
OBJECTIVE DESIGN STANDARDS FOR PROCESSING OF STREAMLINED HOUSING PROJECTS

I. Introduction & Purpose

A. Purpose of SB 35

In 2017, the Governor signed into law multiple housing bills, including Senate Bill 35 *Streamline Approval Process* (SB 35), which went into effect on January 1, 2018 until January 1, 2026, and as of that date is repealed. SB 35 provides for a streamlined, ministerial approval process for multi-unit residential development (two or more residential units), subject to certain conditions and consistent with objective zoning and design review standards, among other things. The provisions of SB 35 are contained in California Government Code, Title 7 Planning and Land Use, §65913.4.

The legislation defines “objective standards” as standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion. “Applicable objective design review standards” are further defined as standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and are broadly applicable to development within the jurisdiction.

B. Use of SB 35

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

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

Specifically, these Design Standards require streamlined housing projects to be designed in the Spanish Colonial Revival architectural style as exemplified in the *El Pueblo Viejo Design Guidelines*. Santa Barbara is known for and

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

owes much of its charm to the thick stucco walls and clay tile roofs of this style, which is key to the City's identity. There are multiple examples of this style for designers to emulate and judicious use of the character defining features of this style will ensure multi-unit and mixed-use housing projects will fit into the framework of the City's unique architectural tradition.

The objective design standards in this document include mandatory standards for all newly constructed buildings that qualify for streamlining under SB 35, followed by objective design standards for optional architectural elements, such as awnings and trellises, which are not required, but may be included. The City's discretionary design review process is required for any project that seeks exceptions, waivers, or modifications to objective zoning and/or these design standards, excluding modifications granted as part of density bonus concession, incentive, parking reduction, or waiver of development standards pursuant to Density Bonus Law or the City's density bonus program.

The standards are organized in the following primary sections:

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

C. Spanish Colonial Revival Architectural Style

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

D. Objective Zoning and Subdivision Standards

In addition to objective design review standards, all projects are subject to consistency with objective zoning standards and objective subdivision standards in effect at the time the development is submitted to the City. Furthermore, approval of ministerial processing does not preclude other imposed standards as long as they are objective and broadly applied to development in the City regardless of streamlined approval. This includes any objective process requirements related to the issuance of a building permit.

The Zoning Ordinance (Title 30) sets standards applicable to the zoning district in which the lot is located. Zoning standards, which are separate from design standards, include, but are not limited to: density, setbacks, height, open yard, screening requirements, solar access height limitations, and parking regulations. Other standards include

compliance with the City's Environmental Policy and Construction standards (Title 22), including, but not limited to: outdoor lighting, water conservation, energy efficiency, and storm water management.

Any streamlined housing project shall also comply with the applicable objective standards in guidelines and standards adopted by resolution of the City Council, including but not limited to:

- *City of Santa Barbara Storm Water Best Management Practices (BMP) Guidance Manual*
- *Landscape Design Standards for Water Conservation*
- *City Trash and Recycling Enclosure Design Guide*
- *Street Tree Master Plan*

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

E. Definitions

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

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

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

Front Elevation. Any structure elevation that faces the street.

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

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

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

Publicly Visible. Capable of being seen (whether or not legible) by a person of average height and visual acuity while walking or driving on a street.

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

II. Objective Site Elements

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

A. Parking Location and Design

1. Purpose & Intent

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

The intent of the objective parking standards is to:

- Reduce the visibility of automobiles to enhance the pedestrian experience;
- Mitigate the visual impact of parking facilities on the streetscape; and
- Increase land supply for housing units and decrease construction costs.

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

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

Per Chapter 30.175 of the Zoning Ordinance, mixed-use buildings must provide parking for the nonresidential uses and all residential and mixed-use projects are required to provide bicycle parking.

3. Uncovered Parking

- A. **Location.** Locate uncovered parking where not publicly visible. Uncovered parking is prohibited in the front yard (i.e., between the building and any street) with the following exception:
 - i. Corner Lot Exception: Uncovered parking is allowed in the front yard, on a corner lot only, if it is located within the Secondary Front Yard (as defined in SBMC 30.300.250 "Y") and both of the following conditions are met:
 - a. Landscape Buffer. Either a landscaped planter buffer with a minimum inside width of five feet (5') and a fence or hedge 42 inches in height, or a landscaped planter buffer with a minimum inside width of eight feet (8') is provided between the parking lot and the street; and
 - b. Parking Access. Access to uncovered parking at the rear or side of the building shall be from the Secondary Front Lot Line (As defined in 30.300.120 "L") unless access from the Primary Front Lot Line is necessary for flexibility on a constrained lot, or to address a safety hazard or traffic impacts, as determined by the Public Works Director.
- B. **Design.** Uncovered parking lots must comply with SBMC 30.175.080 Parking Area Landscape and Fence Standards.

4. Covered Parking

- A. **Location – Not Publicly Visible.** Locate the following types of covered parking where not publicly visible:
- i. Carports.
 - ii. Tuck-Under Parking. “Tuck Under” parking typically occurs on three-story units with a private parking garage or carport on ground level. Tuck under parking is differentiated from podium or wrap-around parking by the construction of assigned parking spaces accessed by an open driveway, rather than a centralized parking structure with shared ingress/egress and maneuvering areas located inside the building.
- B. **Location – Publicly Visible.** All other covered parking structures may be located in an area that is publicly visible provided all the following standards are met:
- i. The automobile entry is set back a minimum of 10 feet from the front building façade;
 - ii. There are no visual obstructions in the visibility triangle as described in the Municipal Code (See SBMC 30.140.230 Visibility at Driveways and Intersections).
 - iii. The garage entry height is the minimum necessary to accommodate the intended use as determined by the Public Works Director.
- C. **Design.** The following design features shall be incorporated into all covered parking structures.
- i. All garage doors shall be made of wooden planks; metal or glass face is prohibited.
 - ii. Carport support posts shall be a minimum of eight inches (8”) square or diameter wrapped in plaster or painted or stained wood.
 - iii. The parking structure shall not occupy more than 50% of the building width of any front elevation facing a Primary Front Lot Line, unless the parking structure is either below or partially below grade such that it is not considered a “story” as described in the Municipal Code (See SBMC 30.15.090.E.3, Determining the Number of Stories in a Building).
 - iv. Parking walls shall not present a solid unbroken wall surface. Walls greater than 40 feet in length shall include design features such as articulation, landscaping, and/or textured treatments over 25% of the total wall area at minimum.
 - a. Articulation includes faux windows, arches, decorative relief, notched setbacks, and/or projecting bays.
 - b. Decorative relief shall be a minimum three inches (3”) deep. Landscaping recesses shall be a minimum of 18 inches deep and two feet (2’) wide.
 - v. Ventilation openings shall be screened with stone or stucco openwork, wrought iron grilles, or landscaping.
 - vi. Direct, orient, and shield interior lighting to prevent light trespass or glare outside of the structure or property line.

B. Building Massing and Articulation

1. *Purpose & Intent*

A building's design and form contribute to Santa Barbara's quality, sense of place, and neighborhood compatibility. Massing is influenced by specific design features and architectural treatments that may be used to express or break up the massing of a building including variations in building height, stepping back recessed volumes, and other strategies that serve to encourage and continue the City's focus on pedestrian-oriented design.

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

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

2. *Building Massing Techniques*

- A. The building façade on the front elevation shall have at least a minimum 18" recess or wall projection extending the full height of the building for at least every 50 feet of building wall length.
- B. A minimum of one (1) main exterior pedestrian entrance shall be publicly visible.
- C. The first story shall be distinguished from the upper stories by using two (2) or more architectural details across the front elevation (e.g., arches, awnings, balconies, columns, cornices, lintels, moldings, trellises, etc.).
- D. Incorporate one (1) or more of the following building massing techniques:
 - i. Design the main building to create the appearance of several smaller buildings on the same site. This can be accomplished by use of the following techniques:
 - a. Vary height by at least two feet (2') over a portion of the main building.
 - b. Vary roof forms through changes in type, height, pitch, or orientation.
 - c. Use recesses (e.g., courtyards, entryways, recessed balconies) and projections (e.g., stairs, towers, balconies) to create a sense of depth.
 - ii. Provide a minimum 24" high and 18" deep planters against a portion of the front elevation façade.
 - iii. Provide a minimum two foot (2') roof eave on the front elevation to decrease the vertical appearance of the walls.
- E. If the building is proposed to be mixed-use with the majority of the non-residential component on the ground floor, the ground floor shall be taller than the floors above, with a minimum plate height of 10 feet.
- F. The doors and windows of the non-residential ground floor shall have transparent (i.e., clear) glass. A minimum of 50% of the linear feet of each front elevation of the building shall consist of doors and windows.

C. Landscaping

1. Purpose & Intent

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

The intent of the objective landscaping standards is to:

- Beautify the building site and neighborhood;
- Improve air quality and absorb storm water runoff; and
- Provide shade and reduce the heat island effect.

2. Landscaping

- A. A landscape plan showing existing and proposed plant material, species, size and other requirements shall be submitted with the project application. The landscape plan shall be executed and stamped by a licensed and registered architect, landscape architect, professional engineer, land surveyor, or landscape contractor who is contracted to install the landscaping.
- B. Design landscaped areas with a minimum 80% water-wise plants in compliance with the Landscape Design Standards for Water Conservation (See the Landscape Design Standards for the definition of "Water Wise Plants".) Chose plant materials for all landscaped areas in accordance with their water needs from any of the following sources:
 - i. Appendix F of the El Pueblo Viejo Design Guidelines (EPV Guidelines);
 - ii. Water Use Classification of Landscape Species (WUCOLS IV) plant list;
 - iii. City of Santa Barbara locally adapted Addendum to the WUCOLS plant list; and
 - iv. Appendix D of the Historic Landmarks Commission/Architectural Board of Review General Design Guidelines & Meeting Procedures.
- C. Plant landscaping shall consist of real plants. Artificial plants and synthetic turf is prohibited.
- D. Select plant materials for landscaping in the public right-of-way (e.g., park strip, parkway, streetscape) from the *City of Santa Barbara Suggested Parkway Plantings* list. Select street tree species from the *Street Tree Master Plan*.
- E. Protect and preserve existing vegetation and trees that are to remain on the site, based on the recommendations of a qualified arborist report.

3. Parking Lot Landscaping

- A. Select parking lot canopy trees from the list of Recommended Parking Lot Canopy Trees in Appendix D of the Architectural Board of Review/Historic Landmarks Commission General Design Guidelines & Meeting Procedures.

4. *Walls and Fences*

- A. Construct fences of smooth cedar, redwood, or pressure treated pine, left in a natural condition to weather or treated with a neutral or wood color stain or sealer. Chain link, chicken wire, metal, plastic, vinyl, or wire-mesh fencing materials are prohibited.
- B. Construct walls of smooth stucco finish consistent with the building wall surface. Unfaced cement block is prohibited for walls.

D. Outdoor Lighting

1. *Purpose & Intent*

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

Safety and security for persons and property is also of paramount concern, and it is necessary to recognize the quality of light versus quantity. Historically, exterior lighting was used sparingly to light entrances and corridors. According to the International Dark Sky Association, to minimize the harmful effects of light pollution, outdoor lighting should:

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

The intent of the objective outdoor lighting standards is to:

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

2. *Outdoor Lighting*

- A. A lighting plan demonstrating compliance with the specifications in the *Outdoor Lighting and Streetlighting Design Guidelines* shall be submitted with the project application. Light sources shall comply with State and/or Federal appliance and energy efficiency standards (e.g., Title 20 and Title 24).

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

- A. Design surface parking lot/traffic area lighting installations as follows:
 - i. Direct light fixtures (luminaire) away from adjacent property lines. Fixtures with an adjustable aiming angle are prohibited.
 - ii. Lamps exceeding a maximum color temperature of 3000 Kelvin per fixture are prohibited.
 - iii. Fully horizontal cut-off fixtures are required. Sag, convex, or drop lens fixtures are prohibited.
 - iv. Bollard light fixtures shall be black, bronze, or Malaga green in color.
 - v. Pole light fixtures shall not interfere with mature tree canopies or other landscaping.

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

A. Design landscape and hardscape lighting as follows:

- i. Landscape lighting shall be fully shielded. Uplighting of landscaping is prohibited.
- ii. Hardscape lighting shall not exceed a maximum of 2700 lumens per fixture in commercial and manufacturing zones and 1200 lumens per fixture in residential zones.
- iii. Colored lamps and filters and floodlights aimed towards adjacent properties or streets are prohibited.
- iv. Lamps exceeding a color temperature of 3000 Kelvin per fixture are prohibited.
- v. Bollard and other path light fixtures shall be black, bronze, or Malaga green in color.

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

A. Design exterior building lighting as follows:

- i. Uplighting of the building façade is prohibited.
- ii. Exterior building light fixtures for decorative and local lighting shall be lantern-type wrought iron. Such fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp.
- iii. Exterior building light fixtures for private patios, porches, entrances, and other similar private spaces shall be either of the following:
 - a. Fully shielded wrought iron, black, or bronze metal fixtures; or
 - b. Recessed soffit light fixtures.

E. Building Equipment and Service Areas

1. *Purpose & Intent*

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

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

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

2. *Equipment and Screening*

A. Place above-ground utilities, such as fire sprinkler risers, within the building or at the side of the building and hidden from public view within an enclosure or screened by landscaping.

- i. Match enclosures to the building exterior color and materials.
- ii. Rooftop mounted mechanical equipment shall be hidden from public view either in an enclosure or behind a pitched or simple parapet wall incorporated into the design of the building consistent with page 65 of the EPV Guidelines. Also see Roof Design and Details Standard 5 for parapet walls.

III. Building Design

A. Roof Design

1. *Purpose & Intent*

The roof is a major design element that plays a dominant role in defining the architectural character of a building. In the City's downtown and surrounding areas, the red cap and pan Mission tile roofs, often with traditional cornices and entablatures is an iconic character-defining feature. Traditionally, roof pitch is low, roof eaves have little or no overhang, and flat roof designs are occasionally used.

The intent of the objective roof design standards is to:

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

2. *Roof Design and Details*

- A. Roof styles are limited to gable, hip, shed, and/or flat. Several styles may be included on one building.
- B. Pitch gable, hip, and shed roofs no greater than 4.5:12.
- C. Equally pitch gable roofs on both sides of a ridge.
- D. Limit flat roof components to a maximum of 60% of the overall roof design.
- E. Design roof parapets as follows:
 - i. Match the parapet to the building exterior colors and materials;
 - ii. Align the top of the parapet wall high enough to ensure rooftop mechanical equipment is hidden from public view consistent with Building Equipment and Service Areas Standard 2.A.ii.; and
 - iii. Cap parapet walls with a plaster cornice or terra-cotta clay tiles. Metal coping is prohibited.
- F. Roofs with no eaves shall incorporate simple ornamental molding or a tile cornice where the wall meets the roof edge. Cornice or molding design shall be selected from, or designed similar to, examples on Page 62 of the EPV Guidelines.
- G. Roofs with overhanging eaves shall have an underside of stained or painted wood or plaster.
- H. Construct corbels and brackets of stone, wood, or plaster. Exposed plastic is prohibited. Corbel and bracket design shall be similar the example on page 52 of the EPV Guidelines.
- I. Exposed rafters and extended rafter tails at eaves shall have decorative shaped ends or be cut perpendicular to the ground.
- J. Use masonry, wrought iron grill, clay tile, or wood louvers for attic vents. All other attic vents are prohibited.
- K. Use scored stucco on gable ends, lined up with the breaks of the ridge tiles, to create a scalloped pattern.

3. *Roofs Materials and Related Features*

- A. Use two-piece cap and pan, dark red terra-cotta clay tile (aka Mission, "C-tile") on all pitched roofs. Glossy finish, artificial color blends, and S-tile are prohibited.

- B. Install tile roofing as follows:
 - i. A minimum double tiled (booster tile) starter course.
 - ii. Bird stops grouted with unpigmented cement.
 - iii. Field tiles laid in a random or scattered pattern.
 - iv. Hips and ridges mortared with unpigmented cement.
 - v. Random mortar lifts in field.
- C. Skylights shall be curb mounted in line with the roof pitch and constructed of glass and metal... Domed skylights are prohibited.
- D. Conceal downspouts, rain gutters, and leaderheads within walls or construct them of copper or metal painted to match the exterior of the building. Design exterior downspouts with soldered segments at all bends. Plastic materials are prohibited.

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

1. *Purpose & Intent*

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

The intent of the objective character defining features is to:

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

2. *Character Defining Features*

Housing projects with 10 or more units that qualify for the streamlined review process shall include a minimum of one (1) of the features listed below.²

- A. **Courtyard.** Courtyards shall include both landscape elements and paving as follows:
 - i. Use brick, stone, colored and textured concrete, terra cotta tile, and/or buff colored permeable pavers.
 - ii. Chose brick and/or tile floor patterns from page 59 of the EPV Design Guidelines.
 - iii. Landscape a minimum of 10% of the courtyard in the ground or as potted plants.
- B. **Patio or Plaza.** If a public patio or plaza is proposed it shall incorporate the following:

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

- i. The placement, style, colors, and types of non-residential outdoor furniture and barriers shall be in conformity with the Design Standards in Public Works Department “Standard Street Right-of-Way and Sidewalk Outdoor Dining Regulations”, adopted by the HLC and the City Council.
- C. **Paseo.** Paseos (i.e., pedestrian walkways) join streets, open plazas, courtyards, commercial businesses, parking, and housing. Santa Barbara’s paseos are an important component of the City’s pedestrian circulation network. Accordingly, the Downtown paseo system shall be preserved and new paseos provided in accordance with the Circulation Element and the City of Santa Barbara Pedestrian Master Plan. Paseos shall be designed as follows:
 - i. A minimum width of 10 feet.
 - ii. Use brick, stone, colored and textured concrete, terra cotta tile, and/or buff colored permeable pavers.
 - iii. Chose brick and/or tile floor patterns from page 59 of the EPV Design Guidelines.
 - iv. Change the surface materials, color, and/or pattern when the paseo is adjacent to or transitioning to other paved surfaces to clearly confer the right-of-way to pedestrians.
 - v. Highlight entrances to paseos with an entry arch, accent paving, or signage.
 - vi. Existing paseos shall be incorporated in new development and, where consistent with the Circulation Element and Pedestrian Master Plan, new paseos shall connect to any existing adjacent paseos.
- D. **Arcade³ and Arches.** Arcades and arches should convey traditional proportions and ratios, appropriate thickness, and sufficient wall surface between the top of the arch and the next architectural element above. Arcades and arches shall be designed as follows:
 - i. Arcades shall be continuous and span a minimum of three-quarters of the length of the building frontage, excluding vehicle entrances.
 - ii. The width to height ratio of arch openings shall be a minimum of 1:1.6 and a maximum of 1:2.
 - iii. The distance from the top of the arch to next architectural element above (i.e., roof or story) shall be greater than the width of any supporting column and less than the radius of any arch.
 - iv. The width to height ratio of the arch support columns shall be a minimum of 1:4 and a maximum of 1:8. If the column is designed with an entasis (i.e., a slight convex curve in the body of the column) the width to height ratio shall be a minimum of 1:5 and a maximum of 1:8.

C. Building Details

1. Purpose & Intent

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

The intent of the objective building detail standards is to:

- Provide quality materials and traditional proportions consistent with the Spanish Colonial Revival style;

³ An arcade is a wall of arched openings and supporting columns over building entrances, walkways, and paseos. A building with an arcade that encroaches over public walkways or other similar right-of-way must undergo a discretionary approval process and is not eligible for streamlined, ministerial approval process.

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

2. *Doors and Windows*

- A. Upper story windows that face or overlook an adjoining property developed with residential uses shall be installed a minimum of 42 inches above finish floor.
- B. Recess doors and windows a minimum of four inches (4") into the wall at the frame.
- C. If using door pairs, both doors shall be the same width.
- D. If using doors with sidelights, both sidelights shall be the same width.
- E. Place doors and sidelights symmetrically within architectural elements (i.e., arches, balconies etc.)
- F. Construct doors of wood planks/panels or glass casement with true divided or externally articulated simulated horizontal divided lights.
- G. Vertical windows shall have a height to width ratio minimum of 3:5 and maximum of 1:3. Horizontal windows shall have a height to width ratio maximum of 1:2.
- H. Windows shall employ true divided or externally articulated simulated divided lights using a traditional colonial grille mullion orientation.
 - i. Exception: Large plates of clear glass are acceptable on the first floor of the building if occupied by a nonresidential use.
- I. Construct window and glass casement door frames and mullions of wood, traditional steel (iron), or aluminum clad with a minimum grille profile of 1.25 inches. Material selection and style shall be consistent on all sides of the building.
- J. Vinyl window and door frames, horizontal sliding windows, and mirrored glass are prohibited.

3. *Colors*

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

4. *Livability*

- A. Projects that provide the required public or private open yard with balconies, patios, and/or decks along the sides (interior setbacks) of a building and that face an adjacent existing buildings with similar features shall align the open yard spaces to maximize shared light and air between buildings. Alignment of such features shall not conflict with Privacy Standard 5. A.

5. *Privacy*

- A. Projects that require no interior setbacks and are located within six feet (6') of adjacent existing buildings shall reduce or mitigate direct views into the adjacent building by offsetting or staggering windows and upper story balconies and decks.

6. *Wall Surfaces*

- A. Construct exterior building wall surfaces of a minimum 80% smooth trowel stucco finish with ½ – ¾ inch bull-nosed corners. A float sand finish is acceptable. Rough texture, such as skip trowel or Spanish lace, is prohibited.
- B. Fully cover the exterior stucco wall weep screed and continue a minimum of two inches (2") below finish grade.

D. Optional Architectural Elements

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

1. *Awnings*

- A. Design canvas awnings with a simple angled surface, open on the sides, with a plain valance. Horizontally segmented, curved awnings, and domed awnings are prohibited.
 - i. Exception: Curved awnings are allowed over an arched opening if the awning is placed within the arch such that the form and depth of the arch is still visually apparent.
- B. The bottom edge of the canvas awning shall fall below the window or door head height.
- C. Chose awning fabric and metal support colors from Santa Barbara Colors: A Guide to Painting Buildings.
- D. Use wrought iron metal supports with ornamental finials (e.g., spear points).

2. *Balconies*

- A. Match all balconies on a building in terms of style, color, and material.
- B. Finish the underside of balconies.
- C. Construct balcony balusters and guardrails of wood, wrought iron, stone, and/or plaster. The guardrails on balconies and decks shall not exceed the minimum height required by the Building Code, and the design of the guardrail shall be at least 50% transparent or see through (consisting of open spaces with bars, balusters, railings, or similar). Glass guardrail is prohibited.

3. *Rooftop Architectural Elements*

- A. Towers, domes, or cupolas shall not represent more than 15% of the average floor area of all the building's floors (cumulative); and no tower or similar structure shall be used as usable space or for any nonresidential purpose other than that which may accommodate the mechanical needs of the building.
- B. Construct finials of metal with a black, bronze, or Malaga green finish. Plastic decorative design elements are prohibited.
- C. Exterior chimneys shall be surfaced with masonry, stone, or stucco. Select chimney caps from page 58 of the EPV guidelines.

4. *Staircases (exterior)*

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

5. *Trellises*

- A. Construct trellises with stained wood as follows:
 - i. Main beams: minimum 6 x 6 feet
 - ii. Minor beams: minimum 4 x 4 feet
 - iii. Lattice beams: minimum 3 x 3 feet
- B. Exposed structural steel brackets are prohibited. Construct decorative brackets of steel or iron.

6. *Pedestrian Walkways*

- A. Provide different paving materials to provide separation between pedestrian and vehicular access.
- B. Ground level pedestrian walkways shall be comprised of at least one of the following materials:
 - i. Brick
 - ii. Stone
 - iii. Terra-cotta tile
 - iv. Colored and/or textured concrete
 - v. Buff colored permeable pavers
- C. Brick and tile walkways shall use one of the of brick and tile floor patterns from page 59 of the EPV Guidelines.

7. *Wrought iron*

- A. Construct decorative metal work (e.g., rejas over windows and doors, roof brackets, awning supports, or other similar features) of wrought iron treated with the hot wax technique, linseed oil technique, or painted consistent with the “Iron Colors” specified in the *Santa Barbara Colors: A Guide to Painting Buildings*.

IV. Related Santa Barbara Municipal Code and Other Objective Standards

A. Parking

- **Section 30.140.230** provides standards for visibility at driveways and intersections.
- **Chapter 30.175 *Parking Regulations*** provides standards for required number of automobile and bicycle parking spaces, location, landscaping, and design.
- **Chapter 22.44 *Street Dedication and Improvement for Building Permits*** requires public street improvements in some locations to meet specific improvement standards for development on lots abutting a public street or right-of-way (in zones other than R-2).
- **City of Santa Barbara Access & Parking Design Standards** provides standards for parking design, on-site circulation, and the interface of property with the City's circulation network.
- **City of Santa Barbara Construction Standard Details** provides standards for curbs, driveways, gutters etc.

B. Landscaping

- **Chapter 15.20 *Tree Planting and Maintenance*** regulates the planting of "official trees" within parkway strips on or adjacent to the lot, parcel, or building site. Planting a tree in a parkway strip, tree well, public area, or street right-of-way must conform to the Street Tree Master Plan.
- **Chapter 22.80 *Water Conservation Standards*** requires compliance with the City's Landscape Design Standards for Water Conservation. Per the standards, a landscape plan is required and the landscaped area shall be designed with no more than 20% of the landscaped area planted in turf or plants that are not water-wise plants.
- **Section 30.140.110 *Fences and Hedges*** provides hedge height standards within Residential Zones.
- **Section 30.140.140 *Open Yards*** includes standards for required open yards in all zones for all residential uses. Open yards are not required to be landscaped but they often comprise landscaped and natural areas and planters.
- **Section 30.175.080 *Parking Area Landscape and Fence Standards*** requires landscaping of parking areas including perimeter planting, driveway planters, landscaped buffers adjacent to buildings and walkways, and trees.

C. Outdoor Lighting

- **Chapter 22.75 *Outdoor Lighting*** provides definitions, prohibited lighting, and control of nuisance lighting in and adjacent to residential zones.
- **Outdoor Lighting and Streetlighting Design Guidelines (2009)** supplement and are used in conjunction with the Outdoor Lighting ordinance and Public Works Construction Standard Details for streetlight pole and fixture types. The Guidelines mix technical requirements with descriptive elements to guide the user towards designs that are compatible with Santa Barbara's character.

D. Building Equipment and Service Areas

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

E. Roofs and Building Materials

- **Section 30.20.030** which prohibits shiny, mirror like, or reflective materials for roofing and siding.
- **High Fire Building Code Requirements** address roof covering and vents on new buildings in High Fire Hazard Areas.
- **2019 Building Energy Efficiency Standards**, effective in January 2020, require solar photovoltaic (PV) systems on all residential buildings up to three stories tall. Accordingly, roof designs will need to account for the space needed for these systems.