacement is not likely to introduce new biological issues:
 - i. The replacement does not introduce non-native species in an area where native species are predominate; and
 - ii. Replacement does not occur within 50 feet from the top of a coastal bluff per California Coastal Commission regulations; and
 - iii. Replacement does not occur within 50 feet from the top of creek bank as established on an approved plan or section drawing. If there is not a top of creek bank identified on an approved plan or section drawing, then the top of creek bank will be determined; and

- iv. Replacement does not occur within an area of 30% slope or greater; and
- v. The replacement does not introduce an invasive or noxious species as defined in Appendix C of these design guidelines or California Codes 7206, 7207, 7501; and
- vi. Native landscaping will not be removed.
- d. Complies with codes applicable to the proposed tree or plant(s) removal or replacements, including:
 - i. Appeal Jurisdiction of Coastal Zone regulations
 - ii. City Right of Way regulations (SBMC §15.20.110)
 - iii. “Specimen” or “historic” tree requirements (SBMC §15.20.020 & §15.24.060); and
 - iv. Front setback trees requirements (SBMC §28.04.435 & §28.04.620); and
 - v. Parking lot landscaping regulations (SBMC §15.24.020)
 - vi. Hillside Design District Vegetation Removal requirements (SBMC §22.68.060 & §22.10.040)
 - vii. Automobile parking in a setback criteria (SBMC §28.90.001.H); and
 - viii. Parking in front yard required screening (SBMC §28.90.001.I); and
 - ix. Required screening for uncovered parking (SBMC §28.90.100.G); and
 - x. Landscape water conservation requirements (SBMC §22.80); and
 - xi. The replacement does not create water waste from plumbing and irrigation systems (SBMC §14.20); and
 - xii. Storm Water Management Program (State Water Resources Control Board Water Quality Order 2003-0005-DWQ, City of SB SWMP); and
 - xiii. High Fire Hazard Area requirements (SBMC §8.04.020) including Fire Department approval and compliance with distance and plant material requirements; and
 - xiv. Solar Shade Control Act regarding protection of existing solar energy systems from shade caused by neighbors. (California Public Resources Code Sections §25980-25986); and
 - xv. Maximum screen or hedge heights or sharp wire regulations (SBMC §28.87.170).

SECTION 4 Special Areas

2.4.1 **Hillside Residential Landscape Design.** Landscaping in hillside areas should be sensitive to the community's view of the new development, as well as the view from the subject property. Plantings should soften the appearance of new home, major addition, and retaining wall project components. The following guidelines are specific to hillside areas of the City.

- A. **Appearance.** Landscaping should visually diminish the mass of structures as viewed from the community. Plantings should be selected from a palette of California native plants or Mediterranean plants that blend into the hillside and frame views. Plantings should not distract from the natural hillside profile. For example, palm tree installation would be discouraged, especially along ridgelines. Also, brightly colored flowers such as begonias planted to cover large areas of publicly visible fences and walls would be discouraged because they contrast with the surrounding hillside when viewed from a distance.
- B. **Natural Surroundings.** Oak woodlands, steep slopes, bluffs, creeks, watersheds, or other native habitats should be evaluated by a biologist, arborist, or landscape architect to determine the appropriate landscape plant selection and maintenance to minimize negative effects on natural areas.
- C. **Grading.** Grading should be minimized.
- D. **Slope Failure.** In the event of slope failure, a soils engineer, geologist or landscape architect may be required to recommend appropriate mitigation for plantings and/or irrigation installation as well as erosion control measures.
- E. **Erosion Control Measures.** Erosion control measures should also be included on hillside landscape plans. Also, refer to the Seismic Safety Element Landslides Hazard Reduction recommendations section.

2.4.2 **Creeks, Water Courses and Wetlands.** Projects near creeks, water courses and wetlands are subject to the following guidelines. These projects should also be designed with special consideration for consistency with the Sustainability Principles outlined in Section 2.2.3 of this Part II.

- A. **Degradation Prohibition.** Development in and adjacent to creeks shall not degrade the creeks or their riparian environments. Where existing creeks, watercourses, and/or wetlands provide a natural environment, avoid removal of these environments.
- B. **Native Plant Species.** Protect, maintain, enhance, and/or restore native plant species and vegetation in areas along natural creeks, watercourses and wetlands.
- C. **Expert Use.** Consult a licensed landscape architect and/or biologist to provide recommendations and/or specifications to plant, protect or revegetate a site. In many cases, a biologist will be required to participate in the development of restoration and/or revegetation plans.

- D. **Immediately Adjacent Landscaping.** Only native, non-invasive vegetation shall be planted immediately adjacent to creeks, watercourses and wetlands. Also, see Conservation Element and Local Coastal Plan direction regarding development on bluffs.
- E. **Buffer Landscaping.** Vegetative buffers shall be provided between natural areas and developed or high-use areas. Buffer vegetation should be native, but may include non-native vegetation if it is non-invasive.

2.4.3 High Fire Hazard Area Landscape Design

- A. **Defensible Space.** Meet defensible space requirements around structures as required by the Fire Code, consistent with Fire Department High Fire Hazard Area Landscape Design Guidelines. The guidelines specify drought-tolerant, fire-resistant plants and plant placement to reduce wildfire hazards. Please consult with the Fire Department's Wildland Fire Specialist.
- B. **Native and Fire Retardant Vegetation.** Native and fire retardant vegetation must be used for major cut and fills slope landscaping where development occurs on hillsides. Within vegetation management areas as identified in the Wildland Fire Plan (Community Fuel Treatment Area and Vegetation Management Units) vegetation shall be designed to reduce the amount of flammable vegetation. Please consult with the Fire Department's Wildland Fire Specialist.

PART III

MEETING PROCEDURES

SECTION 1 Introduction, Interpretation and Application

The SFDB Meeting Procedures provide direction to SFDB members, city staff and the public as a whole. Nothing herein shall be interpreted in a manner contrary to the requirements of State law or the Municipal Code and in the event of a conflict between the requirements of State law or the Municipal Code and these guidelines, State law or the Municipal Code shall prevail. Staff will make periodic updates to the SFDB General Design Guidelines & Meeting Procedures to implement preferred procedures and guidelines and reflect changes in the regulatory environment.

SECTION 2 General Information and Procedures

3.2.1 General Information

- A. **Meeting Dates and Location.** The full Board SFDB meetings generally occur every other Monday in the David Gebhard Public Meeting Room, Community Development Department, 630 Garden Street, Santa Barbara, California. The SFDB meetings may be televised live on the local Government Access channel. Agenda items are scheduled as time-certain with the final item usually scheduled for no later than 8:00 P.M. Please note changes may occur to the meeting agendas due to postponement of items as described in Section 3.2.7.B.

If a holiday falls on Monday, meetings will be held on the following Tuesday or at the discretion of the Board. The Consent Calendar review occurs at 11:00 A.M. on the same day and it is also held in the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, California.

Occasionally there is a need to cancel a regular meeting or to hold a special meeting. Dates and times of such meetings shall be posted in the usual manner as specified in Item 3.2.1.E "Notice and Posting."

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, the Planning Division should be contacted at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

- B. **Applications and Filing.** Application instructions are available at the Community Development Department/Planning and Zoning Counter at 630 Garden Street and on-line. Business hours are 8:30 A.M. to 4:30 P.M., Monday through Thursday and every other Friday. For a current list of office hours, and a schedule of Friday closures, please visit the City's website at www.SantaBarbaraCA.gov under *City Calendar* or call (805) 963-0611.

Applications are accepted for the next available agenda based on a first-come-first-served basis. Applications will be date-stamped and submittal times are logged to assist Staff in determining project priority. Projects requiring a noticed hearing will be scheduled accordingly after an application is received. For example, approximately two and a half weeks is needed to schedule a project that requires a noticed hearing. Applications deemed incomplete by Staff or which have major zoning issues shall not be placed on an agenda. Staff will also consider the following factors when scheduling items: availability of City Staff, review level required, expected public comment and number of items submitted.

- C. **Licensing Advisory.** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of SFDB plans for single-family dwellings of wood frame construction and not more than two stories and a basement in height. See additional information regarding landscape plan licensing advisories in Part II of these guidelines.

- D. **Application Completeness.** Due to the high volume of projects that require SFDB review, it is important for applicants to submit complete applications. (Please refer to the handout available at the Planning and Zoning Counter entitled “Design Review Submittal Packet,” which describes the elements of a complete application.) Failure to submit a complete application may result in Planning Staff refusing to accept the application at the Planning Counter or the inability to place a project item on the next available agenda. The SFDB may deem an application incomplete, for example, if the application submittal lacks sufficient photographs or does not provide required information.
- E. **Notice and Posting.** Both the regular agenda and consent calendar are posted for public review on the outdoor bulletin board at 630 Garden Street adjacent to the David Gebhard Public Meeting Room, and in the public counter area at 630 Garden Street. Agendas and minutes are also available on the Community Development Department’s website at www.santabarbaraca.gov/sfdb.
- F. **Fees.** Fees are based on the size, scope and type of project proposed. Staff will determine appropriate application fees based on the current fee resolution adopted by the City Council. Staff at the Planning and Zoning Counter can provide the most recent information, and the fee schedule is available on-line at: www.santabarbaraca.gov/Resident/Home/Forms/planning.htm

G. Staff Contact

Community Development Department
Planning Division
630 Garden Street
Phone: (805) 564-5470 Fax: (805) 897-1904
Website: www.santabarbaraca.gov
e-mail: SFDBSecretary@santabarbaraca.gov
or Planning Technician, in the following format:
FirstInitialLastName@santabarbaraca.gov

3.2.2 Agenda Organization. Agendas for a meeting are organized on an approximate "time certain" basis. The following agenda order usually applies. However, the agenda times are subject to change in that an item may be heard either earlier or later than noted in the approximate schedule due to continuances or postponements of agenda items. It is recommended that people arrive at least 15 minutes before the approximate time for their item of interest because the actual timing of items is subject to change based on the length of other agenda items.

Wherever the proposed Floor-to-Lot Area Ratio (FAR) exceeds 85% of the maximum FAR allowed under the Municipal Code or 85% of guideline FARs in the Single Family Residence Design Guidelines, or wherever a covered deck area exceeds 400 square feet, a notation will be made on the agenda for the item.

Instructions for the SFDB regarding the review level that may take place for the project are indicated in bold face letters in parentheses under each project description.

A. General Business

1. Public Comment.
2. Approval of minutes.
3. Consent Calendar.
4. Announcements:
 - a. Staff Announcements such as requests by applicants for continuances and withdrawals, and future agenda items.
 - b. Board Member Announcements.
5. Subcommittee Reports: Standing and Ad Hoc Subcommittees. These reports are brief announcements, and do not involve general SFDB discussion or actions. If members wish to discuss the substance of a subcommittee report, members must request that staff properly agendize the topic under "Discussion Items" at a future meeting of the SFDB.

B. Discussion Items

C. Appeals

D. Concept Review (continued items first, followed by new items)

E. Project Design Approval (continued items first, followed by new items)

F. In-Progress Review

G. Final Approval (continued items first, followed by new items)

H. Review After Final Approval

3.2.3 Notices

- A. **Consent and Full Board Items.** Some projects require a noticed hearing before the SFDB. When a noticed hearing is required, written notice of the hearing is mailed to the applicant, the owner of any lot within 300 feet of the project, and interested parties in the City database. In addition, a “Notice of Development” sign is posted on the site of the proposed project and “door to door” flier noticing must be given to residents on the 10 closest lots. If a project requires another land use decision by the City Council, Planning Commission, or Staff Hearing Officer, the notice for the first Design Review hearing shall comply with the notice requirements for that hearing body. The purpose of these notices is to provide an early opportunity for adjacent property owners and occupants to comment on development proposals that may impact their property. (See Santa Barbara Municipal Code §22.69.040 for the types of applications that require a noticed hearing and the specific noticing requirements).

If the Community Development Director or appointed representative determines that plan substitutions constitute a substantial change from the previously noticed plan (including, but not limited to, changes to the project’s, size, bulk, scale, form or design), the Community Development Director or appointed representative may require the project to be re-noticed for another public hearing. The Community Development Director or appointed representative may also require an additional noticing fee to be paid by the applicant in these cases.

- B. **Pre-SFDB Review Applicant Workshop.** Single family home project proposals in excess of 100% of the maximum FAR specified in the Municipal Code are required to have a workshop prior to the first SFDB hearing for the project. The applicant is required to invite all property owners within 100 feet of the project to a workshop held at least 10 days after the workshop invitation is mailed. The workshop invitation must include a description of the proposed project. A workshop invitation must also be mailed to the City Planning Division to the attention of the SFDB Planning Technician. The applicant must show plans and a project description at the workshop and listen to any neighbor concerns. The applicant is responsible for summarizing the workshop results to the SFDB at the first Concept Review hearing.

3.2.4 Project Presentation/Plan Substitution

- A. **Plan Presentation.** All levels of review with the exception of the Consent Calendar require the presentation of the project by the applicant or the applicant's representative. If no one is available to present an item on behalf of the applicant, the agenda item shall be continued indefinitely. The applicant or the applicant’s representative will be responsible for rescheduling the project. Applicants may always submit additional information, architectural details, or notes on additional plan sheets at the hearing when the additional information is consistent with the agendized project (the plans submitted at the time the project was agendized).

- B. **Plan Substitution.** Plans originally submitted and filed for a particular meeting or review are generally not allowed to be substituted by applicants at the time of the scheduled meeting date. This policy is intended to ensure that approvals are not obtained without proper Staff oversight and to ensure an adequate opportunity for public review prior to the meeting. The exceptions to this general policy are explained below. Plans may not be substituted at the first mailed noticed Concept Review Hearing or when a Project Design or Final Approval is being requested.

Plans may be substituted at non-mailed notice Concept or In-Progress reviews if the following conditions have been met:

1. Proposed site plan does not have any changes that would require a Zoning Modification;
2. Proposed building heights, site plans and elevations are substantially consistent with agendized plans;
3. The project has the same level of zoning compliance as agendized plans; and
4. A completed Plan Substitution form is submitted to Staff. If the newly substituted plans are not substantially consistent with agendized plans, the new plans will be agendized for a future meeting.

3.2.5 Public Hearings and Public Comments

- A. Official public hearings, whereby a mailed notice of a project has been sent to nearby property owners and other interested parties, will be announced by the Chair as an opportunity for public comment prior to SFDB comment on plans. No more than one mailed notice public hearing is required to be held at the SFDB on any particular development project unless the project has changed substantially from the original application. For agenda items which are not official mailed-notice public hearings, the Chair will invite members of the public, who have submitted request to speak forms, to speak on the items prior to SFDB comment. For all agenda items, speakers who wish to comment on a project may be asked to limit their speaking time to no more than two minutes. The SFDB may adjust the length of time each person speaks based on the number of people who wish to speak. In order to manage meeting length, Staff will generally limit the total number of mailed noticed public hearings scheduled per SFDB meeting to no more than four.
- B. The SFDB recommends that interested neighbors work together either to organize their comments or to select one person to represent the neighborhood and speak on the group's behalf. The following examples of public comment types are appropriate:
- aesthetic issues
 - design issues
 - neighborhood compatibility
 - compliance with the "Good Neighbor Guidelines"

Comments on topics that may not be within the SFDB's purview, such as the following, are discouraged:

- site land use or zone designation
- project affordability

- C. The SFDB shall consider public comments directly related to aesthetic issues involving neighborhood compatibility, architecture and landscaping issues. The Board may also consider neighborhood input regarding Neighborhood Preservation Ordinance compliance findings, such as grading, tree removal and/or mass, bulk, and scale of the development. These general guidelines are in place to manage meeting duration each week.

3.2.6 Review Levels. See the SFDB Checklist available at the Planning Counter or the City's website for specific submittal requirements for each level of review.

A. Concept Review

1. Concept review is an informal review process during which no formal action is taken. Applicants are required to submit a complete site plan but encouraged to present preliminary sketches and/or conceptual drawings. SFDB comments are made that give the applicant general directions for future review.

Applicants are encouraged to respond to all SFDB comments thoroughly in order to avoid more than two (2) concept reviews prior to Staff Hearing Officer or Planning Commission review, if possible.

2. The SFDB may request a site visit or story poles to be placed at the site prior to taking action on the application. The SFDB may also determine in concept review that additional submittals are required to help determine the project's consistency with Neighborhood Preservation Ordinance Findings. See Section 3.2.8. below for a list of the findings. Additional submittals are required when a single-family home project exceeds 85% of the maximum FAR, unless waived by the SFDB.
3. Concept review considers broad issues such as site planning, general architectural style and the project's relationship to its site and neighborhood.
4. Concept review is required prior to any other City reviews (such as environmental review, Planning Commission, etc.), and before any formal action is taken by the SFDB. Project design approval is not usually granted at a concept review level. Generally, an application should receive "positive comments" from the SFDB prior to the project's placement on another review body's hearing agenda.
5. A concept review does not result in formal action and, therefore, may not be appealed.

6. The Board may move a concept review item to a project design review level and give a project design or final approval if sufficient information has been provided and no other discretionary review is required.
- B. **Planning Commission Comments.** SBMC 22.69 specifies that the SFDB may refer projects which are highly visible to the public to the Planning Commission for design comments prior to SFDB's project design approval of a project.
- C. **Project Design Approval**
1. Project design approval occurs prior to preparation of working construction drawings. The plans should reflect all applicable Planning Commission conditions and City Departmental conditions of approval.
 2. Project design approval is the most important approval of plans and determines the site plan configuration and design that must be followed in the working drawings. Any substantial changes after project design approval will require a new review and approval.
 3. All significant elements of the architectural appearance, landscaping and site/building orientation must be found consistent with applicable guidelines in order to receive approval at this level of review.
 4. Environmental review, Planning Commission approvals, and other discretionary review, if required, must be completed prior to project design approval.
 5. For purposes of Government Code §65950, a project design approval shall be considered to be "approval" of the project by the SFDB and concludes the discretionary phase of project review. It shall constitute the substantive SFDB design approval of the project which is appealable; however, final approval of all details, including landscaping, is still required prior to issuance of building permits.
- D. **In-Progress Review.** Applicants are encouraged to schedule an "in-progress review", which occurs after project design approval. If the SFDB has expressed concern about a specific item (e.g., details, colors, etc.), the applicant may be requested to submit "in progress" drawings to assure that the drawings are consistent with the project design approval.
- E. **Final Approval.** Final approval of completed working construction drawings occurs prior to submittal for a building permit.
1. Final plans will be approved if they are in substantial conformance with the plans given project design approval. If the applicant proposes substantial changes to the plans after project design approval, a new project design approval will be required. All Planning Commission Conditions of Approval shall be included on the plans.

2. All details, color samples, door hardware and exterior lighting fixtures shall be included for review. The “Design Review Final Approval Submittal Checklist”, indicating sheet numbers where plan details are located within plan sets, must be submitted with the final proposed details.
 3. A final approval may be obtained subject to conditions that allow minor details to return on the Consent Calendar.
- F. **Review After Final Approval.** Review after final approval occurs when there is a proposed change to a project after final approval of the project has been granted. Plans submitted should include all information on drawings, which reflect the proposed changes. If changes are not clearly delineated or shown, they cannot be construed as approved. Additional fees are charged for a “Review After Final Approval” consideration. Any changes to a project for which “Review After Final Approval” is requested shall be subject to a substantial conformance determination for conformance with the final approval.
- G. **Consent Calendar.** The Consent Calendar is meant to expedite the review of minor projects. One SFDB member who is assisted by Staff reviews the Calendar. Applicants are advised to attend but are not required to attend or make a presentation of the project. A recommendation regarding each item on the Calendar is made to the full SFDB for action. Such recommendation is not final until acted upon at an SFDB full Board hearing. The SFDB may take an item off the Consent Calendar to be considered by the full SFDB. The SFDB may also direct some projects or portions of projects to the Consent Calendar for review. In addition, Staff has been delegated the discretion to place the following items on the Consent Calendar when appropriate:
1. Minor upper floor addition where the upper story already exists and the amount of proposed square footage is small.
 2. Addition of trash enclosures if they meet minimum ordinance requirements, complement the building's architecture and are not within public view.
 3. Additional landscaping on an existing site or minor changes to proposed landscaping of an approved project.
 4. Minor exterior or site changes.
 5. Second or third time extensions for final approvals for minor projects.
 6. Any project within categories listed below under “Minor Projects Eligible for Administrative Staff Approval.”

- H. **Minor Projects Eligible for Administrative Staff Approval.** Some minor projects may be approved as a ministerial action by the Community Development Director or appointed representative without review by the SFDB. A Community Development Director appointed representative has the authority and discretion to refer any minor design projects to the SFDB if the project has the potential to have an adverse effect on the architectural integrity of the building, structure or surrounding property. SFDB Staff also may refer any projects which do not appear to comply with the Single-Family Design Guidelines to the SFDB Consent Calendar or full Board. Projects eligible for Administrative Approval are listed in Part I “Architectural Design”, Section 3 “Administrative Approval Standards” of these SFDB General Design Guidelines and must comply with applicable standards described in the section.
- I. **Construction Without Permit (“As-Built”).** The SFDB shall review as-built applications with the same degree of scrutiny and consideration afforded other proposed new projects utilizing the following criteria:
 - 1. As-built work shall comply with all adopted design guidelines or be made to comply.
 - 2. As-built work constructed or completed without benefit of review by the SFDB may be subject to denial if the work is deemed unacceptable.
 - 3. Materials used and construction quality shall be evaluated by the SFDB when determining if the as-built work is acceptable as constructed.

3.2.7 Procedure for Continuances, Postponements, Referrals, and Absences

- A. **Continuances.** A continuance is the carrying forward of an item under discussion to a future meeting. To be considered for a continuance, the applicant must attend the meeting and make a presentation. An application may be continued (i) at the request of the applicant, or (ii) by action of the SFDB. Unless a continuance is necessary in order for the SFDB to receive reports or other information, the SFDB Chair should offer the applicant the option of agreeing to the continuance or requesting that the SFDB give the project an up or down vote at the present meeting.
- B. **Postponements.** A postponement is deferral of the consideration of an agenda item to a future meeting. No discussion or presentation takes place on the date a postponement occurs. To be considered for a postponement, the applicant must contact SFDB Staff prior to the meeting date and state the reason(s) justifying the postponement. A noticed hearing item may be continued to a “date certain” without re-noticing, or may be continued indefinitely, subject to the required proper re-noticing. If an application has been postponed more than twice, the SFDB may deny the application “without prejudice” to a future application. “Without prejudice” means the SFDB will have no reservations or pre-formed opinions in reviewing a resubmitted project.

1. If an applicant fails to request a postponement before 4:30 p.m. on the Tuesday prior to the meeting date, the item will be postponed indefinitely. It is the applicant's responsibility to contact staff in order to reschedule the item for consideration. An applicant who fails to timely request a postponement shall pay a rescheduling fee.
 2. The agenda schedule is subject to change as cancellations occur; applicants are encouraged to arrive 15 minutes early. Applicants who arrive late for their scheduled agenda item may be postponed indefinitely unless the SFDB agrees to hear the item and if time permits. It is the applicant's responsibility to request that staff reschedule the item for consideration.
 3. SFDB Staff may rearrange the agenda item order after agenda publication in order to minimize time gaps in the meeting due to cancellations or postponements. The SFDB Staff-person may also consult with the SFDB Chair to assist in scheduling discussion items and to determine appropriate time allocations for projects when long agendas are planned.
- C. **Referral from Consent Calendar to Full Board.** All actions on consent calendar items are subject to ratification by the full board. Anyone may request that a consent calendar item be referred for full board review. Anyone making such a request must state the reasons for the referral request. If a motion to refer an item to the full board carries, the item will only be reviewed by the full board that day if an announcement regarding the potential referral was made during the item's consent calendar hearing. If no announcement was made during the consent calendar hearing, then the referred item will be continued and listed on a subsequent full board agenda. If an applicant chooses not to be present for the full board review, Staff will notify the applicant if the SFDB could not approve the consent calendar item as presented, and the item has been continued for further review on the next available agenda.
- D. **Absences at Consent Calendar.** Although attendance is recommended, applicants need not be present for consideration of items on the Consent Calendar. Staff may present projects when applicants are absent. However, if an applicant does not attend the consent review, project approval may be delayed. If an applicant is absent, the project design will not be denied on the Consent Calendar; instead, the project will be continued indefinitely.

3.2.8 Decisions

- A. **General Findings to Approve Single-Family Projects.** In order to grant a project design approval for a project referred to the SFDB pursuant to SBMC §22.69.020, the SFDB shall make the findings outlined in Subsection A of SBMC §22.69.050 and included in the Single Family Residence Design Guidelines. If a project is approved administratively by staff per provisions in these SFDB General Design Guidelines & Meeting Procedures, then NPO Findings are not required.

Neighborhood Preservation Findings (SBMC §22.69.050.A) – All Projects

1. **Consistency and Appearance.** The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
 2. **Compatibility.** The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
 3. **Quality Architecture and Materials.** The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
 4. **Trees.** The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches (4”) or more measured four feet (4’) above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4”) or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
 5. **Health, Safety, and Welfare.** The public health, safety, and welfare are appropriately protected and preserved.
 6. **Good Neighbor Guidelines.** The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
 7. **Public Views.** The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
- B. **Hillside Design District and Sloped Lot Findings – Neighborhood Preservation Ordinance.** (SBMC §22.69.050.B) In the Hillside Design District or on a lot or a building site that has an average slope of 15% or more, the following two additional findings must be made for project approval:
1. **Natural Topography Protection.** The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
 2. **Building Scale.** The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.

- C. **Grading Permits.** (SBMC §22.69.050.C) For grading permits reviewed by the SFDB pursuant to SBMC §22.69.020.C.11 & E, in addition to the NPO findings specified above, the following two findings must be made for project approval:
 - 1. No significant increase in siltation or decrease in water quality of streams, drainages or water storage facilities to which the property drains; and
 - 2. No substantial loss of southern oak woodland habitat.
- D. **Vegetation Removal Findings.** In addition to any other applicable findings specified in SBMC §22.69.050.D, prior to approving a vegetation removal permit that requires Design Review under SBMC §22.69.030.F, the SFDB shall make each of the following findings:
 - 1. The proposed vegetation removal will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains;
 - 2. The proposed vegetation removal will not cause a substantial loss of southern oak woodland habitat; and
 - 3. Will comply with all applicable provisions of Chapter §22.10, "Vegetation Removal."
- E. **Zoning Modification of Net Floor Area.** (SBMC §28.92.110.A.6) Applications requesting a modification to exceed the allowable maximum floor area must receive votes in support of the modification following a concept review of the project from not less than five (5) members of the SFDB or six (6) members of the Historic Landmarks Commission (on projects referred to the Commission pursuant to SBMC §22.69.030).
- F. **Project Denials.** The SFDB may deny a project that is inconsistent with any applicable guideline or any applicable findings (see SBMC Chapters §22.69 and §28.92). The SFDB should state the reason(s) for a project denial in the motion for denial.

3.2.9 Action, Appeals, and Expiration of Approval

- A. **Time Limits on Approvals.** Conceptual comments are generally valid for one year, at the SFDB's discretion. An SFDB project design approval is valid for three years from the date of the approval unless a time extension has been granted in accordance with §22.69.090 or a building permit has been issued. Also see SBMC §22.87.370 for provisions for projects with multiple approvals.
- B. **Time Extensions.** Time extensions are regulated by SBMC §22.69.090 and §22.87.370.
 - 1. **Project Design Approval Extension.** See SBMC §22.69.090.
 - 2. **Projects with Multiple Approvals.** See SBMC §28.87.370.

- C. Appeal of SFDB Decision.** Any action of the SFDB on an application for project design or final approval may be appealed to the City Council in accordance with SBMC §22.69.080 and Chapter §1.30 of the Municipal Code. The standards of review at each level of review are explained in Part III: Meeting Procedures, Section 3.2.6. If a project is approved by the SFDB, the project design approval decision is the critical decision on the design elements of the project that should be appealed. Otherwise, the final approval decision may be appealed only on the basis that it is inconsistent with the project design approval. If a project was granted an approval without a project design approval decision, the final approval decision is the substantive decision that may be appealed.

The letter of appeal stating the reasons for the appeal must be filed with the City Clerk within ten (10) calendar days of the contested action together with the appropriate appeal fee.

- D. Re-Filing a Denied Project Design.** When the design of a project has not been approved by the SFDB, the same design application cannot be re-filed with the SFDB for one year, unless the design is substantially changed from the original. Changes to a denied project design refiled within one year must mitigate the reason for denial of the project design.

3.2.10 Plan Check and Building Permit

- A. Cursory Plan Review.** All development applications are briefly reviewed prior to SFDB agenda placement for basic zoning compliance. The project applicant is responsible for verifying compliance with all applicable codes and regulations.
- B. Preliminary Plan Review.** Staff reviews plans for compliance with Zoning Ordinance and checks records for the property as needed to verify ordinance compliance.
- C. Building Plan Check.** Following final approval by the SFDB, applicants may submit plans to the Building and Safety Division for plan check. SFDB staff is not responsible for routing plans to Building and Safety for building permits. If any changes are made to plans during the Building Plan check code compliance process that would alter the exterior appearance of the building(s), Staff shall decide if the revised plans require further SFDB review. When the plans have completed the plan check process and all corrections have been made, SFDB Staff will stamp the plans and sign the zoning clearance/design review approval stamp in order to allow issuance of a building permit.
- D. Building Permit.** Building permits are required to be issued for most SFDB approvals in order to verify and inspect compliance with SFDB approvals. Changes to a project during construction may necessitate review after final approval by the SFDB or staff.

SECTION 3 Jurisdiction

3.3.1 SFDB Jurisdiction. Project applications on a lot with one single-family residential unit or related accessory structures in any zone are subject to SFDB review if:

- a building permit is required to construct, alter, or add to the exterior of a structure and one of the project components listed on the table on the following page is included; or
- a building permit is required for grading or a retaining wall which includes a project component listed on the table on the following page.

Projects involving designated and potentially historic homes and homes in landmarks districts that would otherwise be subject to review by the SFDB in accordance with Chapter §22.69 of the Municipal Code are referred to the Historic Landmarks Commission pursuant to SBMC §22.69.030.

3.3.2 Scope of Project Review. For projects within its jurisdiction, the SFDB has the authority for approval, conditional approval, or denial of projects as follows.

- A. **Standard Review.** If a single-family residential project is “triggered” for Design Review per the City’s Municipal Code, then the SFDB has the purview to review all exterior aspects of the project. The scope of review is how the project is consistent with the Single Family Residence Design Guidelines topics of site planning and structure placement, neighborhood compatibility, two-story design concepts, hillside housing guidelines, and good neighbor guidelines as well as consistency with architectural and landscaping guidelines listed in Part I and II of this document. The Santa Barbara Municipal Code also specifies that any work which received Design Review approval within the previous two years is also considered part of the project to discourage application “piece-mealing.”
- B. **Focused Review.** Per SBMC §22.69.020.C.8, the construction, alteration, or addition of a wall, fence, or gate in the front yard of a lot that is three and a half feet (42”) or greater in height, excluding walls, fences, or gates that are constructed along the interior lot lines of the lot, shall be referred to the SFDB for review of the proposed wall, fence or gate. If no other project components require Design Review, then only the wall, fence, or gate will be reviewed. The same principle applies to retaining walls triggered for review under SBMC §22.69.020.G.

Building Permit Project Components Which Can Trigger Single Family Design Board Review

<p><u>SPECIAL DISTRICTS</u></p> <ul style="list-style-type: none"> • Located in the Mission Area Special Design District (within 1,000 ft. of EPV II) (SBMC§22.69.020.B.1) • 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) • Located in the Hillside Design District (HDD) <u>AND</u> the average slope of the lot or building site is 20% or greater; (SBMC§22.69.020.B.2) • 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) <p><u>BUILDING HEIGHT AND FLOOR AREA</u></p> <ul style="list-style-type: none"> • 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) <p>Exceptions:</p> <ol style="list-style-type: none"> Alteration on the first floor below 17' only. 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). Any combination of a. or b., above. <ul style="list-style-type: none"> • 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). • Modification to exceed a maximum floor area is required. (SBMC§22.69.020.C.5) <p><u>PREVIOUS APPROVALS/CONSTRUCTION</u></p> <p>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)</p>	<p><u>WALLS, FENCES AND SECOND STORY DECKS</u></p> <ul style="list-style-type: none"> • Construct, alter, or add a deck or balcony on the second or higher floor (including roof decks) that will be greater than 3' deep <u>or</u> 7' wide (SBMC§22.69.020.C.6) • Walls, fences, or gates 3.5' or greater in height located in any portion of the front yard, excluding those along interior lot lines. (SBMC§22.69.020.C.8) • Retaining walls anywhere on a site 6' or greater in height (SBMC§22.69.020.C.7) • Retaining walls located on a lot or building site with an average slope of 15% or greater; (SBMC§22.69.020.G.1) • Retaining walls located on a lot adjacent to or on a lot that contains an ocean bluff; (SBMC§22.69.020.G.2) • 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) <p><u>OTHER</u></p> <ul style="list-style-type: none"> • Installation of a manufactured home, mobile home, or factory built home (SBMC§22.69.020.C.9) • Relocation in whole or in part of a single family residential unit (SBMC§22.69.020.C.10) • Subdivision grading plans – in single family zones only (SBMC§22.69.020.D) • Grading on a vacant lot in a single family zone (alone or in combination with other work). (SBMC§22.69.020.E) • Grading outside the main building footprint is proposed 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) • Vegetation removal permit (SBMC§22.69.020.F) • Parking exception for two uncovered spaces is requested (SBMC§28.90.100.G.1.c)
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3.3.3 Subdivision Grading Plans. Subdivision grading plans (cutting or filling) on a lot or lots in single-family zones shall be referred to the SFDB review (SBMC -.020.D). The following project aspects will be reviewed for these projects after any applicable Pre-Application Review Team review is completed

A. Site Design

1. Consistency with Single Family Residence Design Guidelines (SFRDG) 1 (Environmental Setting and Landscaping), 2 (Site Planning and Structure Placement), and 33 (Neighborhood Compatibility).
2. Layout of lots and suitability of development for future building pads and building envelopes.
3. Consistency with Hillside NPO finding for protection of natural topography.
4. Public/private roadway improvements, pedestrian sidewalks and parkways.
5. Alignment of driveways, lengths and quantity of pavement proposed.
6. Proposed entryway and pathway identification to front doors leading from streets.
7. Degree of access that can be provided to lots and to future homes for visitors.
8. Compatibility of design with surrounding neighborhoods in terms of lot sizes and building heights, building sizes, and building massing. If necessary, the SFDB may request additional information to complete analysis of this item.
9. Pedestrian connectivity to adjacent neighborhoods and community uses.
10. Preservation of any existing significant public scenic views of and from the hillside.

B. Grading

Consistency with NPO grading findings and SFRDG 30 (Grading) and 31 (Grading for Driveways), including appropriateness of grading quantities and cut and fill locations to avoid visible scarring.

C. Retaining Walls, Fencing and Entry Gates

1. Consistency with SFRDG 35 (Retaining Walls), regarding heights, lengths, materials, design and locations.
2. Lot lines follow terrain and allow for reasonable development and would not promote construction of tall retaining walls or unusual fencing patterns on steep slopes.
3. Neighborhood compatibility of any security gates.

D. Site Landscaping - Conceptual Landscape Plan

1. Consistency with SFRDG 1 (Environmental Setting and Landscaping).
2. Street tree types and locations.
3. Preservation of trees where possible.
4. Evaluation and mitigation of any tree removals.
5. Screening of site (if deemed appropriate).

E. Site Drainage Facilities

1. Consistency with Single Family Residence Design Guidelines 4 (Permeability) to maximize site permeability.
2. Drainage conveyance and retention systems, including appropriateness of any proposed fencing.
3. Storm Water Management Program compliance.

F. Site Utilities

1. Electrical distribution equipment and transformer locations.
2. Gas metering locations, Fire Department backflow and cross connection devices.
3. Central mailbox locations, if applicable.

G. Parking Design. Location of proposed on-street and off-street parking and consistency with SFDG 5 (Parking Aesthetics).

H. Privacy Design. Lot layout provides for sufficient setbacks between structures to create privacy between neighbors and compliance with Good Neighbor Guidelines.

I. Solar Access. Consistency with SFDG 3 (Solar Design) regarding orientation of homes for the use of active and passive solar energy systems. Review of existing site trees that may impact solar energy use.

J. Staff Hearing Officer and Planning Commission Purview. The following project elements are under the purview of the Staff Hearing Officer and Planning Commission Purview and do not require comments from the SFDB.

1. Compliance with State Subdivision Act rules and regulations (e.g., avoidance of flag lots).
2. Compliance with City of Santa Barbara General Plan.
3. Compliance with City of Santa Barbara Municipal Code Title 27 "Subdivisions", including Findings, listed in 27.07.100.
4. Appropriate residential density and lot sizes.
5. Appropriate public or private street design.
6. Traffic issues/impacts (i.e., impact of additional traffic on existing neighborhoods or need for street lights).
7. Setting of building envelopes and areas of restricted development.
8. Protection of public view corridors from public streets, trails, parks and beaches.

SECTION 4 Meeting Conduct

3.4.1 General Procedures

- A. **Robert's Rules of Order.** The SFDB has adopted Robert's Rules of Order for the formal conduct of meetings. Robert's Rules of Order shall govern the conduct of meetings unless otherwise provided by these Guidelines or as may be determined appropriate by the Chair of the SFDB. However, the general meeting procedures tend to be less formal.
- B. **Discussions Outside of Regularly Noticed Meetings.** It shall be a general policy of the SFDB that private discussions between applicants and SFDB members, or groups of SFDB members shall not be initiated or encouraged by SFDB members. If a discussion does occur, it does not constitute official action or recommendations of the SFDB and does not reflect the consensus of the entire SFDB, nor shall it be construed as an interpretation of the SFDB's policies. SFDB members are encouraged to inform the SFDB of such ex-parte discussions at regularly scheduled meetings.
- C. **Quorum.** Four members, two of whom shall be either a licensed architect or a licensed landscape architect, constitute a quorum of the SFDB. A member who remains present but abstains from voting counts as part of the quorum while a member who steps down (and is required to leave the room) does not count towards the quorum. Any member with a disqualifying conflict pursuant to the Political Reform Act shall step down and not be counted toward achieving a quorum. No project design or final approval shall be given unless at least four members, two of whom shall be either a licensed architect or a licensed landscape architect, are present. For projects proposing square footage over a maximum required floor area, at least five members must be present to consider the item, if less than five members are present, such items must be postponed.
- D. **Abstention on Continued Items.** The intent of this procedure is to ensure fair project reviews by the SFDB with consistent direction on projects. A board member who was absent in a previous review should only comment on a continued project if the member has become informed with the previous discussion. Comments should only be made if the board member has reviewed the plans, reviewed the video of the hearing and read the minutes of the relevant portions of that meeting. If a board member has not fully informed himself or herself concerning prior SFDB review, the member should abstain from commenting or voting on the project. For minor projects which received a very brief review, it may not be necessary for board members to review the video of the project's hearing.

Once a project has received a project design approval, board member comments on projects in the final approval phase of review should only address whether the design proposed for a final approval substantially conforms to the design that received project design approval. Board members should avoid revisiting concept review issues.

- E. **Reconsideration.** A motion to reconsider any action taken by the SFDB may be made only at the meeting at which the original action is taken or at the next regular meeting of the SFDB. A motion to reconsider may be made only by a board member who voted with the prevailing side on the original action. In order to allow for compliance with Brown Act requirements, if a motion to reconsider is not made during the meeting at which the original action is taken, a board member who wishes to make such a motion must provide staff with a written request to place the motion to reconsider on the agenda of the next regular meeting of the SFDB before the end of the second business day following the day on which the original action was taken.
- F. **Brown Act Meeting Rules.** SFDB meetings, including meetings of SFDB standing subcommittees, shall be governed by the Ralph M. Brown Act (Govt. Code §54950 et seq.).
- G. **Conflict of Interest.** Members must comply with all laws and regulations prohibiting participation by officials in making decisions for which they may have a conflict of interest under State law, in particular the Political Reform Act of 1974.
- H. **Staff Assistance.** Staff shall assist the SFDB and the general public through the SFDB process. Any Staff comments shall be stated at the beginning of each review.
- I. **SFDB Member Attendance.** If a member cannot attend a meeting, or must step down from a particular item due to conflict of interest, the member is asked to contact Staff at the earliest possible opportunity prior to the meeting date. The purpose for this staff notification is to ensure a minimum quorum of members is maintained for review of all items.
- J. **SFDB Member Compensation.** SFDB members may receive compensation for attendance in accordance with the approved budget for the Community Development Department.
- K. **SFDB Member Site Visits.** A site visit may be conducted to a proposed development site when additional site information is required prior to SFDB comment or action on a project. Staff shall notify SFDB members and the public of scheduled organized or drive-by site visits via notation on the meeting agenda.
- L. **Story Pole Requirements.** The SFDB may require story pole installation by applicants to gain a better understanding of the proposed height, size, bulk and scale of a project and its relationship to the surrounding community and potential view impacts. Coordination with the Planning Commission for story pole placement and site visit is recommended. The installation shall follow the City's adopted criteria for story pole placement and installation standards. See Section 6 (Visual Aids, Including Story Poles) for more information about residential story pole requirements.

3.4.2 **Officer Election**

- A. **Chairperson.** As soon as practical following the first day of January of every year, the SFDB shall elect one of its members to serve as Chairperson. An election is also held as soon as practical in the case of an unexpected chairperson vacancy.
- B. **Vice Chairperson.** Following the election of the Chairperson, the SFDB shall elect a Vice-Chairperson who will conduct meetings in the absence of the Chairperson.

3.4.3 **Subcommittees/Advisory Committees.** The SFDB may establish one or more subcommittees comprised of three or fewer members appointed by the Chairperson and confirmed by a majority vote of the SFDB.

SECTION 5 Single-Family Submittal Requirement Levels

For submittal requirements specific to single-family residences, see the Planning Division handout “Single Family Residential Supplemental Design Review Submittal Packet”. The SFDB may require additional plan submittals beyond those outlined in the handout if needed to determine project consistency with required findings for any project. Staff may make recommendations to both the SFDB and applicants regarding the potential applicability of submittal requirements for any project. The SFDB may also waive additional submittal requirements listed in the handout, if the submittals would not help the Board determine consistency with required findings for a project.

3.5.1 **Standard.** All applications must meet standard submittal requirements as listed in the Design Review Submittal requirements handout available at the Planning and Zoning Counter and posted on-line on the City’s website.

3.5.2 **Additional Submittal Requirements Related to FAR Guidelines and Maximums.** Projects proposed to be over 85% of a maximum regulatory FAR have additional plan submittal requirements. Projects proposing higher than a maximum regulatory FAR (over 100%) are subject to Planning Commission Modification FAR submittal requirements. Additional submittal requirements for each submittal level are outlined in handouts available at the Planning and Zoning Counter, including: “20 closest homes data” or “reports”, streetscape outline silhouettes, panoramic streetscape photographs, perspective drawings, three-dimensional models or computer simulations, and neighborhood workshop provisions, and landscape plans.

3.5.3 **Projects Over 250 Cubic Yards of Grading.** Additional standards for Hillside Design District projects or projects on lots with a 15% slope or greater which propose more than 250 cubic yards of grading outside the building footprint must meet the following requirements:

- A. A licensed architect, civil or structural engineer must prepare the grading plans.
- B. Some Planning Commission approved grading mitigation measures commonly applied as conditions of approval regarding hours of grading, dust control, equipment, and other grading topics will be required as standard conditions for all grading projects.

- C. An on-site pre-consultation meeting with Building and Safety Staff and the building contractor, engineer and grading crew with equipment present on the day of grading commencement prior to beginning project grading must be completed.
- D. A grading report at the completion of all (rough) grading is required to be submitted by the engineer for the project.

3.5.4 Projects Over 500 Cubic Yards of Grading. A three-dimensional model or three-dimensional AutoCAD computer simulation presentation of the project is required if grading is proposed to exceed 500 cubic yards outside of the main building footprint.

3.5.5 Projects Over 4,000 Square Feet. Where projects result in a net floor area exceeding 4,000 square feet, the new square footage must meet or exceed the standards for a three-star rating under the Santa Barbara Contractor Association's Built Green Program or equivalent sustainable building and site design program. The appropriate program checklist must be included on plans to receive a final approval.

3.5.6 Vacant Hillside Design District Lots Special Submittal Requirement. Complete engineering details must be submitted prior to obtaining Final SFDB approvals for vacant lots in the Hillside Design District.

SECTION 6 Visual Aids, Including Story Poles

3.6.1 Purpose. All proposed new single family residential structures and additions/alterations to existing single family residential structures may require visual aids to determine consistency with the Neighborhood Preservation Ordinance (NPO). The purpose of visual aids and story poles is to assist the Single Family Design Board (SFDB), staff and interested neighbors (and if proposal is appealed, the Planning Commission and/or Council) in determining consistency regarding appropriate size, bulk and scale; height; neighborhood compatibility and/or minimizing impacts on important public views.

3.6.2 Definitions. "Visual aids" may include, but not be limited to, story poles, photo simulations, models and/or other means to assist in understanding a project's size, bulk and scale in relation to the neighborhood and/or its effects on important public scenic views. In most cases, story poles are the primary visual aid used or selected to demonstrate the project's size.

3.6.3 When Required. Whenever any portion of a new single family residential building or new addition exceeds 17 feet in height from existing grade and exceeds some of the listed criteria below, story poles and story pole plans may be required. The SFDB (or staff, when the requirement is obvious) will determine whether and to what extent story poles and plans are required. Most determinations of story pole applicability will be made at the concept review level. This determination will be based on the following criteria. Each criteria type includes how likely and to what extent poles and plans will be required.

- A. **High FAR Applications.** Single family residential proposals with a total project Floor to Lot Area Ratio exceeding a maximum (100%) regulatory FAR will require a full level of story pole installation unless the requirement is waived by the SFDB. Projects over 85% of a maximum required or recommended FAR, but under the maximum (100%) required or guideline FAR, may require some form of story poles if requested by the SFDB.
- B. **Upper Story Applications.** Single family residential proposals involving an addition to the second or higher story that cover 50% or more of the first floor will likely require some form of story poles unless waived. This type of project will likely be required to provide full level story pole or visual aids as detailed below. Factors that may trigger this requirement are the following:
 - 1. High vertical design elements including steep roof pitch, high volumes, 10 feet or greater plate heights and towers.
 - 2. Neighborhood context where buildings are proposed that are significantly taller than other structures in the immediate neighborhood (20 closest homes).
- C. **High Visibility Locations.** Single family residential proposals, based on location, may be required to provide full level or standard level story pole requirements or visual aids as detailed below. Factors that may trigger the level of this requirement are the following:
 - 1. For Hillside Design District projects, projects with a potential visual impact to the streetscape.
 - 2. Significant topography of the building site and significant property slope.
 - 3. In open hillside areas, near ridgelines and adjacent to public views.
- D. **Hillside Area Locations.** Single family residential proposals located within the Hillside Design District may be required to provide full level or standard level story pole requirements or visual aids as detailed below. Factors that may trigger the level of this requirement are the following:
 - 1. Significant topography of the building site and percentage or degree of property slope.
 - 2. Potential looming nature and height of the proposal.
 - 3. The proposed structure(s) will likely involve blockage or substantial reduction of an important public scenic view or will likely violate good neighbor policies and guidelines related to privacy or private view concerns.
- E. **Zoning Modifications.** Single family residential projects that propose zoning modifications into required setbacks may be required to provide basic level story pole requirements or visual aids as detailed below.

- F. **Other Basis.** Single family residential proposals where concerns are raised from public testimony or from written comments that the Board considers legitimate concerns **may be required** to meet story pole or visual aid requirements as deemed appropriate by the Board and as detailed below.

Exceptions to the requirements for and the extent of providing the story poles or visual aids will be determined by the SFDB (See Section 3.5.5) at the project's first meeting (or subsequent meetings if the Board/Commission feels significant changes have been made to project design to merit story poles or other visual aids). If all or some story poles are required, full requirements for certification and photo documentation are to be provided.

3.6.4 Levels of Story Pole Installations

- A. **Full Level.** All major building forms, corners, ridges, eaves, rakes, outer plate heights (not the outer edge of the eaves), and ridgelines shall be shown with vertical poles and string lines. In addition, stake and string or chalk the property lines where they are not clear and outline the building footprint(s) with stakes and strings or chalk lines. All roof planes shall be outlined to show the full body of the structure. Also, mark all trees proposed to be removed with bright tape or stakes.
- B. **Standard Level.** Selected building forms as determined by the Board or Commission shall be shown with vertical poles and, where requested, string lines. Poles at all building corners at correct heights are to outline portions of selected roof forms. Show the location of any stakes or chalk/string lines used to outline the building footprint.
- C. **Basic Level.** Selected locations at highest building elements as determined by the Board or Commission shall be shown with vertical poles only. Poles are to have colored flag/tape markers at specified heights and at the highest ridge roof point where there is the greatest view impact. Locate any stakes or chalk/string lines used to outline the building footprint.

Other visual aids may be requested in addition to or as an alternative to story pole placement (see Section 3.6.8).

3.6.5 Criteria for Exceptions.

One or more of the following criteria will be used by the SFDB and Planning Division to determine if an exception from the story pole requirement will be granted:

- A. The proposed structures are clearly consistent in terms of size, bulk and scale with other buildings in the surrounding neighborhood.
- B. The proposed structure is the same height or smaller than other existing buildings or homes in the immediate neighborhood (as determined by a 20 closest home analysis).
- C. The proposed structure(s) will not obstruct scenic view corridors, including those of the ocean and mountains, and clearly comply with good neighbor policies and guidelines.

- D. The proposed structures will not be on or project above a topographic ridgeline.
- E. The existing condition of the site (dense vegetation, existing buildings, etc.) does not allow for adequate story pole installation. If this is the case, one or more of the other types of visual aids will be required.

NOTE: See the “Design Review Board Submittal Requirements” handout available at the Planning and Zoning Counter (630 Garden Street) for basic photograph requirements for all submittals.

3.6.6 Story Pole Plan Approval Process

- A. **Submittal.** Submit to City staff the Story Pole Plan using the site plan for the project.
 - 1. Show location and height of each pole.
 - 2. Show location of major plate heights and ridgelines to be identified in the field. Focus on major ridgelines and wall plate lines along the building edges. The goal is to show a simple “box” that outlines the mass of the building. It is not necessary or appropriate to include all of the articulations. Do not forget to account for proposed changes in grade with depictions of proposed finished height and elevation notations.
 - 3. Show location of any stakes or chalk/string lines used to outline the building footprint.
 - 4. A legend shall be included on the Story Pole Plan that shows the location of each story pole with a symbol for each story pole that includes its number location and height. In addition, all stake locations and all chalk/string line locations shall be noted.
- B. **Review.** City staff will review the Story Pole Plan for completeness and accept or ask for revisions. Hardships or unique aspects of proposed installation preventing full compliance and timing requirements can be resolved with staff at that time.
- C. **Timing.** Story poles are to be completed at least (3) three calendar days prior to the scheduled SFDB review meeting date as agreed and arranged with the review Board. Planning Staff shall notify the SFDB as soon as verification is provided that the story poles have been erected. The applicant must submit photos of the story poles to Planning Staff as verification that the installation is complete. The installation shall stay in place at least two days after the design review site visit and scheduled SFDB meeting date. This extended time period may be waived by the SFDB if the story pole placement will result in a safety issue, hardship or substantial obstructions to the existing use of the property. The SFDB may require certain projects to have a longer installation period in advance of public hearings to allow for more opportunity for review. The applicant may also choose to leave the installation in place until the appeal period is over. For projects which also require Planning Commission review due to Coastal Development Permit or other requirements, the Planning Commission will view the story poles at the Concept Review Level.

- D. **Adequacy.** City staff will attempt to review story pole installations for adequacy prior to SFDB notification. However, review of photographs may be an acceptable form of verification. In the event required story poles are not installed, or are inadequate, the applicant will be requested to install or improve the story poles and the project hearing will then be continued to a future date to allow the decision making board or commission to make an additional site visit.
- E. **Agenda.** Public agendas will note either an organized site visit or individual unscheduled site visits. Applicants' privacy requirements will be respected when determining the arrangements for site visits.
- F. **Photographic Record.** Once the story poles are in place, the applicant shall photograph the story pole installation, including any angles from which it is visible to the public. Polaroid photos are not acceptable. Where the project has the potential to affect important public scenic views, additional photos from more distant points may be required. Include a plan or map showing the locations from which the photos were taken and the direction of the photos (i.e., with an arrow), keyed to the photos. The record shall be submitted to the Planning Division as soon as the installation is complete and prior to removal of the story poles. It is recommended that at least one of the photos include a person next to a story pole to provide scale.

In addition, prior to issuance of the Certificate of Occupancy for the project, the applicant will be required to submit photographs of the completed building from the same locations as the photographs taken of the story pole installation for recordation purposes.

- G. **Certification.** Story pole installation shall be certified by the licensed professional (surveyor, engineer, architect, landscape architect or contractor) who installs the story poles or by the licensed professional who prepares the story pole plan. The certification shall be submitted to staff after installation of the story poles and before their removal. See attached certification form.

3.6.7 Story Pole Installation Procedures

- A. **Materials.** Story poles should be made of 2x lumber, PVC piping or other sturdy material and should be properly braced for safety purposes. The connections used to show ridgelines and plate heights should be made of bright construction tape or netting and installed in such a way to remain taut during the review period. Other materials may be acceptable, subject to approval by the Planning Division.

- B. **Placement.** Identify what level of story poles is being required, and complete as specified. Also, mark all trees proposed to be removed with bright tape or stakes. If there is substantial grading that will result in tall and/or long retaining walls, the Planning Division may request that their location and height be marked on the property. The number and placement of story poles may be reduced in order to reduce costs, subject to consultation with the Planning Division or Board or Commission to assure that there will be sufficient story poles to illustrate the end product. Please note that a licensed professional, such as a surveyor, engineer, architect, landscape architect or contractor, must either carry out or certify installation.
- C. **Examples.** As records of story pole installations become more available, a notebook containing examples may be available at the Planning and Zoning Counter at 630 Garden Street.

3.6.8 **Other Visual Aids.** In some cases, additional visual aids may be required or recommended. The requirements for these are outlined below.

- A. **Photo Simulations.** These may be required on a case-by-case basis, as determined by the Planning Division.
 - 1. Photo simulations shall be completed using either panoramic photographs or several photographs put together. Polaroid photographs are not acceptable. A computer simulation may be used. Photo simulations shall be mounted and be foldable to 8½" x 11" size.
 - 2. At a minimum, the proposed project shall be shown as an overlay over the existing property, showing the existing buildings on either side of the proposed project for a minimum of one parcel in either direction. The photographs should be taken at eye level (approximately 5 feet above grade). Reduce proposed building elevations to match the scale of the photographs and overlay on the site photograph. Color the elevation to match the proposed materials. If landscaping is shown, it shall be shown at no more than five (5) years' growth unless it is included as a separate overlay. It is important to verify the accurate depiction of plate height, overall roof height and other measurements.
 - 3. Include a map or plan showing the locations from which the photos were taken and the direction of the photos (i.e., with an arrow), keyed to the photos.
- B. **Three-Dimensional Massing Model.** In some cases, a massing model showing both the project and structures in the immediate neighborhood may be required, as determined by the Planning Division. Design details are not required; however, all roofing variations, wall articulation and eave lines (including plate heights) must be shown. Major trees should also be included as part of the model. Changes in topography in the area covered by the model must be shown accurately.

- C. **Perspective Drawings.** In some cases, perspective drawings from one or more prominent viewpoints may be required, as determined by the Planning Division. All roofing variations, wall articulation and eave lines (including plate heights) must be shown. Major trees should also be shown. These drawings must be drawn from the viewpoint of a person (approximately 5 feet above grade).
- D. **Rendered Streetscape Elevations.** In some cases, a rendered streetscape elevation may be required. The elevation may need to show all of the buildings on the block, including the proposed new building. This elevation should be no less than 1/8" scale and should be in color. An additional plan sheet might include building elevations that are color-coordinated to show the setback from the street (0 to 5 feet, 5 to 10 feet, etc.).
- E. **Comparative Building Study.** In some cases, a comparison to existing buildings will be required. This will assist in visualizing the size of a building in comparison to other well-known buildings of a similar size in the City. The City will soon have scale drawings of several well-known buildings available for use at design review board, Planning Commission and City Council meetings.



APPENDIX A
City of Santa Barbara
LANDSCAPE DESIGN STANDARDS
FOR WATER CONSERVATION

Adopted August 12, 2008

I. INTRODUCTION

It is the policy of the City of Santa Barbara to promote water conservation. Santa Barbara Municipal Code §22.80 requires the adoption of the Landscape Design Standards for Water Conservation (“Landscape Design Standards.”) These Landscape Design Standards are intended to promote water conservation while allowing the maximum possible flexibility in designing attractive and cost effective water-wise landscapes. The Landscape Design Standards were adopted by the Council of the City of Santa Barbara on June 27, 1989 as Resolution No. 89-077, and were updated on August 12, 2008 as Resolution No. 08-083.

II. DEFINITIONS

- A. Landscaped Area: All areas where new or altered landscaping is proposed as a part of a development proposal.
- B. Water Wise Plants: Those plants that are evaluated as needing “low” (10-30% ETo) or “very low” (<10% ETo) amounts of irrigation water as defined and listed by Water Use Classifications of Landscape Species (WUCOLS) at <http://www.owue.water.ca.gov/docs/wucols00.pdf> or other sources of water-wise plant water use classifications as verified by a licensed landscape architect.
- C. Turf: A groundcover surface of mowed grass, with an irrigation water need of >30% ETo.
- D. Weather Based Irrigation Controller: An irrigation controller that automatically adjusts the irrigation schedule based on changes in the weather.
- E. Design Review Body: The Architectural Board of Review, Single Family Design Board or the Historic Landmarks Commission.
- F. Public Works Director: The Director of the Public Works Department or his or her designee.
- G. Landscape Plan: Design plans with a planting plan, an irrigation plan or both.

III. APPLICABILITY

Compliance with these landscape design standards is mandatory for all new or altered landscaping proposed as a part of projects that are subject to review by any design review body. (SBMC §22.80.020)

IV. COMPLIANCE REQUIREMENTS

Applicants proposing new or altered landscaping shall comply with each of the following requirements in the design, installation, and maintenance of the landscaped area, unless an exception is granted pursuant to Section V.

A. Landscape Plan:

Applicants shall submit a landscape plan depicting the landscaped area and all existing landscaping to remain on the lot as determined by the Community Development Department.

B. Turf and Water Wise Plants:

1. The landscaped area of projects proposing exclusively commercial uses shall be designed without the use of turf and with 100% water wise plants.
2. The landscaped area of single family residential, multi-family residential, mixed-use, and institutional type projects shall be designed with no more than 20% of the landscaped area planted in turf or plants that are not water-wise plants.
3. Turf is not permitted in parkways, medians or other areas within the landscaped area with any dimension of less than eight feet. Turf shall not be used on slopes of 20% or greater within the landscaped area.
4. Notwithstanding requirements 1 and 2 above, additional turf areas may be recommended by the design review body to the Public Works Director for approval for areas designed and used for outdoor sporting and recreational activities.

C. Mulch:

The landscaped area, except those portions of the landscaped area planted with turf, groundcover, succulents or other low lying shrubs, shall be covered with mulch material to an average thickness of at least three inches throughout, except in the immediate vicinity of woody trunks. Additional mulch material shall be added from time to time as necessary in order to maintain the required depth of mulch.

D. Irrigation:

All new or altered irrigation systems proposed as part of a development proposal shall incorporate the following requirements in their design, installation, and maintenance:

1. Irrigation systems shall be designed and installed to avoid overspray and runoff. Valves shall be separated for individual hydrozones based on plant water needs and sun/shade requirements.
2. In the event that an automatic irrigation system is included in the landscape plan, a weather based irrigation controller with a rain shutoff sensor shall be required for the entire irrigation system.
3. Areas less than eight feet wide shall be irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation.

4. Drip irrigation shall be provided on at least 25% of the landscaped area.
 5. All sprinklers shall have matched precipitation rates within each valve and circuit. All irrigation systems shall be designed to include optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement.
 6. All irrigation systems shall provide check valves at the low end of irrigation lines to prevent unwanted draining of irrigation lines.
 7. Pressure regulators are required on the irrigation system, unless the Public Works Director determines a pressure regulator is not necessary.
- E. Grading:
- The grading of the landscaped area shall be designed, conducted, and maintained in order to achieve the following goals:
1. The grading shall encourage water retention and infiltration by preserving open space and creating depressed areas/swales.
 2. The grading shall mimic natural, pre-development hydrologic flow paths.
 3. The grading shall maintain and/or increase the width of flow paths in order to decrease flow rates.

V. EXCEPTIONS

Exceptions to these landscape design standards may be granted by the Public Works Director upon a finding that the exception will promote equivalent or greater water conservation than is provided for in the landscape design standards. Requests for exceptions shall be in writing and shall be submitted to the Public Works Director at the time the application is submitted to the design review body. The design review body may make a recommendation to the Public Works Director for consideration of an exception based on plant selection.

VI. SUBMITTALS

- A. Applicants shall provide all relevant information on the landscape plan, including botanical names for plant and turf species, percentage calculations of allowable areas of turf, medium or high water use plants, and water-wise plants, and specific requests for any exception to the requirements of these Landscape Design Standards. Requests for exceptions must be accompanied by documentation demonstrating that the finding of equivalent or greater water conservation can be made. Areas of existing landscaping to remain unaltered shall be indicated on the landscape plan.
- B. The landscape plan shall be prepared in accordance with the provisions of the California Business and Professions Code relating to the practice of landscape architecture (Business and Professions Code §5641 et seq.).

- C. The landscape plan shall include a “Statement of Compliance” in a form approved by the City certifying that the landscape design complies with the mandatory elements of these Landscape Design Standards. The Statement of Compliance shall be signed by the person who prepared the plans.

VII. DETERMINATION OF CONFORMING INSTALLATION

The person who prepared the landscape plan shall inspect the installation of the plantings and any irrigation system included in the plan and shall certify in writing that the installation substantially conforms to the approved Landscape Plan.

VIII. COMPLIANCE VERIFICATION

Verification of compliance with the Landscape Design Standards, as applicable, shall be made by the Community Development Department and the design review body in accordance with the following requirements:

- A. No development application shall be scheduled for final approval by the design review body unless the landscape plan contains all required information and a statement of compliance in accordance with Section VI above.
- B. No building permit shall be issued unless the statement of compliance required by Section VI above has been included on the final landscape plan submitted for plan check.
- C. No building permit shall be given a final inspection or issued a certificate of occupancy until the Building Official receives a written determination of conformance as required by Section VII above.

APPENDIX B



CITY OF SANTA BARBARA FIRE PREVENTION BUREAU

High Fire Hazard Area Landscape Guidelines *Ordinance #5257*

The following landscape guidelines should be utilized to incorporate fire resistant landscaping on all parcels within the High Fire Hazard area. The guidelines meet the requirements for the Fire Department “Minimum Brush Clearance Standards,” per Appendix IIA of the California Fire Code (2001 Edition), as adopted by Ordinance #5257. These standards apply to all parcels within the High Fire Hazard area (See “Minimum Brush Clearance Standards” handout). Fire resistant landscaping with proper plant spacing and maintenance can impede the progress of a wildfire, reduce its intensity, and provide a safe buffer to protect a structure.

Incorporation of the High Fire Hazard Area Landscape Guidelines into the review process will assist the City in complying with existing regulations for vegetation modification, balance the aesthetic beauty of our area, protect our resources, and reduce the risk associated with wildfire and habitat resources.

Guidelines

Landscape plans submitted for review shall include the following:

- A vegetation plan that details existing native vegetation with species name and locations.
- Include on the vegetation plan which plants will be removed or retained.
- Include the method used to remove vegetation (for example: mechanical or hand cutting).
- Landscape plans should include new plantings with species name and specific location of plantings to scale.
- Recommendations for plant placement should be followed as outlined in Table 1.
- Landscape plans must delineate landscape zones around all structures for a distance of 100 feet as follows:

Zone 1 - (0-30 feet from structure)

Zone 2 - (30 to 50 feet from structure)

Zone 3 - (50 to 70 feet from the structure)

Zone 4 - (70 to 100 feet or greater from the structure)

All landscape plant species must be fire resistant (See enclosed Desirable Qualities for Fire Resistant Landscape Plants, Table 2). Certain plant species are considered to be undesirable in the High Fire Hazard area landscape. The enclosed list of Undesirable Plant Species (Table 3) should not be planted within 100 feet of any structure, unless listed otherwise.

Slopes over 20% are at increased risk from wildfire, therefore the Fire Department recommends additional vegetation modification for a total distance of 150-200 feet from any structure.

Many homes in the High Fire Hazard area do not have the space surrounding their property to obtain the 100-foot clearance. Using the above zone concept becomes critical on these properties.

Table 1: Recommendations for Plant Placement

<p>ZONE 1 0 – 30 feet</p>	<p>This area is closest to a structure. It provides the best protection against the high radiant heat that result during a wildfire. Plants should be low growing, irrigated plants. Focus should be on ground covers not more than 12 inches in height or succulents. Use non-flammable materials for paths, patios, and mulch. Trees should not be planted closer than 15 feet from a structure.</p>
<p>ZONE 2 30 – 50 feet</p>	<p>Maintain a reasonably open character in this area. Plant low growing ground covers and succulents resistant to fire. Shrubs up to 3 feet can be planted but should have at least 18 feet spacing between other shrubs or other trees. Shrubs can be planted in clusters not more than 10 feet in diameter, but should have at least 18 feet between clusters. Do not plant shrubs underneath canopy of trees. Trees should be spaced at least 30 feet apart to prevent crowns from touching once fully grown.</p>
<p>ZONE 3 50 – 70 feet</p>	<p>This area should have native and Mediterranean plantings that require irrigation and should not be higher than 4 to 6 feet. Shrubs should be spaced at least 18 feet away from each other. Shrubs can be planted in clusters not more than 10 feet in diameter, but should have at least 18 feet between clusters. Trees should be spaced at least 30 feet apart to prevent crowns from touching once fully grown.</p>
<p>ZONE 4 70 – 100 feet or greater</p>	<p>This zone is furthest from the structure. Plantings once established need no irrigation. There is no limit to height. Shrubs planted in this area should have 18 feet spacing or be planted in clusters with at least 18 feet spacing. Trees can be planted in groups or with individual spacing at least 30 feet from other trees.</p>
<p>SLOPES > 20%</p>	<p>If additional vegetation modification is required on slopes over 20% vegetation should be reduced through thinning of existing plants, pruning, removal of dead material, and removal of fire ladders (fire ladders exist if a fire’s flames can spread from the ground into shrubs and trees up to a house).</p>

TABLE 2 - Desirable Qualities for Fire Resistant Landscape Plants

Plant qualities that are desirable for fire resistant plants are:

- Ability to store water in leaves or stems.
- Produces limited dead and fine material.
- Extensive root systems for controlling erosion.
- Plant has high levels of salt or other non-resinous compounds within its tissues that can contribute to fire resistance.
- Ability to withstand drought.
- Plants that are low growing in form.
- Ability to withstand severe pruning.
- Low levels of volatile oils or resins.
- Ability to resprout after a fire.

Table 3: Undesirable Plant List

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties would include large amounts of dead material retained within the plant, rough or peeling bark, and the production of profuse amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious as species containing these volatile substances.

Plants with these characteristics should not be planted in High Fire Hazard areas. They are referred to as target species since their partial or complete removal is a critical part of hazard reduction. The following is a list of plants that should be avoided within the landscape zones defined in Table 1.

UNDESIRABLE PLANT SPECIES

1. <u>Natives</u>	1. <u>Domestics</u>
<i>Adenostoma fasciculatum</i> – Chamise	<i>Acacia</i> species
(1) <i>Adenostoma sparsifolium</i> – Red Shank	<i>Casuarina</i> species - Beefwood
<i>Artemesia californica</i> – California Sagebrush	<i>Cortadera</i> species – Pampas Grass
<i>Baccharis</i> species (low growing form OK)	<i>Cupressus</i> species – Cypress
<i>Eriogonum faciculatum</i> – Common Buckwheat	b) <i>Eucalyptus</i> species – Eucalyptus
<i>Olneya tesota</i> - Iron wood	<i>Juniperous</i> species – Juniper (except species which grow less than 1 foot)
	<i>Melaleuca</i> species
	<i>Pennisetum</i> - Fountain Grass
	<i>Pinus</i> species – Pine
	<i>Schinus molle</i> – California pepper tree (within 50 feet of structure)

Other plants may be considered undesirable because of their ability to naturalize and become a pest. These types of plants should be avoided, especially in sensitive riparian or coastal areas where they could become established and compete with native vegetation.

On steep slopes care should be taken to avoid erosion problems created or enhanced by vegetation removal. Deep rooted ground covers and landscape plants should be utilized to hold soil in place. Avoid shallow rooted ground covers. For example, Iceplant while an effective ground cover on flat surfaces would be undesirable on a steep slope because its shallow rooted nature may increase erosion when the root zone becomes saturated during heavy rains, exposing bare soil. In areas where target species compromise the total vegetation, partial removal is recommended to obtain Fire Department “Minimum Brush Clearance Requirements.



City of Santa Barbara Fire Prevention Bureau Automatic Fire Sprinkler Requirements

This information sheet is to make you aware of the enhanced automatic fire sprinkler requirements adopted under Municipal Code §8.04, as part of the City's amendments to the 2007 California Fire Code. Beginning September 11, 2009, the following requirements will be adopted in the City of Santa Barbara.

New Construction: The enhanced sections will require approved fire sprinklers in all new construction, including single family residences and duplexes.

Exception: Detached utility buildings ("U" Occupancies) less than 5000 square feet or less than 500 square feet in the high fire hazard areas.

Additions, Alterations

Commercial: Approved automatic fire sprinklers will be required throughout the building when:

- There is an addition to any building other than a single family residence (R-3 Occupancy).
- A remodel involves greater than 50% of the existing floor area of the structure.
- A change in the occupancy use to a higher hazard classification.

Residential: Approved automatic fire sprinklers will be required when:

- An addition or remodel exceeds 75% of the existing floor area of the structure.

Floor Area Computation: Square footage computations are per the 2007 California Building Code in accordance with §1002.1, "Floor Area, Gross".

Aggregate: Floor area computations shall be counted in the aggregate for both commercial and residential remodels / additions from the effective date of this ordinance.

*NFPA does not allow for partially sprinklered buildings.

Questions about these requirements may be directed to the Santa Barbara City Fire Department, Fire Prevention Bureau, at 805-564-5702. Please also see our website at: [HTTP://WWW.SANTABARBARACA.GOV/GOVERNMENT/DEPARTMENTS/FIRE/](http://www.santabarbaraca.gov/government/departments/fire/)

APPENDIX C

Cal-IPC List of Exotic Plants of Greatest Ecological Concern in California

The following information has been excerpted from the California Invasive Plant Council (Cal-IPC) website, www.cal-ipc.org, last updated 2/07. Species of concern are sorted alphabetically and “high”, “moderate” and “limited” invasive statuses are listed for each plant. Additional recommendations for local invasive species to avoid according to local plant experts are noted on this list.

Key to plant list:

Bold The species has invaded the Southwest California ecological region, in which Santa Barbara is located. For more information, see: www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf

! “Alert” status has been issued by the Cal-IPC.



Local plant experts have expressed concern regarding the invasiveness of this species.



Local plant experts have expressed concern regarding the invasiveness of this species near sensitive habitats such as creeks.

Shaded Plants typically available for sale.

Cal-IPC Invasive Status Definitions

High. These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

Moderate. These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited. These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Alert. Specific combinations of section scores that indicate significant potential for invading new ecosystems triggers an Alert designation so that land managers may watch for range expansions.

Plant Species

Invasive Status

	<i>Acacia dealbata</i> (silver wattle)	Moderate
	<i>Acacia melanoxylon</i> (black acacia, blackwood acacia)	Limited
	<i>Aegilops triuncialis</i> (barb goatgrass)	High
	<i>Ageratina adenophora</i> (croftonweed, eupatorium)	Moderate
	<i>Agrostis avenacea</i> (Pacific bentgrass)	Limited
	<i>Agrostis stolonifera</i> (creeping bentgrass)	Limited
	<i>Ailanthus altissima</i> (tree-of-heaven)	Moderate
!	<i>Alternanthera philoxeroides</i> (alligatorweed)	High
	<i>Ammophila arenaria</i> (European beachgrass)	High
👉	<i>Arundo donax</i> (giant reed)	High
!	<i>Asparagus asparagoides</i> (bridal creeper, smilax asparagus)	Moderate
!	<i>Asphodelus fistulosus</i> (onionweed)	Moderate
	<i>Atriplex semibaccata</i> (Australian saltbush)	Moderate
	<i>Avena barbata</i> (slender wild oat)	Moderate
	<i>Avena fatua</i> (wild oat)	Moderate
	<i>Bassia hyssopifolia</i> (fivehook bassia)	Limited
!	<i>Brachypodium distachyon</i> (annual false-brome)	Moderate
	<i>Brassica nigra</i> (black mustard)	Moderate
	<i>Brassica rapa</i> (birdsrape mustard, field mustard)	Limited
	<i>Brassica tournefortii</i> (Saharan mustard, African mustard)	High
	<i>Briza maxima</i> (big quakinggrass, rattlesnakegrass)	Limited
	<i>Bromus diandrus</i> (rippgut brome)	Moderate
	<i>Bromus hordeaceus</i> (soft brome)	Limited
!	<i>Bromus japonicus</i> (Japanese brome)	Limited
	<i>Bromus madritensis ssp. rubens</i> (B. rubens) (red brome)	High
	<i>Bromus tectorum</i> (downy brome, cheatgrass)	High
	<i>Cakile maritima</i> (European sea-rocket)	Limited
!	<i>Cardaria chalepensis</i> (C. draba ssp. chalepensis) (lens-podded whitetop)	Moderate
	<i>Cardaria draba</i> (hoary cress)	Moderate
	<i>Cardaria pubescens</i> (hairy whitetop)	Limited
	<i>Carduus pycnocephalus</i> (Italian thistle)	Moderate
	<i>Carduus tenuifolius</i> (slenderflower thistle)	Limited
	<i>Carpobrotus chilensis</i> (sea-fig, iceplant)	Moderate
	<i>Carpobrotus edulis</i> (Hottentot-fig, iceplant)	High
	<i>Centaurea calcitrapa</i> (purple starthistle)	Moderate
	<i>Centaurea maculosa</i> (C. bibersteinii) (spotted knapweed)	High
	<i>Centaurea melitensis</i> (Malta starthistle, tocalote)	Moderate
	<i>Centaurea solstitialis</i> (yellow starthistle)	High
	<i>Chrysanthemum coronarium</i> (crown daisy)	Moderate
	<i>Cirsium arvense</i> (Canada thistle)	Moderate
	<i>Cirsium vulgare</i> (bull thistle)	Moderate
	<i>Conium maculatum</i> (poison-hemlock)	Moderate
👉	<i>Cortaderia jubata</i> (jubatagrass)	High

Plant Species

Invasive Status

✋ <i>Cortaderia selloana</i> (pampasgrass)	High
<i>Cotula coronopifolia</i> (brassbuttons)	Limited
<i>Crataegus monogyna</i> (English hawthorn)	Limited
<i>Cynara cardunculus</i> (artichoke thistle)	Moderate
✋ <i>Cynodon dactylon</i> (bermudagrass) – esp. flowering varieties	Moderate
<i>Cynosurus echinatus</i> (hedgehog dogtailgrass)	Moderate
<i>Cytisus scoparius</i> (Scotch broom)	High
<i>Cytisus striatus</i> (Portuguese broom, striated broom)	Moderate
<i>Dactylis glomerata</i> (orchardgrass)	Limited
✋ <i>Delairea odorata</i> (<i>Senecio mikanioides</i>) (Cape-ivy, German-ivy) locally – especially invasive when planted near wildlands	High
<i>Descurainia sophia</i> (flixweed, tansy mustard)	Limited
<i>Dipsacus sativus</i> (fuller's teasel)	Moderate
! <i>Dittrichia graveolens</i> (stinkwort)	Moderate
<i>Echium candicans</i> (pride-of-Madeira)	Limited
<i>Egeria densa</i> (Brazilian egeria)	High
<i>Ehrharta calycina</i> (purple veldtgrass)	High
<i>Ehrharta erecta</i> (erect veldtgrass)	Moderate
! <i>Ehrharta longiflora</i> (long-flowered veldtgrass)	Moderate
✋ ! <i>Eichhornia crassipes</i> (water hyacinth)	High
! <i>Emex spinosa</i> (spiny emex, devil's thorn)	Moderate
<i>Erodium cicutarium</i> (redstem filaree)	Limited
✋ <i>Eucalyptus camaldulensis</i> (red gum)	Limited
✋ <i>Eucalyptus globulus</i> (Tasmanian blue gum)	Moderate
! <i>Euphorbia esula</i> (leafy spurge)	High
! <i>Euphorbia terracina</i> (carnation spurge)	Moderate
<i>Festuca arundinacea</i> (tall fescue)	Moderate
<i>Ficus carica</i> (edible fig)	Moderate
<i>Foeniculum vulgare</i> (fennel)	High
<i>Genista monspessulana</i> (French broom)	High
<i>Geranium dissectum</i> (cutleaf geranium)	Moderate
✋ <i>Hedera helix</i> , <i>H. canariensis</i> (English ivy, Algerian ivy) locally – especially invasive when planted near wildlands	High
<i>Hirschfeldia incana</i> (shortpod mustard, summer mustard)	Moderate
<i>Holcus lanatus</i> (common velvetgrass)	Moderate
<i>Hordeum marinum</i> , <i>H. murinum</i> (Medit. barley, hare barley, wall barley)	Moderate
! <i>Hydrilla verticillata</i> (hydrilla)	High
! <i>Hypericum canariense</i> (Canary Island hypericum)	Moderate
<i>Hypericum perforatum</i> (common St. Johnswort, klamathweed)	Moderate
<i>Hypochaeris glabra</i> (smooth catsear)	Limited
<i>Hypochaeris radicata</i> (rough catsear, hairy dandelion)	Moderate
<i>Iris pseudacorus</i> (yellowflag iris)	Limited

Plant Species








Invasive Status

<i>Lepidium latifolium</i> (perennial pepperweed, tall whitetop)	High
<i>Leucanthemum vulgare</i> (oxeye daisy)	Moderate
<i>Linaria genistifolia</i> ssp. <i>dalmatica</i> (L. <i>dalmatica</i>) (Dalmation toadflax)	Moderate
! <i>Linaria vulgaris</i> (Yellow toadflax)	Moderate
<i>Lobularia maritima</i> (<i>sweet alyssum</i>)	Limited
<i>Lolium multiflorum</i> (Italian ryegrass)	Moderate
! <i>Ludwigia hexapetala</i> (L. <i>uruguayensis</i>) (Uruguay water-primrose)	High
<i>Ludwigia peploides</i> ssp. <i>montevicensis</i> (creeping water-primrose)	High
<i>Lythrum hyssopifolium</i> (hyssop loosestrife)	Limited
<i>Lythrum salicaria</i> (purple loosestrife)	High
<i>Marrubium vulgare</i> (white horehound)	Limited
<i>Medicago polymorpha</i> (California burclover)	Limited
<i>Mentha pulegium</i> (pennyroyal)	Limited
! <i>Mesembryanthemum crystallinum</i> (crystalline iceplant)	Moderate
👉 <i>Myoporum laetum</i> (<i>myoporum</i>)	Moderate
<i>Myosotis latifolia</i> (common forget-me-not)	Limited
! <i>Myriophyllum aquaticum</i> (parrotfeather)	High
<i>Myriophyllum spicatum</i> (Eurasian watermilfoil)	Moderate
<i>Nicotiana glauca</i> (tree tobacco)	Moderate
<i>Olea europaea</i> (<i>olive</i>) – esp. <i>fruiting varieties</i>	Limited
<i>Onopordum acanthium</i> (Scotch thistle)	Moderate
<i>Oxalis pes-caprae</i> (buttercup oxalis, yellow oxalis, Bermuda buttercup)	Moderate
<i>Parentucellia viscosa</i> (yellow glandweed, sticky parentucellia)	Limited
👉 ⚡ <i>Pennisetum clandestinum</i> (kikuyugrass)	Limited
👉 <i>Pennisetum setaceum</i> (<i>crimson fountaingrass</i>)	Moderate
<i>Phalaris aquatica</i> (hardinggrass)	Moderate
👉 <i>Phoenix canariensis</i> (Canary Island date palm) <i>only of local concern near wild lands, especially of concern near wetlands.</i>	Limited
! <i>Phytolacca americana</i> (Common pokeweed)	Limited
<i>Picris echioides</i> (bristly oxtongue)	Limited
<i>Piptatherum miliaceum</i> (smilograss)	Limited
<i>Plantago lanceolata</i> (buckhorn plantain, English plantain)	Limited
<i>Poa pratensis</i> (<i>Kentucky bluegrass</i>)	Limited
<i>Polypogon monspeliensis</i> and <i>subsp.</i> (rabbitfoot polypogon, annual beardgrass, rabbitfoot grass)	Limited
<i>Potamogeton crispus</i> (curlyleaf pondweed)	Moderate
<i>Pyracantha angustifolia</i> , <i>P. crenulata</i> , <i>P. coccinea</i> , etc. (<i>pyracantha</i> , <i>firethorn</i>)	Limited
<i>Ranunculus repens</i> (creeping buttercup)	Limited
<i>Raphanus sativus</i> (radish)	Limited
! <i>Retama monosperma</i> (bridal broom)	Moderate
<i>Ricinus communis</i> (castorbean)	Limited
<i>Robinia pseudoacacia</i> (black locust)	Limited

<u>Plant Species</u>	<u>Invasive Status</u>
<i>Rubus armeniacus</i> (R. discolor) (Himalaya blackberry, Armenian blackberry)	High
<i>Rumex acetosella</i> (red sorrel, sheep sorrel)	Moderate
<i>Rumex crispus</i> (curly dock)	Limited
! <i>Saccharum ravennae</i> (ravennagrass)	Moderate
<i>Salsola paulsenii</i> (barbwire Russian-thistle)	Limited
! <i>Salsola soda</i> (oppositeleaf Russian thistle)	Moderate
<i>Salsola tragus</i> (Russian-thistle)	Limited
! <i>Salvinia molesta</i> (giant salvinia)	Moderate
<i>Saponaria officinalis</i> (bouncingbet)	Limited
<i>Schinus molle</i> (Peruvian or California peppertree)	Limited
<i>Schinus terebinthifolius</i> (Brazilian peppertree)	Limited
<i>Schismus arabicus</i> , <i>S. barbatus</i> (mediterraneangrass)	Limited
<i>Senecio jacobaea</i> (tansy ragwort)	Limited
! <i>Sesbania punicea</i> (red sesbania, scarlet wisteria)	Moderate
<i>Silybum marianum</i> (blessed milkthistle)	Limited
<i>Sinapis arvensis</i> (wild mustard, charlock)	Limited
<i>Sisymbrium irio</i> (London rocket)	Moderate
! <i>Spartina alterniflora hybrids</i> (smooth cordgrass, Atlantic cordgrass)	Moderate
! <i>Spartina densiflora</i> (dense-flowered cordgrass)	Moderate
<i>Spartium junceum</i> (Spanish broom)	Moderate
<i>Taeniatherum caput-medusae</i> (medusahead)	Moderate
<i>Tamarix aphylla</i> (athel tamarisk)	Limited
<i>Tamarix parviflora</i> (smallflower tamarisk)	Moderate
<i>Tamarix ramosissima</i> (saltcedar, tamarisk)	Moderate
<i>Torilis arvensis</i> (hedgeparsley)	Moderate
<i>Trifolium hirtum</i> (rose clover)	Moderate
<i>Ulex europaeus</i> (gorse)	Moderate
<i>Undaria pinnatifida</i> (wakame)	Limited
 <i>Vinca major</i> (big periwinkle)	Moderate
<i>Vulpia myuros</i> (rattail fescue)	Moderate
! <i>Washingtonia robusta</i> (Mexican fan palm, Washington palm)	Moderate
<i>Zantedeschia aethiopica</i> (calla lily)	Limited

Additional Plants Considered Invasive by Santa Barbara Landscape Architects

The following plants may be discouraged, especially if near open water courses, parks, the ocean, open spaces, or undeveloped lands.

	Fountain Grasses - in general - Pennisetum genus and Especially Pennisetum setaceum	High
	Stipa tenuissifolia (Mexican feather grass)	High
	Pittosporum undulatum (only problematic near wild areas)	Moderate
	Running or Spreading Bamboo Species – in general	Moderate
	Check any proposed bamboo to determine if it is a running or spreading species, as this list is not comprehensive. Following are examples of running or spreading bamboos species:	
	Phyllostachys bambusoides (Castillion)	Moderate
	Phyllostachys edulis (Oso bamboo)	Moderate
	Phyllostachys nigra (Black bamboo)	Moderate
	Pleiolblastus pygmaeus (Dwarf bamboo)	Moderate
	Pleiolblastus viridistriatus (Dwarf greenstripe bamboo)	Moderate
	Nandina domestica (Heavenly bamboo)	Limited
	Tropaeolum majus (Nasturtium)- especially near creek areas	Moderate
	Vinca minor (Dwarf Periwinkle)- especially near creek areas	Limited
	Maytenus boaria (Mayten Tree)	Limited