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ARCHITECTURAL BOARD OF REVIEW GUIDELINES

PART 1

ARCHITECTURAL DESIGN



Prepared By

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SANTA BARBARA

CALIFORNIA

November 4, 2003

ABR Goals

The ABR 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 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 which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;
- G. to encourage the construction of convenient and attractive commercial facilities and residences;
- H. to promote neighborhood compatibility;
- I. to encourage the preservation of pre-1925 and Hispanic styles of architecture;
- J. 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; and
- K. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal.

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INTRODUCTION

Purpose of the ABR Guidelines

The Architectural Board of Review (ABR) set of Guidelines have been developed to guide development proposals to ensure high standards of design are maintained in development and construction in the City of Santa Barbara. The Guidelines are also intended to assist public understanding of the stated goals and adopted policies of the ABR. In addition to ABR-specific guidelines, there are Supplemental Design Guidelines found in a series of separate documents. These Supplemental Design Guidelines provide more detailed guideline information for some projects. However, many ABR projects are not in an area with supplemental guidelines. These guidelines clarify ABR criteria for reviewing plans throughout the City.

SECTION 1 Architectural Board of Review Background, Purpose, and Interpretation

1.1 Background.

The Architectural Board of Review (ABR) was established by ordinance on July 16, 1925, and met for seven months before being dissolved. It was re-established by ordinance in 1947. In 1949, the ABR was designated a Charter Committee by popular vote. Currently, the ABR consists of nine members, two of whom must be licensed architects, one a landscape architect, and three other professionals in related fields such as design or engineering. A quorum consists of four members, one of whom is an architect.

1.2 Objective.

The ABR is charged with the responsibility for "the protection and preservation as nearly as is practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past". Santa Barbara has, for many years, enjoyed a widespread reputation for its distinctive buildings and the generally pleasing inter-relationship of these buildings with plantings, parks, beaches and the harbor, against a background of gently rounded foothills and mountains. The beauty and charm of this picture has enhanced the basic attraction of its year-round mild and equable climate.

Santa Barbara's distinctive architecture is a regional style with a Mediterranean influence. It reflects the City's historic past and compliments its setting in the natural environment. The successful adaptation of these architectural forms, with ingenious variations to meet modern needs, using simple materials, generous landscaping, human scale and soft colors, has resulted in the achievement of an architectural harmony that distinguishes Santa Barbara from other cities. It is essential to a rational and continued

improvement of our community that property owners, architects and builders recognize these facts and use initiative and their best judgment and talents toward development of buildings of character that harmonize with their surroundings and are suitable for the proposed site.

SECTION 2 Guideline Interpretation and Application

The ABR 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 back side of the cover of this document. These guidelines help to define how ABR carries out the goals.

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

All questions regarding the proper interpretation and application of these Guidelines shall be resolved by the ABR or, upon appeal, the City Council.

Relationship to the General & Coastal Plans. The Santa Barbara General Plan contains policies and direction regarding the visual aspect of development, neighborhood compatibility, and landscaping. General and Coastal Plan policies and direction prevail over both the Zoning Ordinance and ABR Guidelines.

Relationship to Zoning Ordinance. The Zoning Ordinance contains many standards which plans must comply with prior to ABR review. In using the Design Guidelines, Code requirements prevail over the guidelines. These guidelines are intended to augment the Municipal Code by providing guideline details to complement topics in the Code, as well as to provide guidelines on additional topics.

Relationship to Other ABR Guidelines. A number of other ABR Guidelines, described below under "Special Guidelines," also include direction regarding architectural appearance, site design and landscaping. This set of ABR Guidelines are compatible with those guidelines. These ABR Guidelines are more detailed on some subjects than the supplemental guidelines. However, where there are two guideline sets applicable to a project addressing the same issue, specific area or special district guidelines would prevail over these ABR guidelines. (See SBMC 22.68.110 B).

Relationship to Neighborhood Preservation Ordinance (NPO). The NPO triggers ABR review for single-family projects of substantial size or with substantial grading. These ABR Guidelines apply to single-family home projects subject to the NPO.

Guideline Organization. The ABR Design Guidelines are divided into three parts. This document (Part 1) contains the Architectural Design Guidelines. Only some projects require landscape plans, therefore Landscape Guidelines are under a separate cover (Part 2). Applicants may also consult the ABR Meeting Procedures

document (Part 3) which provides ABR background information and explains the ABR's meeting and review process and Staff's role in ABR agenda preparation.

SECTION 3 Supplemental Design Guidelines

In addition to the basic guidelines outlined in the ABR's Architectural & Landscape Guidelines, other guidelines for specific types of development and for specific areas of the City have been prepared with input from the ABR, Landmarks Commission, Planning Commission, and others. These supplemental guidelines are contained in separate documents and include the following:

- A. **Haley-Milpas Design Manual.** The purpose of these guidelines is to assist the people in the Haley-Milpas area in improving the appearance of their property. 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.
- B. **Airport Design Guidelines.** These Guidelines were established to recognize the aviation-oriented architecture in this area and to protect the theme established by the Mediterranean style of the airport terminal. The Guidelines apply to all property in the airport area.
- C. **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.
- D. **Single-Family Residence Design Guidelines.** These Guidelines apply to almost all single family and one-story duplexes constructed or altered in the Hillside Design District and to certain houses outside of the Hillside Design District. The purpose of these guidelines is to assist applicants and designers to prepare homes and home addition proposals compatible with existing neighborhoods.
- E. **Upper State Street Area Design Guidelines.** These Guidelines apply to the Upper State Street Area, 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; 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 6 separate neighborhoods. It is recognized each of these is different and requires unique architectural solutions. These Guidelines describe the different neighborhoods and provide assistance for design development to remain compatible with the neighborhoods. In addition, there are special landscaping guidelines for the Upper State Street Area.
- F. **Sign Review Guidelines.** These guidelines itemize acceptable standards for

the placement of signs throughout the City. The guidelines describe specific points of Sign Committee review, which promote aesthetic signing, and graphic design that enhances the architectural style or historical quality of a building.

- G. **Outdoor Lighting 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.
- H. **Urban Design Guidelines.** These guidelines apply to the City's Urban Grid. The intent of the guidelines is to ensure traditional design principles and pedestrian-friendly design concepts are incorporated into development proposal designs. The guidelines provide design criteria illustrations usable by design professionals, the public, and the ABR to evaluate development proposal consistency appropriate design principles.
- I. **Outdoor Vending Machine Design Guidelines.** These guidelines establish design standards for screening, location, signage, illumination and appearance of outdoor vending machines to minimize negative visual impacts related with these installations.
- J. **Wireless Communication Facilities/Antenna Design Guidelines.** These guidelines establish design standards for the screening, location, and appearance of wireless communication facilities to minimize adverse visual impacts related with these installations.

ARCHITECTURAL DESIGN GUIDELINES

Purpose of the Architectural Design Guidelines

The Architectural Board of Review (ABR) Architectural Design Guidelines have been developed to guide development proposals to insure high standards of design are maintained in development and construction in the City of Santa Barbara. The ABR Architectural Design Guidelines are also intended to assist the public understand the stated goals and adopted policies of the ABR. The ABR architectural design guidelines are intended to provide a clear statement of preferred design solutions and building materials considered acceptable by the ABR.

SECTION 1 Site and Neighborhood Considerations

1.1 **Relation To Site.** Buildings should be designed to relate to site existing landforms and contours and to present an integrated appearance. Over-building of a site may be considered grounds for project denial.

1.2 Neighborhood Compatibility

A. **General.** In neighborhoods, which possess examples of distinctive architecture, structures and additions should present a harmonious character to not clash or exhibit discord with the particular surrounding neighborhood in which they are placed. Structure elements should be consistent with the best elements that distinguish the particular neighborhood in which they are proposed. These elements include, but are not limited to:

- mass
- scale
- rooflines
- colors
- textures
- materials

Maintenance of the existing setback and patterns of development in the particular neighborhood is also important.

B. **Neighborhoods Without Distinctive Architecture.** In neighborhoods which do not possess examples of distinctive architecture, structures and additions should be designed to lead the neighborhood toward designs, which are harmonious with Santa Barbara's distinctive built environment.

C. **Transitional Areas.** When a project is within close proximity to a landmark district, City Landmarks or Structures of Merit, consideration may be given to that district's guidelines [SBMC 22.22.100 B]. In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City's Urban Design Guidelines is recommended.

SECTION 2 Architectural Imagery

- 2.1 **Building Design Compatibility & Consistency.** Buildings shall demonstrate compatibility in materials and consistency in style throughout exterior elevations. Building components such as windows, doors, arches and parapets should have proportions appropriate to the architecture. Additions should relate to the existing building in design, details, colors, and material.
- 2.2 **Architectural Styles.** The ABR does not mandate required architectural styles for specific neighborhoods or locations; however, consideration should be given to several factors that influence the ABR's preference concerning proposed architectural styles. Factors such as area prevailing architectural styles, neighborhood compatibility and structure visibility are factors which should be considered. One of the ABR's stated goals is to encourage the preservation of pre-1925 and Hispanic styles of architecture. In addition, traditional architectural styles based on the City's Hispanic tradition are preferred at highly visible locations such as: gateway or entry points into the City, hillside development as well as locations in close proximity to El Pueblo Viejo Landmark District.
- 2.3 **Building Materials.** Architectural style expressed through building materials, colors, design, exterior treatment, roof articulation and overall design in construction should be of good quality and durable exterior materials. Typical architectural enhancements include:
- A. High quality construction & materials for exterior finishes
 - B. Wood windows, recesses, articulation of openings, wood shutters, ornamental ironwork
 - C. Enhanced landscaping, paving and/or decking
 - D. Heavy timber trellis or arbor structures
 - E. Stonework and/or tile work on walls
 - F. Front entry elements and/or porches
 - G. Enhanced or high quality roofing materials
 - H. Exposed downspouts and gutters painted or made of copper materials

SECTION 3 Historical Significance

Potential historical or architectural significance should be researched. Plans should show consideration for significant historical or architectural elements if any exist on the site. Existing sandstone walls, stairways and wrought iron gates should be preserved and included as a part of the overall plan.

SECTION 4 Accessory Buildings, Garages, and Carports

- 4.1 **Garages.** Where possible, garages should not front or face the street. If the garage faces the street, windows and other architectural detailing should be used on garage doors to eliminate a blank appearance.
- 4.2 **Accessory Buildings.** In residential zones, accessory buildings should not be of large size or located in visually prominent areas that detract from the neighborhood quality.
- 4.3 **Construction Over Carports.** In residential zones construction over carports is not allowed unless there are special considerations. Garages are more appropriate on the ground floor of multiple story buildings as they provide a more visually substantial mass to support the visual mass of upper stories.

SECTION 5 Utilities and Equipment

- 5.1 **Utility Screening.** Utilitarian facilities, such as electrical transformers, satellite dishes, backflow prevention devices, loading docks, maintenance or trash storage areas should be located with consideration of neighboring structures and must be appropriately screened.
- 5.2 **Rooftop Equipment.** Equipment shall be screened. Screening shall present an integrated appearance with the overall building.
- 5.3 **Solar Panels.** Reflective solar panels may be approved if the location of panels are sensitively placed and are installed to not produce excessive glare. A very visible location and/or excessive use of these elements can detract from a residence's overall quality of appearance. Proposed solar panel installations will be reviewed to determine compatibility with existing structures and the site and to prevent significant glare problems.
- 5.4 **Skylights.**
- A. Skylights are allowed when they are compatible with the architectural style of the building in which they are proposed and when they are compatible with the character of the surrounding neighborhood.
 - B. Flat skylights, made of non-reflective materials, is the preferred skylight type.
 - C. White plastic skylights or small dome shaped skylights may be acceptable if the skylights are screened by existing parapets, roofs, building forms or other equipment and it can be clearly demonstrated that the proposed skylights are not readily visible from adjacent properties or public ways.
 - D. Plastic domed solar tube skylights may be allowed if placed in areas that are not highly visible.
 - E. The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed.

- 5.5 **Site Lighting.** Outdoor lighting shall be directed so it will not cast light or glare onto adjacent sites and shall comply with the Outdoor Lighting Design Guidelines.

SECTION 6 Energy Efficiency, Green Building Design

- 6.1 **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.
- 6.2 **Green Building Design.** The ABR supports building designs that incorporate green building design principles and use energy efficiently. Buildings that conserve resources and use renewable sources of energy, including solar, wind, and biomass can be supported if the designs maintain an acceptable aesthetic quality and fit into the site and neighborhood.

Developing a plan for a green building 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 example green building 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 product 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 7 Roofing Materials

- 7.1 **General.** Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement.
- 7.2 **Mission Tile.** Where a traditional Hispanic architectural style is proposed or where the location is highly visible or prominent, the use of two-piece terra cotta (Mission, "C-tile") roof is required.
- a) Terra Cotta roof tile shall not have a glossy finish.
 - b) Where two-piece "cap and pan" Mission tile is used on gable, shed and hipped roofs, the following installation criteria shall apply:

There shall be a double starter row employed at the eave ends. Field tiles are to be laid in random or scattered fashion. The roof shall have natural cement mortared hips and ridges. Terra Cotta red color shall be the predominant color

except where other color mixtures are specifically approved. Tile color shall be one consistent color with only slight natural variations acceptable. Artificial color “blends” shall be discouraged.

Exceptions to the required use of Mission Tile policy may be granted if the ABR makes the appropriate findings and determines a hardship condition exists that precludes Mission “C” roof tile use. Clay S-tile installation will be required to follow standard installation details as outlined below to mimic the Mission tile appearance.

7.3 Clay S-Tile.

- A. Non-clay simulated Mission Tile use is generally unacceptable.
- B. Clay S-Tile will be considered for approval for Affordable or Low-Income Housing projects only.
- C. The following four criteria will be utilized to determine if the use of clay S-tile will be allowed for existing buildings:
 1. The proposed clay S-tile installation is compatible with the building’s architecture and the neighborhood character.
 2. The proposed application meets with the intent of the ABR guidelines.
 3. The building cannot structurally support the weight of 2-piece, clay barrel tile and clay S-tile is an appropriate alternative solution.
 4. The applicant made a concerted effort to make the roof attractive.

7.4 Required Installation Details as Conditions of Approval.

- A. There shall be a double starter row of two-piece barrel tile employed at the eave ends.
- B. The roof shall have 15% to 20% of the field tiles laid with mortared randomly placed boosters (kickers).
- C. The roof shall have natural cement mortared hips and ridges.

SECTION 8 Architectural Elements - Commercial

Architectural elements such as windows, doors, cornice elements, columns, arches and roof forms can be utilized to enhance a building. These elements should be detailed to provide modulation, visual interest and textured relief.

- 8.1 **Architectural Features.** Features should enhance the architectural form and style of the structure. As a general rule, massing and details should be simple and proportionate to the building scale. Windows, entries, recesses, balconies, and stairways should add building interest.
- 8.2 **Color.** Building color should complement architectural details and blend with surrounding buildings or dominant structures. For large buildings located in the Downtown area, the major building mass of a structure should be white (where appropriate to the architectural style proposed). For smaller buildings, a more varied color palette for body and trim color may be appropriate.

- 8.3 **Stucco Texture.** Unless otherwise directed by the ABR, stucco should present a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as skip trowel or Spanish lace, is unacceptable. Exterior materials and architectural elements should compliment each other. For example, heavy materials should appear to support lighter materials.
- 8.4 **Windows and Doors.** The pattern of windows and doors should be consistent with the building architectural style.
- 8.5 **Roof Ridgelines.** roofs should be articulated using elements such as false chimneys, towers and decorative vents and caps. Roof materials and overhangs can create shadow patterns. Decorative cornices can be added to provide visual interest.

SECTION 9 Architectural Elements - Residential

Architectural elements such as windows, doors, cornice elements should create a rhythmic composition taking into consideration scale, style and architectural proportion. These elements should be detailed to provide modulation, visual interest and textured relief.

9.1 General.

- A. **Architectural Features.** Features should enhance the architectural form and style of the house. For example, dormers, bay windows, porches, balconies, and entrance projections can add interest to the home.
- B. **Color.** Building color should complement architectural details and blend with neighborhoods.
- C. **Stucco Texture.** Unless otherwise directed by the ABR, stucco should present a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as skip trowel or Spanish lace, is unacceptable.
- D. **Windows.** The pattern of windows and doors should reflect the scale and patterns in the neighborhood.
- E. **Reflective Glass Material.** In General, deck-railing materials should be selected to be consistent with the architectural style of the structure. The use of decorative glass railings as guardrails or as windscreens is not the preferred material at highly visible locations due to the possible glare associated with these types of installations.
- Installations of reflective glass materials will be reviewed to determine if the installation is compatible with the structure and that it does not create significant glare problems.
- F. **Cost Consideration.** The ABR shall take the total cost of the applicant's design into consideration when reviewing qualified affordable housing projects. The expected cost of certain preferred

design elements is to be evaluated to maintain the affordability of residential units.

9.2 R-2 (Two Family) Zone Accessory Dwelling Units.

Review of accessory dwelling units proposed on lots 5,000 to 6,000 square feet in the R-2 Zone shall be guided by the following. Also, note landscaping guidelines specific to the R-2 zone in the ABR Landscaping Guidelines.

- A. Accessory Dwelling Units shall be reviewed for neighborhood compatibility and neighborhood character preservation.
- B. Encourage existing building preservation when feasible.
- C. Consider second-story window placement in relationship to neighboring buildings to prevent privacy issues.
- D. Fencing or barriers consistent with zoning shall be required along driveways to prevent parking on front yards.

9.3 Condo Conversions.

Projects which convert existing residences into condominiums are required to be aesthetically attractive, safe, and of quality construction in the SBMC. The ABR following guidelines apply specifically to condominium conversion projects.

- A. Unit design should create a sense of separate identity and individuality
- B. Entries should be easily identifiable and functional
- C. Open space should be designed to be useable, defensible and safe
- D. Special consideration should be given to privacy issues in project design
- E. Special attention should be given to appropriate project scale, especially with apartment buildings built in the '50s and '60s

The architectural character of the proposed condominium should also be carefully considered.

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ARCHITECTURAL BOARD OF REVIEW GUIDELINES

PART 2

LANDSCAPE DESIGN



Prepared By

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SANTA BARBARA

CALIFORNIA

November 4, 2003

ARCHITECTURAL BOARD OF REVIEW GOALS

The ABR 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 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 which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;
- G. to encourage the construction of convenient and attractive commercial facilities and residences;
- H. to promote neighborhood compatibility;
- I. to encourage the preservation of pre-1925 and Hispanic styles of architecture;
- J. 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; and
- K. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal.

Appendix A: List of Recommended Parking Lot Canopy Trees Page 12

Appendix B: List of invasive plants published by
the California Exotic Pest Plant Council Page 13

INTRODUCTION

Purpose of the Guidelines. To provide general and specific guidelines for landscape plan design and installation throughout 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 General & Coastal Plans. The Santa Barbara General Plan contains policies and direction regarding landscaping in the Land Use, Conservation, 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 regarding bluff-top development, views from Highway 101, and tree preservation and protection. General and Coastal Plan policies and direction prevail over both the Zoning Ordinance and ABR Guidelines.

Relationship to Zoning Ordinance. The Zoning Ordinance requires all projects involving new commercial, industrial, institutional, or multi-family buildings and site improvements to have a landscape plan prepared by a licensed design professional. The Santa Barbara Municipal Code contains specific standards which must be met in landscape plans, including:

- parking lot standards (22.90)
- planting material standards (28.87)
- Water Conservation (22.08)
- tree maintenance (15.24)
- vegetation removal (22.10)

In using the Design Guidelines, Code requirements prevail over the guidelines. These guidelines are intended to augment the Municipal Code by providing further guidelines and details to complement topics in the Code, as well as to provide guidelines on additional topics. For convenience, a compiled handout of the codes listed above is available.

Why ABR Landscape Guidelines? Many projects subject to projects subject to ABR review are required to have landscape plans. Projects in some areas, such as the Hillside District or the downtown grid, are subject to supplemental guidelines which include direction regarding landscaping. However, many ABR projects are not in an area with such specific supplemental guidelines. These guidelines clarify and expand on ABR criteria for reviewing required landscape plans throughout the City.

Relationship to Other ABR Guidelines. A number of other Supplemental Guidelines, described in Part 1 of the ABR Architectural Design Guidelines, include landscaping guidelines, this document is compatible with those guidelines. This document is generally more detailed on landscape subjects. However, where there are two guideline sets applicable to a project addressing the same issue, specific area or special district guidelines would prevail over these ABR guidelines.

Relationship to Neighborhood Preservation Ordinance (NPO). The NPO triggers ABR review for single family projects of substantial size or with substantial grading. Often, the ABR requires landscape plans for these projects.

Guideline Organization. The ABR landscaping guidelines are broken into five sections. The first section describes when Landscape Plans are required and licensing requirements. The second section consists of general landscape guidelines applicable to all projects, including single-family residential projects. The third section includes additional guidelines for commercial and industrial projects. Vegetation removal guidelines and their relationship with NPO vegetation removal findings is described in the fourth section. The last section covers special constraint area guideline topics.

SECTION 1 Landscape and Irrigation Plan Applicability

1.1. Landscape Plans

A. Applicability.

1. **Commercial, Industrial, Institutional, or Multi-Family Projects** on vacant lots require a landscape plan.
2. **Single-Family Home Projects.** ABR may require a landscape plan for new primary or secondary unit single-family home projects.
3. **Planning Commission Projects.** A Landscape Plan is required for some types of projects subject to Planning Commission review.
4. **Major Addition or Alteration Projects.** Projects involving substantial additions or alterations to existing developed sites may require landscape plans when:
 - existing landscaped areas are proposed for removal or alteration, and/or
 - new landscaping improvements are proposed.
5. **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 submittal at the ABR's discretion.
6. **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:
 - when a proposed improvement involves a historic, archaeological, or environmental resource hazard, and/or
 - to lessen potential project impacts to public scenic views

B. **Exemptions.** Minor projects, small parking area landscaping or landscaping which is not visible to the public may be exempt from the above requirements as determined by the ABR. 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 ABR Preliminary Review hearing. Landscape plans shall indicate:

1. Location, size and species of existing and proposed trees, shrubs, and plants
2. Any trees proposed for removal indicated with an "X"
3. Total Landscaped area in square feet
4. Location of any proposed paved surfaces
5. Site and lot landscape and hardscape area percentages.

6. Existing and proposed landscaping for street parkway strips fronting the subject property
7. Irrigation plans, except when the ABR waives this requirement. An irrigation plan must include the City Water Conservation compliance statement at final approval. Refer to Landscape Design Standards for Water Conservation § 22.080.020 for further irrigation plan requirements.

Final Landscape Plans may also be required to include additional planting, specifications, and erosion control measures.

1.2 Licensing Requirement

- A. **General.** Pursuant to State Law, the preparation of landscape and/or irrigation plans for all commercial, industrial, institutional and multi-family projects must be executed and stamped by a licensed landscape architect.
- B. **Plans Prepared by Unlicensed Persons.** Unlicensed persons may prepare landscape plans for minor work involving single residential units, or projects solely consisting of landscaping for 5,000 square feet or less. (Please refer to current State Landscape Architects Practice Act, §5641)

However, the ABR may require a licensed landscape architect to prepare plans for these projects in the following circumstances:

1. Unlicensed person landscape or irrigation plan submittals are determined inadequate; or otherwise do not meet minimum review standards.
2. The proposed project involves extensive grading, revegetation or improvements with unique or sensitive habitats or environments.

SECTION 2 General Guidelines

Landscaping is considered an integral part of a project's design. Landscaping can enhance the City's natural beauty. Landscaping can compliment new development as well as provide neighborhood cohesiveness. Landscaping embellishes and enhances new construction. Landscape plans should reflect consideration of overall site aesthetics. Landscaping improvements should:

- compliment architecture,
- provide outdoor privacy areas,
- provide screening for undesirable views, and
- provide usable and functional open space.

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

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.** Screening plants, such as hedges, should be considered to create privacy between neighbors. 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 Plant Selection

Plant selection for the landscape plan should consider principles of sustainable landscaping and be sensitive to various 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. allow normal plant material growth to achieve privacy screening and to produce a desired aesthetic result.
 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.** Plant selection shall be based on adaptability to climatic, geologic, and topographical site conditions.
- D. **Native and Mediterranean Plants.** Use native plants whenever possible. Where non-native species are used, emphasize plants from other Mediterranean climate regions.
- E. **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 list of invasive plants published by the California Exotic Pest Plant Council.)
- F. **Plant Spacing.** Space plants correctly, allowing for plant maturation without crowding or root damage. Plants with similar cultivation and watering requirements should be grouped together.

2.3 Sustainability Principles

Guidelines throughout this document support sustainable principles. Landscape plan plant selection should reflect consideration of sustainable landscaping principles and be

sensitive to elements described below. Also, see Special Area Guidelines Section 5 where additional sustainability concepts are located.

- A. **Waste Minimization.** Sustainable landscape planning that protects the environment by using minimal resources and creating minimal waste is encouraged. (See Section 4.6).
- B. **Natural Features and Graded Areas.** Protect existing natural features and re-vegetate graded areas.
- C. **Erosion-Prone Areas.** Consistent with the Seismic Safety Element, species that add weight to a hillside (such as iceplant) 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.
- D. **Water Efficiency.** Water efficient landscaping is mandatory per City Resolution 89-077. Landscaping and irrigation shall be planned with consideration for water conservation through use of drought-tolerant species, low water irrigation systems and other methods listed in City Resolution 89-077.
- E. **Irrigated Landscapes.** Species that require significant watering (such as turf) shall be avoided on steep hillsides or narrow pathways, which are difficult to irrigate.
- F. **Natural Drainage.** Design landscaping to enhance natural drainage and biofiltration of pollutants through the use of bioswales and other techniques.
- G. **Permeability and Percolation.** Use urban runoff/pollution control Best Management Practices to increase the permeability of sites and on-site percolation of runoff. For example, design projects to collect runoff on-site and maximize hardscape area permeability with brick or pavers on sand.
- H. **Drainage Flow.** Use natural watercourses, earth swales, v-ditches, drywells and water dissipation devices to enhance drainage flow on and through the site.
- I. **On-Site Water Retention.** Use methods to retain water on the site to recharge groundwater, and to use for future watering (e.g. cisterns).

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, 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.
- E. **Street Trees.** City street trees should be incorporated into a project when none exist and/or at locations recommended by the ABR or City Arborist and the Street Tree Master Plan. Any street tree removal is subject to Park Commission approval.
- F. **Street Tile:** Refer to City of Santa Barbara Paver Surfaces and Transitions Guidelines. The guidelines have been developed by the City under the auspices of the Access Advisory Committee to Staff, the Architectural Board of Review, and the Landmarks Commission. The guidelines are intended to facilitate the design review process, in consideration of City discretionary standards and in conjunction with the California Title 24 Accessibility requirements.

2.5 Parking Lots

Parking lot designs for commercial, industrial, institutional, or multi-family residential developments are required to provide attractive and durable screening for adjoining areas (SBMC §28.90.050). Canopy trees provide important benefits in parking lots such as producing shade, moderating the heat absorbed by asphalt, and reducing air pollution from parked cars. The ABR is charged with enhancing parking lot designs to offset utilitarian appearances. The following standards apply to all parking areas, parking lots, and automobile service station/mini-market designs. Please note paving standards are also included in Section 3.1 and 3.2.C.

- A. **Perimeter Planter Requirements.** Municipal Code §28.90.050.3 contains perimeter planter requirements. The Code also provides the ABR with the ability to reduce or waive the requirements where alternative landscaping and designs proposed are equally effective in meeting the ordinance intent. In accordance with the ordinance, the ABR will consider whether a landscape planter waiver can be granted in the following circumstances:
 1. unique lot or existing building configurations will not allow a full parking area with five (5) foot wide planters; or,
 2. where an existing building precludes a driveway with full-sized planters; or
 3. the project entrance is enhanced with an effective landscape screen, screen walls, decorative paving, significant architectural elements and/or skyline trees, or
 4. significant landscaping is proposed on other portions of the site so the plan maximizes landscaping within the parking area and/or throughout the project.
- B. **Plant Types.** Planting shall consist of trees, shrubs and ground cover. Drought tolerant plant use is encouraged, as is flowering vine use on fences and walls.
- C. **Shade and Greenery.** Use canopy trees in the interior of surface parking lots to provide shade and greenery. SBMC §28.90.050.3 requires a ratio of trees to parking spaces. Beyond this requirement, providing tree canopy coverage to

result in at least 50% of the total paved area to be shaded within fifteen (15) years is recommended. (Refer to List of Recommended Parking Lot Canopy Trees-Appendix A).

- D. **Vertical Clearance.** Mature tree canopies should have a vertical clearance of fifteen (15) feet in order to accommodate lighting fixtures. Lighting fixtures should be lower than mature canopy trees. (Comply with Outdoor Lighting Design Guidelines).
- E. **Pavement Minimization.** Consider variable materials to reduce the appearance of substantial paving and to increase permeability. Please note, applicants must consult with the Fire Department and Transportation Division regarding alternative paving methods.

SECTION 3 Additional Guidelines for Commercial/Industrial/Institutional, Multi-Family, and Two-Family Residential Projects

The following guidelines are applied to Commercial/Industrial and Multi-Family Residential projects in addition to the General Guidelines in Section 2.

3.1 Commercial/Industrial/Institutional

Landscape planning in commercial and industrial areas of the City should have a different emphasis than residential areas. The focus in commercial/industrial areas should be on streetscape, driveway areas and parking lots. Mixed-use developments should consider goals from both commercial and residential landscape guidelines. Large pavement areas, such as driveways and parking areas, should be embellished through material variation, and/or pedestrian walkway delineation.

3.2 Multi-Family Residential

Exceptional landscape plans for multi-family residential developments are important due to the dense nature of these projects. The following guidelines are specific to proposed multi-family residential landscape plans.

- A. **Outdoor Living Space Area.** Designs should attempt to maximize the open yard area for each new dwelling unit, providing real usable outdoor living space, with special emphasis on safe, usable play areas for children. Consideration will be given for small or alternative landscaping designs for highly urban areas.
- B. **Outdoor Living Space Design.** Outdoor living area designs should have functional areas relating to site, solar access, and floor plans.
- C. **Pavement.** Vary paving materials to create interest and to delineate circulation within the ground plane, including separation between pedestrian and vehicular access.
- D. **Habitat Enhancement.** Use habitat-enhancing trees and shrubs.
- E. **Plants for Building Edges.** Use vines and espaliered plants to soften building edges.
- F. **Screening.** Design the site to screen unsightly elements (e.g., carports, parking stalls, trash areas).

- G. **Maintenance.** Projects must be maintainable and sustainable.
- H. **Landscape Protection.** Protect landscaped areas from vehicular and pedestrian encroachment with raised planting surfaces or curbs. Concrete step areas or stepping-stones should be provided in landscape planters adjacent to parking spaces.

3.3 Two-Family (R-2) Zone

Two-family (R-2) Zone projects are subject to the following guidelines. These projects should also be designed with special consideration for consistency with Street and Driveway Guideline 2.4.B, above.

- A. **Street Presence.** Street presence is an important consideration. When required private outdoor living space is provided in the front yard, discourage high hedges and/or solid walls.
- B. **Open Yard Area Landscaping.** The required 600 square foot open yard area should include landscaping (e.g. trees and plant materials).
- C. **Pavement Minimization.** Consider the great value in minimizing pavement to the extent possible and including pervious surfaces.

SECTION 4 Tree and Vegetation Preservation

4.1 General

Development should be sensitive to existing mature trees as they are a valued community resource. The ABR's goal 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.

- A. **Goal.** Existing tree preservation and protection shall be a primary goal of a landscape design.
- B. **Projects Proposing Tree Removal.** If existing tree preservation is not possible, tree loss may result in required tree replacement(s) or possible project denial.
- C. **General Tree Replacement Standards.**

Trees four (4) inches in diameter or greater at four (4) feet 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. Typically required standard mitigation for tree loss is a 3:1 ratio replacement standard. 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 ABR review depending on the size and biological value of the tree and on-site conditions. (See Native and Specimen Tree Protection and Replacement Standards, below).

- D. **Native and Specimen Tree Protection and Replacement Standards.**

Consistent with Conservation Element Visual Resources Policy 4.0 and Biological Resource Policy 4.0, 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 native or specimen tree may require an Arborist's Report. If an Arborist's report is required, the ABR 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, no paving is allowed under the canopy due to their sensitivity to paving. 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 the mature native or specimen tree canopy dripline should remain a minimum of five (5) feet from all new structures.
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 12-inch-diameter oak will be replaced with one measuring no less than 3 inches). Smaller tree replacement sizes than this formula may be specified in some cases to ensure replacement tree availability.

4.2 Vegetation Removal and Neighborhood Preservation Ordinance (NPO)

There are specific vegetation removal types and quantities that may require a vegetation removal permit and ABR review. For example, the Fire Department requires weed abatement in specific areas of the City; a vegetation removal permit may be required for some forms of weed abatement. Please refer to SBMC §22.10 for exemption categories.

NPO findings are made for appropriate grading and for native tree protection on hillsides. The ABR strongly encourages native vegetation preservation. ABR NPO findings must be made for project approval.

4.3 Landscape Maintenance/Conditions of Approval

The ABR may conditionally approve projects to maintain landscaping to allow natural tree growth to mature heights. It is unlawful to cut down or otherwise destroy trees as outlined in Chapter SBMC §15.24. Tree removal and excessive pruning of trees is considered destruction and shall be considered a violation of ABR conditions of approval for required landscaping.

SECTION 5 Special Areas

5.1 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.
- 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 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.

5.2 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 Sustainability Guidelines 2.3.C through E.

- 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.

5.3 High Fire Hazard Area Landscape Design

- A. **Vegetation Modification Zone.** Provide or create a vegetation modification zone around structures consistent with Fire Department High Fire Hazard Area Landscape Guidelines. The guidelines specify drought tolerant and fire-resistant plants to reduce wildfire risks. Please consult with the Fire Department's Wildland Interface Specialist.
- B. **Native and Fire Retardant Vegetation.** Native and fire retardant vegetation use is encouraged for major cut and fill slope landscaping where development occurs on hillsides.

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APPENDIX A

LIST OF RECOMMENDED PARKING LOT CANOPY TREES

<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Acer paxii</i>	Evergreen Maple
<i>Acrocarpus fraxinifolius</i>	Pink Cedar
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Calodendrum capensde</i>	Cape Chestnut
<i>Cassia excelsa</i>	Crown Of Gold
<i>Cedrela fissilis</i>	Cigarbox Tree
<i>Chionanthus retusus</i>	Fringe Tree
<i>Cupaniopsis anacardiodes</i>	Carrotwood
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus leucoxylon</i>	White Ironbark
<i>Firmiana simplex</i>	Chinese Parasol Tree
<i>Fraxinus 'raywood'</i>	Raywood Ash
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Melaleuca quinquinervia</i>	Paperbark
<i>Melaleuca styphelioides</i>	Prickley Paperbark
<i>Metrocediros excelsus</i>	New Zealand Christmas Tree
<i>Morus alba</i>	White Mulberry
<i>Pistaia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus suber</i>	Cork Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Spathodea campanulata</i>	African Tulip Tree
<i>Tabebuia ipe</i>	Pink Trumpet Tree
<i>Tabebuia chrysotrica</i>	Golden Trumpet Tree
<i>Tipuana tipu</i>	Tipu Tree
<i>Tristania conferta</i>	Brisbane Box
<i>Ulmus parvifolia</i>	Chinese Elm

Trees selected from *Street Trees Recommended for Southern California*, published by Street Tree Seminar, Inc.

Criteria for inclusion as follows:

- adaptable to Sunset Zones 23-24,
- mature height over 30 feet,
- small planter areas adaptability,
- fast to moderate growth rate,
- form somewhat spreading
- not overly messy.

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APPENDIX B

CalEPPC List of Exotic Pest Plants of Greatest Ecological Concern in California

SEE ATTACHED LIST

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Single Family Residence Design Guidelines, City of Santa Barbara

Pages 5 and 6 and H-6 through N-2 text only. For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

Table of Contents For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

Introduction

According to the Santa Barbara General Plan, "Santa Barbara has, as its primary... [goal], the provision of a particularly desirable living environment." The City's hillsides are a unique resource. The Conservation Element of the General Plan also states that "hillside developments provide vistas for residents who inhabit those structures. Yet, residential developments render hillsides less natural as topography and vegetation are modified."

The Conservation Element recognizes several threats to Santa Barbara's visual resources including grading, view blockage by new structures, ridgeline development and the loss of important trees. It recommends provisions to protect and enhance the scenic character of the City.

Changes in neighborhood that are not on the hillsides of the City have raised a number of concerns in recent years. These concerns involve new and remodeled houses that are significantly larger than surrounding houses, that use materials and designs that are incompatible with their surroundings, that invade the privacy of surrounding properties or are so sited that they block light and views for other existing homes.

The City Charter assigns responsibility for carrying out the mandates of the General Plan to the Planning Commission. It also gives direction to the Architectural Board of Review (ABR). The ABR must consider "...the preservation and protection as nearly as practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past."

The Guidelines are primarily a guide for the homeowner, architect, developer and builder who are designing new single family homes or remodeling existing houses. These Guidelines also provide a framework for the design review process for City staff, ABR, Planning Commission and City Council.

Within the landmark districts, design is handled primarily by the Landmarks Committee and will be more strictly reviewed for consistency with the architectural styles allowed within the districts. See the Landmarks Committee Guidelines and Guidelines, El Pueblo Viejo District (1987) for more information.

The design policies and implementation techniques set forth in these Guidelines are not meant to discourage unique and inventive design solutions; they serve as the guide for the decision makers to make the necessary findings for their design related decisions.

Objective For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

Legal Authority For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

Hillside Housing Techniques

Design Policies and Techniques

In order to approve new houses and additions to existing houses in the Hillside Design District, the ABR (and the Planning Commission for those houses subject to its review) must make the following findings:

- 1 The public health, safety and welfare will be protected.
- 2 The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
- 3 The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.
- 4 The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
- 5 The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.
- 6 The development will preserve significant public scenic views of and from the hillside.

1 Blend the house into its surroundings.

- 1.1 Set building into hillside.
- 1.2 Step the building up or down the hill.
- 1.3 Minimize the visual impact of grading by doing most of the cut under the buildings.
- 1.4 Use materials and colors to reduce the apparent bulk.
- 1.5 Avoid exposed underfloor areas.
- 1.6 Avoid excessive soil removal and fill.
- 1.7 Avoid large downhill cantilevers.
- 1.8 Avoid tall support columns for overhanging areas.
- 1.9 Select colors that are compatible with the neighborhood.
- 1.10 Fit in with hillside topography and background.
- 1.11 Avoid interrupting the natural ridgelines.
- 1.12 Avoid using fill to hide downhill foundations.

2 Building height should be in proportion to the style and size of the house and to the lot area

- 2.1 Set back higher portions of the structure to reduce the appearance of height.
- 2.2 Vary height of building elements.
- 2.3 Minimize areas of maximum height.
- 2.4 Avoid using designs intended for flat lots on the hillsides.
- 2.5 Avoid exposing underside of buildings or decks.

3 Limit the amount of grading to avoid erosion visual and other impacts.

- 3.1 Preserve slopes greater than 30% by avoiding grading and clearing.
- 3.2 Avoid visual scarring.
- 3.3 Preserve natural ridgelines.
- 3.4 Set house below ridgeline.
- 3.5 Preserve natural vegetation and mature trees.
- 3.6 Set buildings into hillside by cutting into slope.
- 3.7 Grading immediately under the house is encouraged; up to 500 cubic yards is allowed beyond the footprint of the house without Planning Commission review.
- 3.8 Retaining walls should be incorporated under the house.
- 3.9 Minimize grading outside of the building footprints.
- 3.10 Attempt to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.

- 3.11 Excess materials may be used elsewhere on the site if the grading results in minimum changes to the natural contours and will not be distinguished from surroundings within a short period of time.
- 3.12 Man made contours should mimic natural contours.
- 3.13 Avoid hiding downhill foundations with fill.

GRADING FOR DRIVEWAY PURPOSES. Minimize and mitigate visual effects.

- 3.14 Set house on the site so that the length of the driveway is minimized.
- 3.15 Minimize the visibility of driveway cuts from the property.
- 3.16 Use planting, wall materials and colors to minimize visual effects of driveway cuts.
- 3.17 Design driveway slope with the natural topography.

4 Design retaining walls to blend into their surroundings.

- 4.1 Walls should not exceed 50 feet in length.
- 4.2 Walls should not exceed 6 feet in height.
- 4.3 Stepped or terraced retaining walls, with planting in between, may be an acceptable alternative to tall retaining walls.
- 4.4 Long continuous walls may be an acceptable alternative to tall retaining walls.
- 4.5 Long continuous walls may be acceptable if they undulate, are broken by buttresses or pilasters and are of appropriate natural materials such as stone or adobe. Plaster walls may be acceptable at ABR's discretion.
- 4.6 Use colors which tend to blend with the surrounding natural colors of the hillsides.
- 4.7 Use stone or other natural materials.
- 4.8 Use planting, wall materials and colors which minimize the visual effects of retaining walls.

5 Use architectural features to break up unacceptable massing.

- 5.1 Vary rooflines.
- 5.2 Use a combination of vertical and horizontal elements.
- 5.3 Use design elements that are consistent with the chosen style.
- 5.4 Use doors and windows to create patterns.
- 5.5 Use step backs and projections in the design to create interest.
- 5.6 Tall elements should be placed toward the center of the uphill portion of the building.

6 Neighborhood Compatibility: Design structure to fit with the existing neighborhood.

- 6.1 Be compatible with neighboring houses in terms of proportion, size, mass and height.
- 6.2 Architectural style is not restricted to the existing neighborhood style, but should be compatible.
- 6.3 Avoid crowding or overwhelming neighboring residences.
- 6.4 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one story houses, the space between them is important. The space between houses should increase as wall height increases.
- 6.5 Avoid large expanses of building walls, especially when combined with retaining walls.
- 6.6 Also review Good Neighbor Policies on pages N-1 and N-2.

7 Hillside Housing - Landscaping

Use landscaping to blend the structure with the environment.

- 7.1 Preserve existing vegetation and significant trees as much as possible.
- 7.2 Blend the type, coloring, size and height of new vegetation into pre-existing vegetation.
- 7.3 Use landscaping to enhance the architecture.
- 7.4 Avoid using vegetation to correct problems of design, privacy and bulk.

- 7.5 Modify soils to minimize watering.
- 7.6 Revegetate graded areas as soon as possible after grading.
- 7.7 Use drought tolerant, native and/or Mediterranean vegetation.
- 7.8 Use fire retardent landscaping.
- 7.9 Use drip irrigation where possible.
- 7.10 Avoid unnecessary grading and removal of soil.
- 7.11 Use landscaping to control sun and wind: e.g. use deciduous trees and/or vines on the south sides of buildings to provide passive heat in the winter and cooling in the summer.

8 Integrate fences and walls with structures and setting.

- 8.1 Minimize fence and wall heights.
- 8.2 Break walls into low segments, stepping up or down the hill.
- 8.3 Use horizontal lines and proportions to reduce perception of height and bulk.
- 8.4 Follow topography with fence and wall design.
- 8.5 Minimize length of solid fences and walls on hillsides.
- 8.6 Use open rather than solid fence design to reduce visual and structural bulk.
- 8.7 Use earth tone colors and native, natural materials.
- 8.8 Integrate vegetation and landscaping with fence and wall design.
- 8.9

Chain link fences are strongly discouraged in the Hillside Design District. Where proposed, chain link should be softened with landscaping.

9 Miscellaneous Concerns

- 9.1 Use a single architectural theme or design. Additions to existing houses should be compatible with the existing architecture or the entire structure should be remodeled in a single architectural style.
- 9.2 Use similar materials, colors and roof pitch on all structures on the site.
- 9.3 Use stepped roof and building lines.
- 9.4 Avoid using highly reflective materials.
- 9.5 Screen mechanical equipment.
- 9.6 Integrate solar panels into site design.
- 9.7 Avoid large continuous paved areas. Paved areas should be broken up by using colored or textured materials.
- 9.8 Also review Good Neighbor Policies on pages N-1 and N-2.

Infill Housing Techniques

Design Policies and Techniques

Many larger houses and large additions to existing houses outside the Hillside Design District will also be subject to review and approval by the ABR. In order to approve these projects, the ABR will be required to make the following findings:

- 1 The public health, safety and welfare will be protected.
- 2 The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.

- 3 The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.
- 4 The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
- 5 The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.
- 6 The development will preserve significant public scenic views of and from the hillside.

The following techniques are included in order to assist in designing a house that will be favorably reviewed by the ABR. Many of these techniques are the same as those for Hillside Housing since they apply equally well to Infill Housing.

1 Design structure to fit with the existing neighborhood.

- 1.1 Use materials and colors to reduce apparent bulk.
- 1.2 Select colors that are compatible with the neighborhood.
- 1.3 Building height should be in proportion to the style and size of the house and the lot area.
- 1.4 Minimize areas of maximum height.
- 1.5 Vary height of building elements.
- 1.6 Set back higher portions of structures from the lot lines to reduce the appearance of height.
- 1.7 Use architectural features to break up unacceptable bulk.
- 1.8 Vary rooflines.
- 1.9 Use a combination of vertical and horizontal elements.
- 1.10 Use design elements that are consistent with the chosen style.
- 1.11 Create patterns with doors and windows.
- 1.12 Use recessed and projecting spaces to create interest.
- 1.13 Be compatible with neighboring houses in terms of proportion, size, mass, and height.
- 1.14 Architectural style is not restricted to the existing neighborhood style, but should be compatible.
- 1.15 Avoid crowding or overwhelming neighboring residences.
- 1.16 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one-story houses, the space between them is important. The space between the houses should increase as wall height increases.
- 1.17 Also review Good Neighbor Policies on pages N-1 and N-2.

2 Landscaping

Use landscaping to blend the structure with the environment. Note that there are no requirements for landscaping; these are suggestions only.

- 2.1 Preserve existing vegetation and significant trees as much as possible.
- 2.2 Blend type, coloring, size and height of new vegetation into existing vegetation.
- 2.3 Use landscaping to enhance the architecture.
- 2.4 Avoid using vegetation to correct problems of design, privacy or bulk.
- 2.5 Revegetate graded areas as soon as possible after grading.
- 2.6 Use drought tolerant native and/or Mediterranean vegetation.
- 2.7 Use fire retardant landscaping.
- 2.8 Modify soils to minimize watering.
- 2.9 Use drip irrigation where possible.
- 2.10 Use landscaping to control sun and wind: e.g. Use of deciduous trees and/or vines on the south sides of buildings to provide passive heat in the winter and cooling in the summer.

3 Miscellaneous Concerns

- 3.1 Use a single architectural theme or design.
- 3.2 Use similar materials, colors and roof pitch on all structures on the site.
- 3.3 Use stepped roof and building lines.
- 3.4 Avoid use of highly reflective materials.
- 3.5 Screen mechanical equipment.
- 3.6 Integrate solar panels into site design.
- 3.7 Avoid large continuous paved areas. Paved areas should be broken up by using textured or colored materials.
- 3.8 Also review Good Neighbor Policies on pages N-1 and N-2.

4 Fences and Walls - Integrate fences and walls with structures and setting.

- 4.1 Minimize fence and wall heights. Break retaining walls into low segments.
- 4.2 Use horizontal lines and proportion to reduce perception of height and bulk.
- 4.3 Use open rather than solid fence design to reduce visual and structural bulk.
- 4.4 Use earth tone colors and native, natural materials.
- 4.5 Integrate vegetation and landscaping with fence and wall design.
- 4.6 Avoid chain link fences if at all possible. If proposed, chain link should be softened with landscaping.

How to be a Good Neighbor When You Build

None of the following techniques is required; they are suggested as a way to remain friends with your neighbors after the completion of your new or remodeled house. They are based on the "Golden Rule:" Do unto others as you would have them do unto you."

Think about what your concerns would be if your next door neighbor were proposing to either build a new house or add on to an existing house. Incorporate those concerns into your thinking as you design your own new or remodeled house.

Before Completing Your Design

Design your addition or your new house as if you were going to live next door to it.
Talk with your neighbors and show them your proposed design.

Privacy

Privacy is a major concern of residents which should be addressed in the initial stages of the design. Sensitivity to privacy is as important on hillsides as on small lots.
Locate structures and additions to maximize visual distance between buildings.
Orient your upper floor balconies toward your yard area
Orient your second story windows to protect your neighbor's privacy. You may not want to see them any more than they want to be seen by you.
Use translucent windows or high windows to allow illumination while protecting privacy.
Locate areas that require more privacy away from your neighbors.
Orient active outdoor areas away from neighbors.
Keep existing vegetation that currently gives privacy to you or your neighbors.
Use landscaping to screen living areas.
Use evergreen trees and shrubs to provide year round privacy.

Noise

Neighborhood noise is an ongoing issue. While these guidelines cannot do anything about late night parties, the following suggestions will contribute to the overall neighborhood peace and quiet.
Orient active outdoor areas away from neighbors.

Avoid placing noise sources at the sides of small lots (pool or air conditioning equipment, garbage can, parking areas, etc.).
Retain walls that act as noise buffers.

Lighting

There is a legitimate concern about adequate lighting for safety purposes but lighting should not spill onto your neighbor's property.
Screen light sources from neighboring properties and/or use directional lighting. Light should be directed downward and light sources shielded.
Light sources should be at ground level.
Limit light intensity.
Light sources should not be seen from a distance.
Design driveways so that headlights do not shine onto neighboring properties.

Views

The City has policies in the Conservation Element and Local Coastal Plan which protect public views. The City does not have a policy which protects private views. Private views are an issue between private parties. Be sensitive to your neighbors' views and work with them to minimize impacts on their views. Views are valuable.
Visit your neighbors houses to see how your building will affect their views and work to accommodate their concerns.
Be sensitive to your neighbors views in the placement and architectural appearance of your house or addition.
Reduce height of the structure to minimize blockage of views.
Locate higher portions of the structures to minimize obstruction of views.
Protect views from major living areas as well as other high quality views.
Avoid tall landscaping that interferes with your neighbors' views.
Screen solar panels, satellite dishes, radio antennae and other equipment from neighbors views to maximum amount possible.
Refer to pages H-6 and I-2 regarding design techniques to minimize impacts on views.

Supplemental Information - For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

Zoning Ordinance Requirements:

Tree Removal (Ch. 15.2)
Fences, Walls and Hedges (28.87.170)
Measuring Height Limits (28.04.120)
Solar Access Height Limitations (Ch. 28.11)
Calculating Slopes (28.15.080)

Glossary of Terms

For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

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City of Santa Barbara Development Application Review Team (DART)
Storm Water Management
BMP Design Criteria and Example Conditions of Approval

Following are design criteria for storm water management and standard wording for conditions of approval applied to discretionary projects to implement State and local regulations and/or to mitigate environmental impacts associated with storm water management and water quality. The example condition language is a starting point for developing project-specific conditions of approval appropriate to an individual project and site circumstances. Because specific project characteristics and physical site and environmental situations differ from project to project, it is important that the condition language be reviewed carefully and customized as appropriate before applying it to an individual project.

CONSTRUCTION-RELATED BMP DESIGN CRITERIA AND CONDITIONS

Construction erosion and sedimentation control is provided for all projects in accordance with the Building Division Erosion Control Policy (July 2003) of the and Public Works Department Procedures for the Control of Runoff into Storm Drains and Watercourses, which identifies the types of BMPs, methods for application, design and installation relative to project size and type, location, and site characteristics, and inspection and approval requirements. Reference manuals used for BMPs are the Association of Bay Area Governments Manual of Standards for Erosion and Sediment Control, the Erosion and Sediment Field Control Manual, and the California Stormwater Best Management Practices Handbook.

Detailed Erosion/Sedimentation Control Plan (*Apply when soil disturbance \geq 1 acre, and/or steep slopes \geq 15%, and/or adjacent to creek*) (*Prior to Building or Public Works Permit*). Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process. The applicant shall submit and obtain Building Division approval of a detailed erosion control plan for the project prepared by a licensed or certified professional soil erosion and sediment control specialist, a California licensed civil engineer, landscape architect, registered geologist, or a licensed architect. The erosion control plan shall specify appropriate best management practices to control erosion and sedimentation based on the Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook*. Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures in accordance with the approved erosion control plan and the Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses*. City Building Division and Public Works Department staff will site inspect to ensure proper installation, ongoing implementation, and effectiveness of approved BMPs, and may adjust requirements in the field if necessary to protect water quality.

Standard Erosion/Sedimentation Control Plan (*Apply when soil disturbance < 1 acre, slopes < 15%, and not immediately adjacent to creek*) (*Prior to Building or Public Works Permit*) Project grading and construction shall be conducted using adequate and appropriate best management practices (BMPs) to minimize erosion and sedimentation and protect water quality throughout the site preparation, earthwork, and construction process, in accordance with the Building Division *Erosion Control Policy* and Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses*. BMPs are outlined in the following reference manuals: Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook*. Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures. City (*Building Division or Public Works Department*) staff shall approve BMPs to be used, and shall site inspect to ensure their proper installation, ongoing implementation, and effectiveness, and may adjust requirements in the field if necessary to protect water quality.

Post-Construction BMP Design and Conditions

The following design provisions for post-construction storm water best management practices are minimum requirements* for one-acre or larger discretionary development or redevelopment projects of the following types, and must be implemented as applicable through the DART project design review process and/or conditions of approval:

- Single-Family Hillside Residences
- 100,000 Square Foot Commercial Developments
- Automotive Repair Shops
- Retail Gasoline Outlets
- Restaurants
- Home Subdivisions with 10 or more housing units
- Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.

These criteria are also incorporated as applicable to all discretionary projects through the DART design review process and/or conditions of approval to the maximum extent feasible given project and site circumstances.

As appropriate to ensure ongoing implementation of post-construction best management practices BMPs, BMP facility design and owner responsibility for ongoing facility maintenance and inspection/reporting should be applied as Recorded Conditions that run with the land. Review and approval of post-construction BMP facility design and construction-related BMPs should be required prior to issuance of grading/construction permits.

(*from State General Permit of the State Water Resources Control Board for Small Municipal Storm Water Systems pursuant to the National Pollutant Discharge Elimination System (NPDES), Attachment 4).

Storm Water Management (*Recorded*). Project storm water shall be conveyed per approved plans that incorporate long-term (*site layout/landscaping, structural, and/or treatment*) best management practices (BMPs) to manage storm water quantity and protect water quality, including (*peak storm water discharge rates, natural area conservation, minimization of pollutants of concern, protection of slopes and channels, storm water drain system stenciling and signage, outdoor material storage design, trash storage area design, structural or treatment control BMPs, individual project type design components*).

Ongoing Storm Water BMP Maintenance (*Recorded*). For all approved long-term site (*layout/landscaping, structural, treatment*) best management practices (BMPs) for storm water management and the protection of water quality, the (*landowner and/or owners association*) shall provide ongoing maintenance in working order, and yearly inspection and (*> 1-acre projects - report to the City annually, others - maintain annual records and provide to City upon request*), for the life of the project. The owners and any future owners shall record in the official records of Santa Barbara County either (*private covenants, a reciprocal easement agreement, or a similar agreement*) which shall provide for the ongoing maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

Peak Storm Water Runoff Discharge Rates (*prior to Building or Public Works Permit*). (*Apply for specified \geq 1-acre projects, and for other projects as feasible and where the peak rate would result in downstream erosion*) Storm water shall be conveyed per approved plans, and project peak storm water discharge rates shall not exceed pre-project rates. The applicant shall submit project plans and drainage calculations demonstrating to the satisfaction and approval of (*Public Works Engineering and/or Building and Safety Division*) that project peak storm water discharge rates shall not exceed pre-project rates. The (*landowner and/or owners association*) shall maintain approved storm water systems in working order for the life of the project, and shall inspect and (*\geq 1 acre-report to City annually, < 1 acre - maintain annual reports*).

Design Criteria: An increase in run-off is to be retained on-site and filtered using structural BMPs, such as detention basins, bioswales (vegetated filters) an mechanical BMPs, such as manufactured filters. These systems are to retain at a minimum the peak run-off differential from pre- and post-conditions for a 25-year storm, if feasible and practicable for the site. If these methods are not feasible or practical, projects are to retain excess water with underground tanks under the same above-mentioned criteria if feasible. Runoff is calculated by County of Santa Barbara hydrograph data and the Manning Equation. Bioswale and retention calculations are determined with the SCS, synthetic unit triangular method. The project review and approval process directs all developments to decrease the post-construction runoff with at least the same volume of retention. The following equation has been used for volumetric calculations of retention:

$V=0.5 \times Q_{25} \text{ increase} \times 2.67 \times T_c$, where Q_{25} increase is the increased post-construction runoff and T_c is the time of concentration which is 720 seconds.

Natural Area Conservation (*prior to BP*). The applicant shall submit project plans and landscape plans demonstrating that the project shall conserve natural areas to the extent feasible to the satisfaction and approval of the (*Architectural Board of Review or Historic Landmarks Commission or Planning Division*). The (*landowner and/or owners association*) shall maintain approved landscaping and natural areas for the life of the project, and shall inspect yearly and (≥ 1 acre - *report to City annually*, < 1 acre – *maintain annual reports for submittal to City upon request*).

Design Criteria: *Project site lay-out and landscape plans shall, to the extent feasible, minimize the amount of grading and native vegetation removal; maximize the amount of natural area, trees, and vegetation; utilize native and drought-tolerant plants; meet ordinance provisions for parking lot landscaping; and preserve riparian and wetlands areas. See also Conservation and Open Space Element policies, Local Coastal Plan policies, ABR Design Guidelines and Landscape Guidelines, Erosion/Sedimentation Control Policy, and SBMC provisions for Development Along Creeks, Neighborhood Preservation Ordinance, single Family Design Guidelines, and Parking Design. For riparian and wetland areas, coordinate measures with any applicable permitting agencies, such as U.S. Army Corps of Engineers, State Department of Fish and Game, and Regional Water Quality Control Board.*

Minimization of Storm Water Pollutants of Concern (*prior to BP*). The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern (*specify BMPs*). The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from (*Public Works Engineering and/or Building and Safety Division*). The (*landowner and/or owners association*) shall maintain approved facilities in working order for the life of the project, and shall inspect annually and (≥ 1 acre – *submit report to City annually*, < 1 acre – *maintain annual reports and submit upon City request*).

Design Criteria: General pollutants of concern are those associated with automobiles, such as oil, grease, and metals, and suspended solids resulting from erosion and sedimentation. Use-specific pollutants of concern are oils, grease, metals, and nutrients associated with particular commercial/industrial uses, such as restaurants, gas stations, and auto repair facilities that involve site, equipment, or vehicle washing. The general criterion is to apply one or more BMPs as feasible given site circumstances.

For small projects, the direction is to promote passive BMPs that require little maintenance, such as use of vegetated swales for site drainage, use of permeable types of paving, and minimizing hardscape areas. If detention is required per the general policy of no increase in post-development runoff, it can be part of a treatment system. This may consist of BMPs such as vegetated swales and detention basins, or filters coupled with detention or infiltration BMPs, where water is filtered through a manufactured filter before discharge to the vegetated swale or detention basin. The general design criteria is 1" for detention systems and .25" for flow-through treatment systems.

For automotive-related pollutants of concern, projects with 10 or more parking spaces are required to incorporate BMPs. A BMP may be required to treat runoff from the entrance drive for covered parking areas by collecting the water in a trench drain and filtering before discharge. Basement parking garages must provide for treatment of any storm water that is discharged from the basement garage to the storm drain. Typical BMPs are to discharge to a vegetated swale, constructed sand filter, or through a manufactured BMP, such as a drain filter or wet-sump filter.

For suspended solids associated with erosion and sedimentation, particularly for projects in hillsides, near creeks, or that involve substantial earthwork, adequate measures are required for long-term post-construction slope stability and erosion/sedimentation control through the project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks.

See also Conservation Element policies, Local Coastal Plan policies, and Municipal Code provisions for Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, Parking Design, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

Protection of Slopes and Channels (*prior to BP*). The project shall incorporate long-term storm water best management practices (BMP) facilities per approved plans to decrease the potential of slopes and/or channels from eroding and impacting storm water runoff, including (*apply as appropriate*). The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term storm water BMPs to minimize to the extent practicable erosion of slopes and/or channels and impacts to storm water runoff quantity and quality. The (*landowner and/or owners association*) shall maintain approved BMP facilities in working order for the life of the project, and shall inspect at least annually and (*> 1 acre – submit report to City annually; < 1 acre – maintain annual reports and submit upon City request*).

Design Criteria: Adequate long-term post construction slope stability and erosion/sedimentation control shall be provided through project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks; conveyance of runoff safely from the tops of slopes and stabilization of disturbed slopes; utilization of natural drainage systems to the maximum extent practicable; stabilization of permanent channel crossings; vegetation of slopes with native or drought-tolerant vegetation; installation of energy dissipators such as riprap at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with specifications to minimize erosion.

See also Conservation Element policies, Local Coastal Plan policies, Architectural Board of Review design guidelines and landscape guidelines, and Municipal Code provisions for Neighborhood Preservation Ordinance, Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

Storm Drain System Stenciling and Signage (*prior to BP*). Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The (*landowner and/or owners association*) shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and (≥ 1 acre – submit report annually; < 1 acre – maintain annual reports and submit upon City request).

Design Criteria: Apply to all public and private storm drain inlets and catch basins as feasible.

Outdoor Material Storage Area Design (*prior to BP*). The project outdoor material storage area(s) shall incorporate long-term structural storm water best management practices (BMPs) per approved plans: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural containment BMPs for outdoor materials storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structures in working order for the life of the project to protect storm water quality, and shall inspect at least annually and (≥ 1 acre - report to City annually; < 1 acre – maintain annual reports and submit upon City request).

Design Criteria: Apply the following design criteria as feasible when material storage area may contribute pollutants to the storm water conveyance system. (1) Materials with the potential to contaminate storm water shall be placed within an enclosure such as cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or shall be protected by secondary containment structures such as berms, dikes, or curbs; (2) The storage area shall be paved and sufficiently impervious to contain leaks and spills; and (3) The storage shall have a roof or awning to minimize collection of storm water within the secondary containment area.

Trash Storage Area Design (*prior to BP*). Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and Solid Waste and/or Building and Safety Division*) that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structural storm water quality protections in working order for the

life of the project, and shall inspect at least annually and (≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request).

Design Criteria: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted from this requirement if determined by City to be infeasible.

Structural or Treatment Control BMPs. (*Restaurants and retail gasoline outlets with less than 5,000 square feet of development/redevelopment area are excluded by State from numerical requirements below, but the measures should be applied if feasible*) Long-term (*volumetric and/or flow-based treatment control*) best management practices (BMPs) shall be incorporated into project development per approved plans and shall (*infiltrate, filter or treat*) storm water as follows: (*apply as appropriate.*) The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain these storm water quality protections facilities and practices for the life of the project, and shall inspect at least annually and (≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request).

Design Criteria: For volumetric systems, the design criterion is a 1” storm. For flow-through treatment systems, the design criterion is .25” for four hours.

(The State General Permit minimum design standards in Attachment 4 are as follows for specified 1-acre or larger discretionary projects, except restaurants and retail gasoline outlets where the developed area is less than 5,000 square feet are exempt from the numerical BMP design requirements: Volumetric Treatment Control BMP: (a) The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998), or (b) The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/Commercial (2003); or (c) The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event. Flow-Based Treatment Control BMP: (a) The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or (b) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.)

Storm Water BMP Maintenance Agreement (*prior to BP*). The applicant shall submit draft agreements for recordation, to the satisfaction of the City Attorney, (*Community Development Director, and/or Public Works Director*), that provide that (*owner, owner association, and/or public agency*) for ongoing maintenance in working order and yearly inspection and (≥ 1 acre - report to the City annually; < 1 acre – maintain annual records and submit upon City request) for long-term (*site layout/landscaping, structural, and/or*

treatment) best management practices (BMPs) approved as part of the project plans for storm water management and protection of water quality.

Design Standards: Maintenance agreements shall provide for ongoing owner maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs, until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

Individual Project Types - Design Components. The project shall implement approved structural best management practice (BMP) components to protect storm water quality, including (*specify*). The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain approved storm water quality protection facilities in working order for the life of the project, and shall inspect at least annually and (*> 1 acre – submit report to City annually; < 1 acre – maintain annual records and submit upon City request*).

Design Standards:

- Loading/Unloading Dock Area Design [100,000 square foot commercial developments; automotive repair shops]: Design to minimize potential transport of spills to storm water system: Loading dock areas shall be covered, or drainage shall be designed to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/Maintenance Bay Design [100,000 square foot commercial developments; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from entering storm water runoff: Bays shall be indoors or designed to avoid storm water run-on or contact with storm water runoff. Bay drainage system shall be designed to capture all washwater, leaks and spills, with drains connected to a sump for collection and disposal, and direct connection of bays to the storm water system prohibited. Obtain Industrial Waste Discharge Permit if required.
- Vehicle/Equipment Wash Area Design [100,000 square foot commercial developments; restaurants; automotive repair shops]: Design to avoid allowing metals, oil, grease, solvents, phosphates, and suspended solids to get into the storm water system. Area for washing/steam cleaning of vehicles and equipment shall be self-contained and/or covered, equipped with a clarifier (restaurants with greasetraps), or other pretreatment facility, and wash area shall be properly connected to a sanitary sewer or other appropriate permitted disposal facility.
- Fueling Area Design [retail gasoline outlets; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from getting into

the storm water system. The fuel dispensing area shall be covered with an overhanging roof structure, or canopy with minimum dimensions equal to or greater than the area with the grade break. The canopy shall not drain onto the fuel dispensing area, and canopy downspouts must be routed to prevent drainage across the fueling area. The fuel dispensing area shall be paved with Portland cement concrete or equivalent smooth impervious surface, and the use of asphalt concrete is prohibited. The fuel dispensing area shall have a 2% to 4% slope to prevent ponding, and shall be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable. The concrete fuel dispensing area shall extend a minimum of 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less.

- **Parking Lot Design:** Design to contain pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons from vehicles and prevent their transport to storm water systems. Reduce impervious land coverage of parking areas. Infiltrate or treat runoff: For heavily used parking lots (lots with 25 or more parking spaces and lots for uses such as fast food outlets, sporting events, shopping malls, grocery stores, discount warehouse stores) treat to remove oil and hydrocarbons; and ensure adequate operation and maintenance of treatment systems , especially sludge and oil removal and system fouling and plugging prevention.)

Other Example Condition Wording

B. Recorded Agreement. Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner (with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (in a written instrument) which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). Such plan shall not be modified unless prior written approval is obtained from the (ABR)/ (HLC). The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

3. **Water Rights Assignment.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. Said agreement shall be recorded in the Office of the County Recorder. This assignment of rights shall not include a right of surface entry on or from the Real Property.
4. **Development Rights Restrictions.** The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved (Tentative Subdivision Map) (Development Plan) in order that those portions of the Real Property remain in their natural state. These restrictions include, but are not limited to the right to develop the restricted portions with any grading, irrigation, buildings, structures or utility service lines. (The restricted areas shall be shown on the Final Map.) The Owner shall continue to be responsible for (i) maintenance of the restricted area, and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
5. **Allowed Development.** The development of the Real Property approved by the Planning Commission on _____ is limited to _____ sq. ft. of building area, _____ (dwelling units) (lots) and the improvements shown on the (Tentative Subdivision Map) (Development Plan) signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - c. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition. and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.

7. **Use Limitations.** Due to potential (traffic) (air quality) (parking) impacts, uses other than (general office/) are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
 8. **Tree Protection.** The existing tree(s) shown on the (Tentative Subdivision Map) (Development Plan) shall be preserved, protected and maintained. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the tree(s).
 9. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
 10. **Oak Tree Protection.** The following provisions shall apply to any oak trees to remain on the property:
 - a. No irrigation systems shall be installed within the drip line of any oak tree.
 - b. The use of herbicides and fertilizer shall be prohibited within the drip line of any oak tree.
 11. **Pesticide and Fertilizer Usage Near Creeks.** The use of pesticides and fertilizer shall be prohibited within the area draining directly into Creek.
 12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. The hotel and restaurant operators shall use materials that are recyclable to the extent feasible.
 13. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
 14. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Land Development Engineer.
- D. Design Review.** The following is subject to the review and approval of the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)):

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on a one-for-one basis with a minimum (24-inch box sized) (15 gal. size) tree of an appropriate species or like species.
2. **Tree Protection Measures.** The landscape and grading plans shall include the following tree protection measures:
 - a. **Fencing.** Fencing or protective barriers around the tree(s) during construction.
 - b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s).
 - c. **Grading Plan Notes.** Notes on the plans that specify the following:
 - (1) No irrigation systems shall be installed under the driplines of tree(s).
 - (2) No grading shall occur under the driplines of the existing tree(s).
 - (3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.
 - (4) All excavation within the dripline of the tree(s) shall be done with hand tools.
 - (5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - (6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.
 - (7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).
 - (8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
3. **Tree Relocation.** The existing *** tree(s) shall be relocated on the Real Property and shall be fenced and protected during construction.
4. **Existing Tree Preservation.** The existing tree(s) shown on the approved (Tentative Subdivision Map) /(Development Plan) to be saved shall be preserved and protected and (fenced) (fenced at the dripline) during construction.
5. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material, and to the sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not

disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

6. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to (buffer the parking area from) (screen the ***).
7. **Useable Open Space.** Adequate usable open space shall be provided.
8. **Minimize Visual Effect of Paving.** (Textured or colored pavement shall be used in paved areas of the project) (Landscaping shall be provided) to minimize the visual effect of the expanse of paving.
9. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
10. **Trash Enclosure Provision.** A trash enclosure with an area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers.
11. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building.
12. **Oak Tree Protection Measures.** The following provisions shall apply to oak trees on site:
 - b. Oak trees not indicated for removal on the site plan shall be preserved protected, and maintained.
 - c. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.
 - d. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - e. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

- f. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).
- g. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). No irrigation system shall be installed under the dripline of any oak tree(s).
- h. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a (three to one (3:1)) (five to one (5:1)) (ten to one (10:1)) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
- i. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

13. **Permeable Paving.** A permeable paving system for the (project driveway(s)) (parking area(s)) that will allow a portion of the driveway runoff to percolate to the ground.

E. Final/Parcel Map Submittal. The Owner shall submit to the Public Works Department, a (Final)/ (Parcel) Map prepared by a licensed land surveyor or registered Civil Engineer. The (Final)/ (Parcel) Map shall conform to the requirements of the City Survey Control Ordinance.

F. Public Works Submittal Prior to (Building Permit Issuance) (Final Map Recordation). The Owner shall submit the following or evidence of completion of the following to the Public Works Department (prior to the issuance of a Building Permit) (prior to the recordation of the Final Map) for the project:

- 1. **Flood Control and Public Drainage Improvement Plans.** Improvement plans for construction of "100-Year Storm" flood control and drainage improvements along _____ Street. These plans shall be prepared by a registered civil engineer and shall be reviewed and signed by the City Engineer.
- 2. **Street Improvement Plans.** Improvement plans for construction of improvements on _____ Street. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. The

improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

3. **Other Improvement Plans.** Improvements as shown on the building plans for construction of improvements on . As determined by the Public Works Department, the improvements shall include, but not be limited to, curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed by the City Engineer.
4. **(Private Road)(Driveway) Improvements.** The proposed (private road) (driveway) will be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.
5. **Engineered drainage plan.**
6. **Structural engineer's analysis.** All recommendations shall be incorporated into the plans.
8. **Agreement for Land Development Improvements.** An Executed Agreement for Land Development Improvements and improvement security for construction of improvements.
9. **Dedication(s).** Dedicate or offer to make a dedication for:
 - a. All street purposes along Street in order to establish a - foot wide public right-of-way.
 - b. An easement for storm drainage purposes (width to be determined) for .
 - c. Easements for water, sewer, and other utilities.
 - d. Easements (as shown on the approved Tentative Subdivision Map) (described as follows), subject to approval by the Public Works Department and/or the Building & Safety Division:
 - (1) -foot wide access for vehicles/pedestrians.
 - (2) Storm drainage.
 - (3) Sanitary sewer.
 - (4) Water.
 - (5) Other:
 - (6) Hiking and/or riding trail, subject to approval by the Parks and Recreation Department and the Transportation Planning Manager.

10. **Water Rights Dedication.** Execute and record a dedication of water rights in a form satisfactory to the City Attorney, including but not limited to, existing wells and any related facilities.
12. **Reciprocal Access Agreement.** An adequate reciprocal access easement (feet in width) which has been recorded and which provides ingress and egress to .
13. **Encroachment Permits.** Any encroachment permits from other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement). Such permits shall be submitted to the Public Works Department.
14. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.
15. **Maintenance Agreement Required.** An Executed Agreement for Maintenance of the proposed private road or driveway subject to the review and approval of the Public Works Director and City Attorney.
16. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain surface pollutant interceptor. The Plan shall be reviewed and approved by the Land Development Engineer.

G. Required Prior to Building Permit Issuance. (The following shall be finalized and specified in written form and submitted with the application for a building permit:) OR (The Owner shall complete the following prior to the issuance of building permits):

1. **Mitigation Monitoring and Reporting Requirement.** The owner shall submit to the City's Environmental Analyst a monitoring program for the project's mitigation measures, as stated in the Mitigated Negative Declaration or the Environmental Impact Report for the project. (A Project Environmental Coordinator (PEC) and) Mitigation monitors responsible for permit compliance monitoring must be hired and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:
 - a. A list of the project's mitigation measures.
 - b. An indication of the frequency of the monitoring of these mitigation measures.
 - c. A schedule of the monitoring of the mitigation measures.
 - d. A list of reporting procedures.
 - e. A list of the mitigation monitors to be hired.

2. **Project Environmental Coordinator Required.** A qualified representative for the Owner, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.
3. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice shall be reviewed and approved by the City Planning Division prior to being distributed.
4. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions and Conditions of Approval.
5. **Completion Bond.** Owner shall show proof of bond to assure that, if project demolition and construction are not completed, the project site shall be left in an aesthetically acceptable condition. *[This is a placeholder condition.]*
6. **Park Commission Tree Removal Approval.** Apply for and receive approval from the Park Commission for the removal of) * trees (with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground) in the front yard setback) (street tree(s)).
7. **Arborist Monitoring.** Contract with a qualified arborist for monitoring of all work (within the driplines of all **** trees) (within **** feet of all **** trees) during construction.
8. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Community Development Director a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the building permit has been issued, the General Contractor shall schedule a pre-construction conference. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Building and Safety Division, the Planning Division, the Property Owner, the (Archaeologist, the Architect, the Arborist, the Landscape Architect, the Biologist, the

Geologist, the Project Engineer, the Project Environmental Coordinator), the Contractor and subcontractors.

- H. Building Permit Plan Requirements. The following requirements shall be incorporated into the construction plans submitted to the Building & Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:
1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by (Architectural Board of Review) (Historic Landmarks Commission), outlined in Section * above.
 2. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and Subcontractor(s).
 3. **On-Site Drainage Plan.** A complete drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. The owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system including any creeks. The proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department. Maintenance of these facilities shall be provided by the Owner which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.
 4. **Drainage and grading plan.**
 5. **Geology Report.** A geology report prepared by a licensed engineer, geologist or equal and all recommendations incorporated into the construction plans.
 6. **Structural Engineer Report.** A report prepared by a structural engineer as required by the Building Official for .
 7. **Tree Preservation Measures.** The following tree preservation measures:
 - a. **Fencing.** Fencing or protective barriers around the tree(s) dripline during construction.
 - b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s) as determined by the

(Architectural Board of Review (ABR)) (Historic Landmarks Commission (HLC)).

- c. **Grading Plan Notes.** Notes on the grading plans that specify the following:
 - (1) No irrigation systems shall be installed under the dripline(s) of the tree(s).
 - (2) No grading shall occur under the driplines of the existing tree(s).
 - (3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which is/are required to be protected.
 - (4) All excavation within the dripline of the tree(s) shall be done with hand tools.
 - (5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - (6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.
 - (7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).
 - (8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
8. **Fire Vehicle Access.** Driveway access for fire vehicles shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck. Vertical clearance shall be a minimum of 13 feet-6 inches (13' 6").
9. **Driveway Slope.** Driveway slope shall not exceed a 16% grade.
10. **Trash Areas.** All trash areas shall include an area for recycling containers and shall be located a minimum of five (5) feet from any building unless protected by fire sprinklers.
11. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an area for recycling containers, and shall not be placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall provide sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations.
13. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers

shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

14. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.
15. **Drainage Control.** Any sheet flow runoff from the driveway/parking areas shall be directed through an adequately sized bio-filter (vegetated filter strips, grassy swale) or other filtration-oriented Best Management Practice (BMP) prior to its discharge into the storm drain.
16. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
17. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
18. **Disturbed Soil Stabilization.** After clearing, grading, earth moving and/or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; or
 - d. Other methods approved in advance by the Air Pollution Control District.
19. **Expedient Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
20. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the

contractor(s) (and Project Environmental Coordinator's (PEC)) name, contractor(s) (and PEC's) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

21. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.
22. **Arborist's Monitoring.** Schedule for the qualified Arborist's presence during grading and construction activities near the tree(s) that are to be preserved pursuant to applicable conditions contained herein.
23. **Oak Tree Protection.** The following measures shall be carried out to protect oak trees during construction:
 - a. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.
 - b. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
 - d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).
 - e. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR)/Historic Landmarks Commission (HLC). No irrigation system shall be installed under the dripline of any oak tree(s).
 - f. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio at a minimum five (5) gallon size from south coastal Santa Barbara County stock.
 - g. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1)

ratio. Replacement trees shall be a minimum of one-gallon size derived from south coastal Santa Barbara County stock.

- 24. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- 25. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____	_____
Property Owner	Date

Contractor	Date
License No.	

Architect	Date
License No.	

Engineer	Date
License No.	

H. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

- 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.
- 2. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.
- 3. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.

4. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.
5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
6. **Montecito Water District Service.** Obtain a "can and will serve" letter from Montecito Water District .
7. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
8. **Existing Street Trees.** The Applicant shall root prune and trim existing street tree(s) under the direction of a qualified Arborist.
9. **New Street Trees.** Provide (size) tree(s) on and plant to City Parks Department Street Tree Standards.
10. **Landscape Maintenance Performance Bond.** A Performance Bond shall be provided to the Building and Safety Division for landscape maintenance and assurance of adequate plant growth and health. Such Bond shall be for a period of years and shall be in an amount necessary to cover the cost of installation and replacement of the landscaping and irrigation system for the entire site in accordance with landscaping plans approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)) and on file at the Building & Safety Division. Prior to the release of said Bond, the Building & Safety Division shall make an inspection of the Real Property and make a determination that the landscaping is in substantial compliance with the approved plans. If the landscaping is not in compliance, the Bond shall not be released and shall be extended for a period of time as determined by the Building Official.

D R A F T
City of Santa Barbara Development Application Review Team (DART)
Storm Water Management Plan (SWMP)

DART SWMP CHECKLIST

Project Address: _____ Project Type: _____
MST _____ PRT or DART: _____
Date: _____ Case Planner: _____

The following design standards and best management practices (BMP) for storm water management are required under National Pollution Discharge Elimination System (NPDES) provisions (State Regional Water Quality Control Board Phase II General Permit for the City). These measures are included in the City Storm Water Management Plan (SWMP) adopted to implement the NPDES requirements through the City development and redevelopment review and permitting process. The City is required to document to the Regional Board yearly how these measures have been implemented.

As part of a pre-application or application review process for a project discretionary permit by the City, DART members review for project design standards and other BMPs that can feasibly be taken to reduce storm water pollution to the maximum extent practicable.

Identify whether measures on the checklist are applicable, and whether they are applied through a project design revision prior to permit approval, and/or a condition of project approval. If the measure is not feasible, indicate why not.

1.0 CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

1.1 Erosion and Sedimentation Control (*Building and Safety*)

- Not applicable. Project does involve ground disturbance.

- Apply Standard Erosion Control Measures as condition (where disturbed soil <1 acre, slope <15%, property not adjacent to creek).

- Detailed Erosion Control Plan required (where disturbed soil \geq 1 acre, slope > 15%, property not adjacent to creek):
___ Detailed Plan required as part of DART application. Apply condition requiring plan implementation; or
___ Apply condition requiring Detailed Plan submittal and approval prior to Building Permit, and plan implementation.

2.0 POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

2.1 Peak Storm Water Run-Off Discharge Rates (*Public Works*)

- Not applicable. Project involves no/minimal change in permeable surface or peak storm water run-off discharge rate. No BMPs required.

- Drainage calculations are required as part of DART application (using County of Santa Barbara hydrograph data and Manning equation). ___ Drainage calculations are adequate.
- Project design would not increase peak 25-year storm water run-off and would reduce peak storm water run-off discharge rate to the maximum extent practicable, through:
___ Any increase in run-off will be retained on-site and filtered using structural BMPs such as detention basins, bioswales (vegetated filters), and/or mechanical BMPs such as manufactured filters.
BMPs _____
- ___ Increase in water will be retained with underground tanks.
- BMPs will be applied as follows:
___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).
___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.2 Structural and Treatment Control BMPs (*Public Works, Creeks*)

- Not applicable.

- Long-term volumetric treatment control BMP will be incorporated into the project development (design criterion is a 1" storm).

- Long-term flow-based treatment control BMP will be applied (design criterion is .25" for four hours).

- BMPs will be applied as follows:
 - Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.3 Minimization of Storm Water Pollutants of Concern (*Creeks, Public Works*)

- Not applicable
- General pollutants/ small projects: Passive, low maintenance BMPs will be applied through minimizing hardscape; vegetative swales, use of permeable paving; and/or detention basin.

- Automotive pollutants/ oil, grease, metals: The following BMPs will be applied for projects with 10 or more parking spaces: Runoff from entrance drive for covered parking will be treated by collecting water in a trench drain and filtering before discharge. Basement parking garages will provide treatment of any storm water discharged from basement garage to storm drain. Runoff will be discharged to a vegetated swale or constructed sand filter, or through a manufactured BMP (drain filter or wet-sump filter).

- Erosion and Sedimentation/ suspended solids: Projects in hillsides, near creeks, or involving substantial earthwork: BMPs applied for long-term post-construction slope stability and erosion/sedimentation control, such as site layout to avoid $\geq 15\%$ slopes, adequate setbacks from creeks.

- BMPs will be applied as follows:
 - Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - Revised project design submitted as part of the DART application process (and condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.4 Natural Area Conservation BMPs (*Planning*)

- Not applicable.

- Development is clustered leaving remaining land in natural condition.

- Grading and clearing of native vegetation is limited to amount needed for lots, access, and fire protection.

- Trees and vegetation are maximized to the extent feasible, and use of drought-tolerant plants is promoted.

- Natural vegetation is promoted through use of parking lot islands and other landscaped areas.

- Riparian areas and wetlands are preserved.

- Natural area design standards will be incorporated to the extent applicable and feasible, consistent with City policies, as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - ___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.5 Protection of Slopes and Channels (*Planning, Building, Public Works, Creeks*)

- Not applicable. Project is not adjacent to creek, and does not include substantial slopes.
- The following additional information has been required:
 - ___ Existing site conditions: geomorphic, hydraulic, biological, geotechnical; top-of-bank determination.

 - ___ Proposed project information and plans, potential effects on slopes and channels, and plans/measures to protect slopes/channels (preliminary grading plan; preliminary drainage plan; slope stability, permanent erosion control, vegetation management, preliminary creek restoration and enhancement plan, including protection of biological values such as shade provisions, water temperature maintenance, nutrient filtering, wildlife movement corridors; fish movement; wildlife habitat protection.)

- Runoff will be conveyed safely from the tops of slopes and disturbed slopes will be stabilized.

- Natural drainage channels will be used to the maximum extent practicable.

- Permanent channel crossings will be stabilized.

- Slopes will be vegetated with appropriate native or drought-tolerant vegetation.

- Energy dissipators, such as riprap, will be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction.

- The project will incorporate slope and/or channel protection design standards to the extent applicable and feasible, consistent with applicable City policies, as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable); or
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs); or
 - ___ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.6 Storm Drain Stenciling and Signage (*Public Works, Building*)

- Not applicable. No storm drain inlets.
- Condition of approval will be applied that public and private storm drain inlets and catch basins within the project area must be stenciled with language and/or graphic icons prohibiting dumping of improper materials directly into the storm water conveyance system. Signs prohibiting illegal dumping must be posted at public access points along channels and creeks within the project area. Legibility of stenciling and signs must be maintained.

2.7 Outdoor Material Storage Design (Planning, Building)

- Not applicable. No outdoor material storage area.

 - Materials with the potential to pollute storm water will be placed within an enclosure such as cabinet, shed or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or will be protected by secondary containment structures such as berms, dikes, or curbs. The storage area will be paved and sufficiently impervious to contain leaks and spills. The storage will have a roof or awning to minimize collection of storm water within the secondary containment.
-
- The project will incorporate BMPs as follows:
 - Project design as proposed incorporates these measures.
 - Revised project design submitted as part of DART review process incorporates these measures.
 - These measures are feasible and will be applied as a condition of permit approval.

2.8 Trash Storage Area Design (Planning, Building)

- Not applicable. No trash storage area.

 - Trash containers will have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas will be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted if determined by City to be infeasible.)

 - The BMPs will be incorporated as follows:
 - Project design as proposed.
 - Revised project design submitted as part of DART review process.
 - These measures are feasible and will be applied as a condition of permit approval.
-

2.9 Ongoing BMP Maintenance

- Not applicable. No BMPs are required.

 - Condition will be applied to establish BMP maintenance agreement providing owner ongoing maintenance and yearly inspection.
-

2.10 Design Standards for Specified Individual Project Categories

- Not applicable.

 - Commercial Projects: Proper design of loading/unloading dock areas; repair/maintenance bays; vehicle wash areas to protect water quality.
-
- Restaurants: Proper design of equipment/ accessory wash areas to protect water quality.
-
- Retail Gasoline Outlets: Proper design of fueling areas to protect water quality.
-
- Automotive Repair Shops: Proper design of fueling areas; repair/maintenance bays; vehicle/equipment wash areas; and loading/unloading dock areas to protect water quality.
-
- Parking Lots: Proper design of parking areas to protect water quality; and operational provisions to limit oil contamination.
-
- BMPs will be incorporated as follows:
 - Project design as proposed.
 - Revised project design submitted as part of DART review process.
 - These measures are feasible and will be applied as a condition of permit approval.

City of Santa Barbara Development Application Review Team (DART)
Storm Water Management
BMP Design Criteria and Example Conditions of Approval

Following are design criteria for storm water management and standard wording for conditions of approval applied to discretionary projects to implement State and local regulations and/or to mitigate environmental impacts associated with storm water management and water quality. The example condition language is a starting point for developing project-specific conditions of approval appropriate to an individual project and site circumstances. Because specific project characteristics and physical site and environmental situations differ from project to project, it is important that the condition language be reviewed carefully and customized as appropriate before applying it to an individual project.

CONSTRUCTION-RELATED BMP DESIGN CRITERIA AND CONDITIONS

Construction erosion and sedimentation control is provided for all projects in accordance with the Building Division Erosion Control Policy (July 2003) of the and Public Works Department Procedures for the Control of Runoff into Storm Drains and Watercourses, which identifies the types of BMPs, methods for application, design and installation relative to project size and type, location, and site characteristics, and inspection and approval requirements. Reference manuals used for BMPs are the Association of Bay Area Governments Manual of Standards for Erosion and Sediment Control, the Erosion and Sediment Field Control Manual, and the California Stormwater Best Management Practices Handbook.

Detailed Erosion/Sedimentation Control Plan (*Apply when soil disturbance ≥ 1 acre, and/or steep slopes $\geq 15\%$, and/or adjacent to creek*) (*Prior to Building or Public Works Permit*). Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process. The applicant shall submit and obtain Building Division approval of a detailed erosion control plan for the project prepared by a licensed or certified professional soil erosion and sediment control specialist, a California licensed civil engineer, landscape architect, registered geologist, or a licensed architect. The erosion control plan shall specify appropriate best management practices to control erosion and sedimentation based on the Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook*. Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures in accordance with the approved erosion control plan and the Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses*. City Building Division and Public Works Department staff will site inspect to ensure proper installation, ongoing implementation, and effectiveness of approved BMPs, and may adjust requirements in the field if necessary to protect water quality.

Standard Erosion/Sedimentation Control Plan (*Apply when soil disturbance < 1 acre, slopes < 15%, and not immediately adjacent to creek*) (*Prior to Building or Public Works Permit*) Project grading and construction shall be conducted using adequate and appropriate best management practices (BMPs) to minimize erosion and sedimentation and protect water quality throughout the site preparation, earthwork, and construction process, in accordance with the Building Division *Erosion Control Policy* and Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses*. BMPs are outlined in the following reference manuals: Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook*. Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures. City (*Building Division or Public Works Department*) staff shall approve BMPs to be used, and shall site inspect to ensure their proper installation, ongoing implementation, and effectiveness, and may adjust requirements in the field if necessary to protect water quality.

Post-Construction BMP Design and Conditions

The following design provisions for post-construction storm water best management practices are minimum requirements* for one-acre or larger discretionary development or redevelopment projects of the following types, and must be implemented as applicable through the DART project design review process and/or conditions of approval:

- Single-Family Hillside Residences
- 100,000 Square Foot Commercial Developments
- Automotive Repair Shops
- Retail Gasoline Outlets
- Restaurants
- Home Subdivisions with 10 or more housing units
- Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.

These criteria are also incorporated as applicable to all discretionary projects through the DART design review process and/or conditions of approval to the maximum extent feasible given project and site circumstances.

As appropriate to ensure ongoing implementation of post-construction best management practices BMPs, BMP facility design and owner responsibility for ongoing facility maintenance and inspection/reporting should be applied as Recorded Conditions that run with the land. Review and approval of post-construction BMP facility design and construction-related BMPs should be required prior to issuance of grading/construction permits.

(*from State General Permit of the State Water Resources Control Board for Small Municipal Storm Water Systems pursuant to the National Pollutant Discharge Elimination System (NPDES), Attachment 4).

Storm Water Management (*Recorded*). Project storm water shall be conveyed per approved plans that incorporate long-term (*site layout/landscaping, structural, and/or treatment*) best management practices (BMPs) to manage storm water quantity and protect water quality, including (*peak storm water discharge rates, natural area conservation, minimization of pollutants of concern, protection of slopes and channels, storm water drain system stenciling and signage, outdoor material storage design, trash storage area design, structural or treatment control BMPs, individual project type design components*).

Ongoing Storm Water BMP Maintenance (*Recorded*). For all approved long-term site (*layout/landscaping, structural, treatment*) best management practices (BMPs) for storm water management and the protection of water quality, the (*landowner and/or owners association*) shall provide ongoing maintenance in working order, and yearly inspection and (*> 1-acre projects - report to the City annually, others - maintain annual records and provide to City upon request*), for the life of the project. The owners and any future owners shall record in the official records of Santa Barbara County either (*private covenants, a reciprocal easement agreement, or a similar agreement*) which shall provide for the ongoing maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

Peak Storm Water Runoff Discharge Rates (*prior to Building or Public Works Permit*). (*Apply for specified \geq 1-acre projects, and for other projects as feasible and where the peak rate would result in downstream erosion*) Storm water shall be conveyed per approved plans, and project peak storm water discharge rates shall not exceed pre-project rates. The applicant shall submit project plans and drainage calculations demonstrating to the satisfaction and approval of (*Public Works Engineering and/or Building and Safety Division*) that project peak storm water discharge rates shall not exceed pre-project rates. The (*landowner and/or owners association*) shall maintain approved storm water systems in working order for the life of the project, and shall inspect and (*\geq 1 acre-report to City annually, < 1 acre - maintain annual reports*).

Design Criteria: An increase in run-off is to be retained on-site and filtered using structural BMPs, such as detention basins, bioswales (vegetated filters) an mechanical BMPs, such as manufactured filters. These systems are to retain at a minimum the peak run-off differential from pre- and post-conditions for a 25-year storm, if feasible and practicable for the site. If these methods are not feasible or practical, projects are to retain excess water with underground tanks under the same above-mentioned criteria if feasible. Runoff is calculated by County of Santa Barbara hydrograph data and the Manning Equation. Bioswale and retention calculations are determined with the SCS, synthetic unit triangular method. The project review and approval process directs all developments to decrease the post-construction runoff with at least the same volume of retention. The following equation has been used for volumetric calculations of retention:

$V=0.5 \times Q_{25} \text{ increase} \times 2.67 \times T_c$, where Q_{25} increase is the increased post-construction runoff and T_c is the time of concentration which is 720 seconds.

Natural Area Conservation (*prior to BP*). The applicant shall submit project plans and landscape plans demonstrating that the project shall conserve natural areas to the extent feasible to the satisfaction and approval of the (*Architectural Board of Review or Historic Landmarks Commission or Planning Division*). The (*landowner and/or owners association*) shall maintain approved landscaping and natural areas for the life of the project, and shall inspect yearly and (≥ 1 acre - *report to City annually*, < 1 acre – *maintain annual reports for submittal to City upon request*).

Design Criteria: *Project site lay-out and landscape plans shall, to the extent feasible, minimize the amount of grading and native vegetation removal; maximize the amount of natural area, trees, and vegetation; utilize native and drought-tolerant plants; meet ordinance provisions for parking lot landscaping; and preserve riparian and wetlands areas. See also Conservation and Open Space Element policies, Local Coastal Plan policies, ABR Design Guidelines and Landscape Guidelines, Erosion/Sedimentation Control Policy, and SBMC provisions for Development Along Creeks, Neighborhood Preservation Ordinance, single Family Design Guidelines, and Parking Design. For riparian and wetland areas, coordinate measures with any applicable permitting agencies, such as U.S. Army Corps of Engineers, State Department of Fish and Game, and Regional Water Quality Control Board.*

Minimization of Storm Water Pollutants of Concern (*prior to BP*). The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern (*specify BMPs*). The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from (*Public Works Engineering and/or Building and Safety Division*). The (*landowner and/or owners association*) shall maintain approved facilities in working order for the life of the project, and shall inspect annually and (≥ 1 acre – *submit report to City annually*, < 1 acre – *maintain annual reports and submit upon City request*).

Design Criteria: General pollutants of concern are those associated with automobiles, such as oil, grease, and metals, and suspended solids resulting from erosion and sedimentation. Use-specific pollutants of concern are oils, grease, metals, and nutrients associated with particular commercial/industrial uses, such as restaurants, gas stations, and auto repair facilities that involve site, equipment, or vehicle washing. The general criterion is to apply one or more BMPs as feasible given site circumstances.

For small projects, the direction is to promote passive BMPs that require little maintenance, such as use of vegetated swales for site drainage, use of permeable types of paving, and minimizing hardscape areas. If detention is required per the general policy of no increase in post-development runoff, it can be part of a treatment system. This may consist of BMPs such as vegetated swales and detention basins, or filters coupled with detention or infiltration BMPs, where water is filtered through a manufactured filter before discharge to the vegetated swale or detention basin. The general design criteria is 1" for detention systems and .25" for flow-through treatment systems.

For automotive-related pollutants of concern, projects with 10 or more parking spaces are required to incorporate BMPs. A BMP may be required to treat runoff from the entrance drive for covered parking areas by collecting the water in a trench drain and filtering before discharge. Basement parking garages must provide for treatment of any storm water that is discharged from the basement garage to the storm drain. Typical BMPs are to discharge to a vegetated swale, constructed sand filter, or through a manufactured BMP, such as a drain filter or wet-sump filter.

For suspended solids associated with erosion and sedimentation, particularly for projects in hillsides, near creeks, or that involve substantial earthwork, adequate measures are required for long-term post-construction slope stability and erosion/sedimentation control through the project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks.

See also Conservation Element policies, Local Coastal Plan policies, and Municipal Code provisions for Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, Parking Design, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

Protection of Slopes and Channels (*prior to BP*). The project shall incorporate long-term storm water best management practices (BMP) facilities per approved plans to decrease the potential of slopes and/or channels from eroding and impacting storm water runoff, including (*apply as appropriate*). The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term storm water BMPs to minimize to the extent practicable erosion of slopes and/or channels and impacts to storm water runoff quantity and quality. The (*landowner and/or owners association*) shall maintain approved BMP facilities in working order for the life of the project, and shall inspect at least annually and (*> 1 acre – submit report to City annually; < 1 acre – maintain annual reports and submit upon City request*).

Design Criteria: Adequate long-term post construction slope stability and erosion/sedimentation control shall be provided through project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks; conveyance of runoff safely from the tops of slopes and stabilization of disturbed slopes; utilization of natural drainage systems to the maximum extent practicable; stabilization of permanent channel crossings; vegetation of slopes with native or drought-tolerant vegetation; installation of energy dissipators such as riprap at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with specifications to minimize erosion.

See also Conservation Element policies, Local Coastal Plan policies, Architectural Board of Review design guidelines and landscape guidelines, and Municipal Code provisions for Neighborhood Preservation Ordinance, Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

Storm Drain System Stenciling and Signage (*prior to BP*). Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The (*landowner and/or owners association*) shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and (≥ 1 acre – *submit report annually*; < 1 acre – *maintain annual reports and submit upon City request*).

Design Criteria: Apply to all public and private storm drain inlets and catch basins as feasible.

Outdoor Material Storage Area Design (*prior to BP*). The project outdoor material storage area(s) shall incorporate long-term structural storm water best management practices (BMPs) per approved plans: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural containment BMPs for outdoor materials storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structures in working order for the life of the project to protect storm water quality, and shall inspect at least annually and (≥ 1 acre - *report to City annually*; < 1 acre – *maintain annual reports and submit upon City request*).

Design Criteria: Apply the following design criteria as feasible when material storage area may contribute pollutants to the storm water conveyance system. (1) Materials with the potential to contaminate storm water shall be placed within an enclosure such as cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or shall be protected by secondary containment structures such as berms, dikes, or curbs; (2) The storage area shall be paved and sufficiently impervious to contain leaks and spills; and (3) The storage shall have a roof or awning to minimize collection of storm water within the secondary containment area.

Trash Storage Area Design (*prior to BP*). Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and Solid Waste and/or Building and Safety Division*) that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structural storm water quality protections in working order for the

life of the project, and shall inspect at least annually and (≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request).

Design Criteria: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted from this requirement if determined by City to be infeasible.

Structural or Treatment Control BMPs. (*Restaurants and retail gasoline outlets with less than 5,000 square feet of development/redevelopment area are excluded by State from numerical requirements below, but the measures should be applied if feasible*) Long-term (*volumetric and/or flow-based treatment control*) best management practices (BMPs) shall be incorporated into project development per approved plans and shall (*infiltrate, filter or treat*) storm water as follows: (*apply as appropriate.*) The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain these storm water quality protections facilities and practices for the life of the project, and shall inspect at least annually and (≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request).

Design Criteria: For volumetric systems, the design criterion is a 1” storm. For flow-through treatment systems, the design criterion is .25” for four hours.

(The State General Permit minimum design standards in Attachment 4 are as follows for specified 1-acre or larger discretionary projects, except restaurants and retail gasoline outlets where the developed area is less than 5,000 square feet are exempt from the numerical BMP design requirements: Volumetric Treatment Control BMP: (a) The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998), or (b) The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/Commercial (2003); or (c) The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event. Flow-Based Treatment Control BMP: (a) The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or (b) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.)

Storm Water BMP Maintenance Agreement (*prior to BP*). The applicant shall submit draft agreements for recordation, to the satisfaction of the City Attorney, (*Community Development Director, and/or Public Works Director*), that provide that (*owner, owner association, and/or public agency*) for ongoing maintenance in working order and yearly inspection and (≥ 1 acre - report to the City annually; < 1 acre – maintain annual records and submit upon City request) for long-term (*site layout/landscaping, structural, and/or*

treatment) best management practices (BMPs) approved as part of the project plans for storm water management and protection of water quality.

Design Standards: Maintenance agreements shall provide for ongoing owner maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs, until such time as property ownership is transferred or a signed agreement from a public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

Individual Project Types - Design Components. The project shall implement approved structural best management practice (BMP) components to protect storm water quality, including (*specify*). The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain approved storm water quality protection facilities in working order for the life of the project, and shall inspect at least annually and (*> 1 acre – submit report to City annually; < 1 acre – maintain annual records and submit upon City request*).

Design Standards:

- Loading/Unloading Dock Area Design [100,000 square foot commercial developments; automotive repair shops]: Design to minimize potential transport of spills to storm water system: Loading dock areas shall be covered, or drainage shall be designed to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/Maintenance Bay Design [100,000 square foot commercial developments; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from entering storm water runoff: Bays shall be indoors or designed to avoid storm water run-on or contact with storm water runoff. Bay drainage system shall be designed to capture all washwater, leaks and spills, with drains connected to a sump for collection and disposal, and direct connection of bays to the storm water system prohibited. Obtain Industrial Waste Discharge Permit if required.
- Vehicle/Equipment Wash Area Design [100,000 square foot commercial developments; restaurants; automotive repair shops]: Design to avoid allowing metals, oil, grease, solvents, phosphates, and suspended solids to get into the storm water system. Area for washing/steam cleaning of vehicles and equipment shall be self-contained and/or covered, equipped with a clarifier (restaurants with greasetraps), or other pretreatment facility, and wash area shall be properly connected to a sanitary sewer or other appropriate permitted disposal facility.
- Fueling Area Design [retail gasoline outlets; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from getting into

the storm water system. The fuel dispensing area shall be covered with an overhanging roof structure, or canopy with minimum dimensions equal to or greater than the area with the grade break. The canopy shall not drain onto the fuel dispensing area, and canopy downspouts must be routed to prevent drainage across the fueling area. The fuel dispensing area shall be paved with Portland cement concrete or equivalent smooth impervious surface, and the use of asphalt concrete is prohibited. The fuel dispensing area shall have a 2% to 4% slope to prevent ponding, and shall be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable. The concrete fuel dispensing area shall extend a minimum of 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less.

- **Parking Lot Design:** Design to contain pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons from vehicles and prevent their transport to storm water systems. Reduce impervious land coverage of parking areas. Infiltrate or treat runoff: For heavily used parking lots (lots with 25 or more parking spaces and lots for uses such as fast food outlets, sporting events, shopping malls, grocery stores, discount warehouse stores) treat to remove oil and hydrocarbons; and ensure adequate operation and maintenance of treatment systems , especially sludge and oil removal and system fouling and plugging prevention.)

Other Example Condition Wording

B. Recorded Agreement. Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner (with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (in a written instrument) which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). Such plan shall not be modified unless prior written approval is obtained from the (ABR)/ (HLC). The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

3. **Water Rights Assignment.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. Said agreement shall be recorded in the Office of the County Recorder. This assignment of rights shall not include a right of surface entry on or from the Real Property.
4. **Development Rights Restrictions.** The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved (Tentative Subdivision Map) (Development Plan) in order that those portions of the Real Property remain in their natural state. These restrictions include, but are not limited to the right to develop the restricted portions with any grading, irrigation, buildings, structures or utility service lines. (The restricted areas shall be shown on the Final Map.) The Owner shall continue to be responsible for (i) maintenance of the restricted area, and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
5. **Allowed Development.** The development of the Real Property approved by the Planning Commission on _____ is limited to _____ sq. ft. of building area, _____ (dwelling units) (lots) and the improvements shown on the (Tentative Subdivision Map) (Development Plan) signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - c. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition. and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.

7. **Use Limitations.** Due to potential (traffic) (air quality) (parking) impacts, uses other than (general office/) are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
 8. **Tree Protection.** The existing tree(s) shown on the (Tentative Subdivision Map) (Development Plan) shall be preserved, protected and maintained. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the tree(s).
 9. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.
 10. **Oak Tree Protection.** The following provisions shall apply to any oak trees to remain on the property:
 - a. No irrigation systems shall be installed within the drip line of any oak tree.
 - b. The use of herbicides and fertilizer shall be prohibited within the drip line of any oak tree.
 11. **Pesticide and Fertilizer Usage Near Creeks.** The use of pesticides and fertilizer shall be prohibited within the area draining directly into Creek.
 12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. The hotel and restaurant operators shall use materials that are recyclable to the extent feasible.
 13. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
 14. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Land Development Engineer.
- D. Design Review.** The following is subject to the review and approval of the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)):

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on a one-for-one basis with a minimum (24-inch box sized) (15 gal. size) tree of an appropriate species or like species.
2. **Tree Protection Measures.** The landscape and grading plans shall include the following tree protection measures:
 - a. **Fencing.** Fencing or protective barriers around the tree(s) during construction.
 - b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s).
 - c. **Grading Plan Notes.** Notes on the plans that specify the following:
 - (1) No irrigation systems shall be installed under the driplines of tree(s).
 - (2) No grading shall occur under the driplines of the existing tree(s).
 - (3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.
 - (4) All excavation within the dripline of the tree(s) shall be done with hand tools.
 - (5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - (6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.
 - (7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).
 - (8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
3. **Tree Relocation.** The existing *** tree(s) shall be relocated on the Real Property and shall be fenced and protected during construction.
4. **Existing Tree Preservation.** The existing tree(s) shown on the approved (Tentative Subdivision Map) /(Development Plan) to be saved shall be preserved and protected and (fenced) (fenced at the dripline) during construction.
5. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material, and to the sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not

disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

6. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to (buffer the parking area from) (screen the ***).
7. **Useable Open Space.** Adequate usable open space shall be provided.
8. **Minimize Visual Effect of Paving.** (Textured or colored pavement shall be used in paved areas of the project) (Landscaping shall be provided) to minimize the visual effect of the expanse of paving.
9. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
10. **Trash Enclosure Provision.** A trash enclosure with an area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers.
11. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building.
12. **Oak Tree Protection Measures.** The following provisions shall apply to oak trees on site:
 - b. Oak trees not indicated for removal on the site plan shall be preserved protected, and maintained.
 - c. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.
 - d. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - e. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

- f. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).
- g. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). No irrigation system shall be installed under the dripline of any oak tree(s).
- h. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a (three to one (3:1)) (five to one (5:1)) (ten to one (10:1)) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
- i. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

13. **Permeable Paving.** A permeable paving system for the (project driveway(s)) (parking area(s)) that will allow a portion of the driveway runoff to percolate to the ground.

E. Final/Parcel Map Submittal. The Owner shall submit to the Public Works Department, a (Final)/ (Parcel) Map prepared by a licensed land surveyor or registered Civil Engineer. The (Final)/ (Parcel) Map shall conform to the requirements of the City Survey Control Ordinance.

F. Public Works Submittal Prior to (Building Permit Issuance) (Final Map Recordation). The Owner shall submit the following or evidence of completion of the following to the Public Works Department (prior to the issuance of a Building Permit) (prior to the recordation of the Final Map) for the project:

- 1. **Flood Control and Public Drainage Improvement Plans.** Improvement plans for construction of "100-Year Storm" flood control and drainage improvements along _____ Street. These plans shall be prepared by a registered civil engineer and shall be reviewed and signed by the City Engineer.
- 2. **Street Improvement Plans.** Improvement plans for construction of improvements on _____ Street. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. The

improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

3. **Other Improvement Plans.** Improvements as shown on the building plans for construction of improvements on . As determined by the Public Works Department, the improvements shall include, but not be limited to, curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed by the City Engineer.
4. **(Private Road)(Driveway) Improvements.** The proposed (private road) (driveway) will be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.
5. **Engineered drainage plan.**
6. **Structural engineer's analysis.** All recommendations shall be incorporated into the plans.
8. **Agreement for Land Development Improvements.** An Executed Agreement for Land Development Improvements and improvement security for construction of improvements.
9. **Dedication(s).** Dedicate or offer to make a dedication for:
 - a. All street purposes along Street in order to establish a - foot wide public right-of-way.
 - b. An easement for storm drainage purposes (width to be determined) for .
 - c. Easements for water, sewer, and other utilities.
 - d. Easements (as shown on the approved Tentative Subdivision Map) (described as follows), subject to approval by the Public Works Department and/or the Building & Safety Division:
 - (1) -foot wide access for vehicles/pedestrians.
 - (2) Storm drainage.
 - (3) Sanitary sewer.
 - (4) Water.
 - (5) Other:
 - (6) Hiking and/or riding trail, subject to approval by the Parks and Recreation Department and the Transportation Planning Manager.

10. **Water Rights Dedication.** Execute and record a dedication of water rights in a form satisfactory to the City Attorney, including but not limited to, existing wells and any related facilities.
12. **Reciprocal Access Agreement.** An adequate reciprocal access easement (feet in width) which has been recorded and which provides ingress and egress to .
13. **Encroachment Permits.** Any encroachment permits from other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement). Such permits shall be submitted to the Public Works Department.
14. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.
15. **Maintenance Agreement Required.** An Executed Agreement for Maintenance of the proposed private road or driveway subject to the review and approval of the Public Works Director and City Attorney.
16. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain surface pollutant interceptor. The Plan shall be reviewed and approved by the Land Development Engineer.

G. Required Prior to Building Permit Issuance. (The following shall be finalized and specified in written form and submitted with the application for a building permit:) OR (The Owner shall complete the following prior to the issuance of building permits:):

1. **Mitigation Monitoring and Reporting Requirement.** The owner shall submit to the City's Environmental Analyst a monitoring program for the project's mitigation measures, as stated in the Mitigated Negative Declaration or the Environmental Impact Report for the project. (A Project Environmental Coordinator (PEC) and) Mitigation monitors responsible for permit compliance monitoring must be hired and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:
 - a. A list of the project's mitigation measures.
 - b. An indication of the frequency of the monitoring of these mitigation measures.
 - c. A schedule of the monitoring of the mitigation measures.
 - d. A list of reporting procedures.
 - e. A list of the mitigation monitors to be hired.

2. **Project Environmental Coordinator Required.** A qualified representative for the Owner, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.
3. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice shall be reviewed and approved by the City Planning Division prior to being distributed.
4. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions and Conditions of Approval.
5. **Completion Bond.** Owner shall show proof of bond to assure that, if project demolition and construction are not completed, the project site shall be left in an aesthetically acceptable condition. *[This is a placeholder condition.]*
6. **Park Commission Tree Removal Approval.** Apply for and receive approval from the Park Commission for the removal of) * trees (with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground) in the front yard setback) (street tree(s)).
7. **Arborist Monitoring.** Contract with a qualified arborist for monitoring of all work (within the driplines of all **** trees) (within **** feet of all **** trees) during construction.
8. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Community Development Director a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the building permit has been issued, the General Contractor shall schedule a pre-construction conference. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Building and Safety Division, the Planning Division, the Property Owner, the (Archaeologist, the Architect, the Arborist, the Landscape Architect, the Biologist, the

Geologist, the Project Engineer, the Project Environmental Coordinator), the Contractor and subcontractors.

- H. Building Permit Plan Requirements. The following requirements shall be incorporated into the construction plans submitted to the Building & Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:
1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by (Architectural Board of Review) (Historic Landmarks Commission), outlined in Section * above.
 2. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and Subcontractor(s).
 3. **On-Site Drainage Plan.** A complete drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. The owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system including any creeks. The proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department. Maintenance of these facilities shall be provided by the Owner which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.
 4. **Drainage and grading plan.**
 5. **Geology Report.** A geology report prepared by a licensed engineer, geologist or equal and all recommendations incorporated into the construction plans.
 6. **Structural Engineer Report.** A report prepared by a structural engineer as required by the Building Official for .
 7. **Tree Preservation Measures.** The following tree preservation measures:
 - a. **Fencing.** Fencing or protective barriers around the tree(s) dripline during construction.
 - b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s) as determined by the

(Architectural Board of Review (ABR)) (Historic Landmarks Commission (HLC)).

- c. **Grading Plan Notes.** Notes on the grading plans that specify the following:
- (1) No irrigation systems shall be installed under the dripline(s) of the tree(s).
 - (2) No grading shall occur under the driplines of the existing tree(s).
 - (3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which is/are required to be protected.
 - (4) All excavation within the dripline of the tree(s) shall be done with hand tools.
 - (5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
 - (6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.
 - (7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).
 - (8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
8. **Fire Vehicle Access.** Driveway access for fire vehicles shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck. Vertical clearance shall be a minimum of 13 feet-6 inches (13' 6").
9. **Driveway Slope.** Driveway slope shall not exceed a 16% grade.
10. **Trash Areas.** All trash areas shall include an area for recycling containers and shall be located a minimum of five (5) feet from any building unless protected by fire sprinklers.
11. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an area for recycling containers, and shall not be placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.
12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall provide sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations.
13. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers

shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

14. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.
15. **Drainage Control.** Any sheet flow runoff from the driveway/parking areas shall be directed through an adequately sized bio-filter (vegetated filter strips, grassy swale) or other filtration-oriented Best Management Practice (BMP) prior to its discharge into the storm drain.
16. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
17. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.
18. **Disturbed Soil Stabilization.** After clearing, grading, earth moving and/or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; or
 - d. Other methods approved in advance by the Air Pollution Control District.
19. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
20. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the

contractor(s) (and Project Environmental Coordinator's (PEC)) name, contractor(s) (and PEC's) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

21. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.
22. **Arborist's Monitoring.** Schedule for the qualified Arborist's presence during grading and construction activities near the tree(s) that are to be preserved pursuant to applicable conditions contained herein.
23. **Oak Tree Protection.** The following measures shall be carried out to protect oak trees during construction:
 - a. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.
 - b. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.
 - c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.
 - d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).
 - e. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR)/Historic Landmarks Commission (HLC). No irrigation system shall be installed under the dripline of any oak tree(s).
 - f. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio at a minimum five (5) gallon size from south coastal Santa Barbara County stock.
 - g. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1)

ratio. Replacement trees shall be a minimum of one-gallon size derived from south coastal Santa Barbara County stock.

- 24. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
- 25. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____	_____
Property Owner	Date

Contractor	Date
License No.	

Architect	Date
License No.	

Engineer	Date
License No.	

H. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

- 1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.
- 2. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.
- 3. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.

4. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.
5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
6. **Montecito Water District Service.** Obtain a "can and will serve" letter from Montecito Water District .
7. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
8. **Existing Street Trees.** The Applicant shall root prune and trim existing street tree(s) under the direction of a qualified Arborist.
9. **New Street Trees.** Provide (size) tree(s) on and plant to City Parks Department Street Tree Standards.
10. **Landscape Maintenance Performance Bond.** A Performance Bond shall be provided to the Building and Safety Division for landscape maintenance and assurance of adequate plant growth and health. Such Bond shall be for a period of years and shall be in an amount necessary to cover the cost of installation and replacement of the landscaping and irrigation system for the entire site in accordance with landscaping plans approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)) and on file at the Building & Safety Division. Prior to the release of said Bond, the Building & Safety Division shall make an inspection of the Real Property and make a determination that the landscaping is in substantial compliance with the approved plans. If the landscaping is not in compliance, the Bond shall not be released and shall be extended for a period of time as determined by the Building Official.

DRAFT List of Exemptions:

(These projects are exempt from the Tier 3 storm water runoff requirements, but some may be subject to Tier 2 Basic BMP requirements)

- 2nd story additions (i.e. additions that do not increase the building footprint)
- Site work/repairs/replacements of impervious surfaces that total less than 500 square feet
- Interior remodel or alteration projects
- Cosmetic improvements/alterations (i.e. painting, door replacement, window replacement, façade remodel, awnings, etc.)
- Retaining walls, Fences, Gates, Trellises, Trash enclosures (i.e. vertical structures with surface areas less than 500 sq. ft.)
- Sign installation or repairs
- Electrical/plumbing/mechanical projects
- Raised decks, stairs, or walkways (not built directly on the ground) designed with spaces to allow for water drainage
- Parking lots, walkways, etc. designed to be pervious (pervious concrete or asphalt, pervious pavers, grass pavers, etc.)
- Landscaping projects
- Excavations/demolitions/grading that does not result in 500 square feet or more of increased impervious surface area
- Installing photovoltaic systems
- Reroofing projects involving no increase in roof surfaces
- Repair permits to structures
- Residential driveway repairs or replacements to replace existing areas (under 500 square feet) and/or not involving an expansion of paving areas
- One story accessory building or garage less than 500 square feet
- Addition of chimneys or BBQ areas
- Replastering of a structure
- New skylights
- Exterior lighting projects
- Spas
- Temporary structures
- Electrical and utility vaults, sewer and water lift stations, backflows and other utility devices, with a roof area of less than 500 sq. ft. in size
- Remediation equipment mandated by the County or another governmental agency as part of a site cleanup
- Repair or replacement of airfield paving within Airfield Operations Area (AOA) where there is no expansion of the paved area
- Above-ground fuel storage tanks and fuel farms with spill containment systems
- Technical or legal infeasibility

D R A F T
City of Santa Barbara Development Application Review Team (DART)
Storm Water Management Plan (SWMP)

DART SWMP CHECKLIST

Project Address: _____ Project Type: _____
MST _____ PRT or DART: _____
Date: _____ Case Planner: _____

The following design standards and best management practices (BMP) for storm water management are required under National Pollution Discharge Elimination System (NPDES) provisions (State Regional Water Quality Control Board Phase II General Permit for the City). These measures are included in the City Storm Water Management Plan (SWMP) adopted to implement the NPDES requirements through the City development and redevelopment review and permitting process. The City is required to document to the Regional Board yearly how these measures have been implemented.

As part of a pre-application or application review process for a project discretionary permit by the City, DART members review for project design standards and other BMPs that can feasibly be taken to reduce storm water pollution to the maximum extent practicable.

Identify whether measures on the checklist are applicable, and whether they are applied through a project design revision prior to permit approval, and/or a condition of project approval. If the measure is not feasible, indicate why not.

1.0 CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

1.1 Erosion and Sedimentation Control (*Building and Safety*)

- Not applicable. Project does involve ground disturbance.

- Apply Standard Erosion Control Measures as condition (where disturbed soil <1 acre, slope <15%, property not adjacent to creek).

- Detailed Erosion Control Plan required (where disturbed soil ≥ 1 acre, slope > 15%, property not adjacent to creek):
___ Detailed Plan required as part of DART application. Apply condition requiring plan implementation; or
___ Apply condition requiring Detailed Plan submittal and approval prior to Building Permit, and plan implementation.

2.0 POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

2.1 Peak Storm Water Run-Off Discharge Rates (*Public Works*)

- Not applicable. Project involves no/minimal change in permeable surface or peak storm water run-off discharge rate. No BMPs required.

- Drainage calculations are required as part of DART application (using County of Santa Barbara hydrograph data and Manning equation). ___ Drainage calculations are adequate.
- Project design would not increase peak 25-year storm water run-off and would reduce peak storm water run-off discharge rate to the maximum extent practicable, through:
___ Any increase in run-off will be retained on-site and filtered using structural BMPs such as detention basins, bioswales (vegetated filters), and/or mechanical BMPs such as manufactured filters.
BMPs _____
___ Increase in water will be retained with underground tanks.
- BMPs will be applied as follows:
___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).
___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.2 Structural and Treatment Control BMPs (Public Works, Creeks)

- Not applicable.

- Long-term volumetric treatment control BMP will be incorporated into the project development (design criterion is a 1” storm).

- Long-term flow-based treatment control BMP will be applied (design criterion is .25” for four hours).

- BMPs will be applied as follows:
 - Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.3 Minimization of Storm Water Pollutants of Concern (Creeks, Public Works)

- Not applicable
- General pollutants/ small projects: Passive, low maintenance BMPs will be applied through minimizing hardscape; vegetative swales, use of permeable paving; and/or detention basin.

- Automotive pollutants/ oil, grease, metals: The following BMPs will be applied for projects with 10 or more parking spaces: Runoff from entrance drive for covered parking will be treated by collecting water in a trench drain and filtering before discharge. Basement parking garages will provide treatment of any storm water discharged from basement garage to storm drain. Runoff will be discharged to a vegetated swale or constructed sand filter, or through a manufactured BMP (drain filter or wet-sump filter).

- Erosion and Sedimentation/ suspended solids: Projects in hillsides, near creeks, or involving substantial earthwork: BMPs applied for long-term post-construction slope stability and erosion/sedimentation control, such as site layout to avoid $\geq 15\%$ slopes, adequate setbacks from creeks.

- BMPs will be applied as follows:
 - Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).
 - Revised project design submitted as part of the DART application process (and condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.4 Natural Area Conservation BMPs (Planning)

- Not applicable.

- Development is clustered leaving remaining land in natural condition.

- Grading and clearing of native vegetation is limited to amount needed for lots, access, and fire protection.

- Trees and vegetation are maximized to the extent feasible, and use of drought-tolerant plants is promoted.

- Natural vegetation is promoted through use of parking lot islands and other landscaped areas.

- Riparian areas and wetlands are preserved.

- Natural area design standards will be incorporated to the extent applicable and feasible, consistent with City policies, as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).
 - ___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.5 Protection of Slopes and Channels (*Planning, Building, Public Works, Creeks*)

- Not applicable. Project is not adjacent to creek, and does not include substantial slopes.
- The following additional information has been required:
 - ___ Existing site conditions: geomorphic, hydraulic, biological, geotechnical; top-of-bank determination.

 - ___ Proposed project information and plans, potential effects on slopes and channels, and plans/measures to protect slopes/channels (preliminary grading plan; preliminary drainage plan; slope stability, permanent erosion control, vegetation management, preliminary creek restoration and enhancement plan, including protection of biological values such as shade provisions, water temperature maintenance, nutrient filtering, wildlife movement corridors; fish movement; wildlife habitat protection.)

- Runoff will be conveyed safely from the tops of slopes and disturbed slopes will be stabilized.

- Natural drainage channels will be used to the maximum extent practicable.

- Permanent channel crossings will be stabilized.

- Slopes will be vegetated with appropriate native or drought-tolerant vegetation.

- Energy dissipators, such as riprap, will be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction.

- The project will incorporate slope and/or channel protection design standards to the extent applicable and feasible, consistent with applicable City policies, as follows:
 - ___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable); or
 - ___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs); or
 - ___ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

2.6 Storm Drain Stenciling and Signage (*Public Works, Building*)

- Not applicable. No storm drain inlets.
- Condition of approval will be applied that public and private storm drain inlets and catch basins within the project area must be stenciled with language and/or graphic icons prohibiting dumping of improper materials directly into the storm water conveyance system. Signs prohibiting illegal dumping must be posted at public access points along channels and creeks within the project area. Legibility of stenciling and signs must be maintained.

2.7 Outdoor Material Storage Design (Planning, Building)

- Not applicable. No outdoor material storage area.
 - Materials with the potential to pollute storm water will be placed within an enclosure such as cabinet, shed or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or will be protected by secondary containment structures such as berms, dikes, or curbs. The storage area will be paved and sufficiently impervious to contain leaks and spills. The storage will have a roof or awning to minimize collection of storm water within the secondary containment.
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- The project will incorporate BMPs as follows:
 - Project design as proposed incorporates these measures.
 - Revised project design submitted as part of DART review process incorporates these measures.
 - These measures are feasible and will be applied as a condition of permit approval.

2.8 Trash Storage Area Design (Planning, Building)

- Not applicable. No trash storage area.
 - Trash containers will have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas will be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted if determined by City to be infeasible.)
 - The BMPs will be incorporated as follows:
 - Project design as proposed.
 - Revised project design submitted as part of DART review process.
 - These measures are feasible and will be applied as a condition of permit approval.
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2.9 Ongoing BMP Maintenance

- Not applicable. No BMPs are required.
 - Condition will be applied to establish BMP maintenance agreement providing owner ongoing maintenance and yearly inspection.
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2.10 Design Standards for Specified Individual Project Categories

- Not applicable.
 - Commercial Projects: Proper design of loading/unloading dock areas; repair/maintenance bays; vehicle wash areas to protect water quality.
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- Restaurants: Proper design of equipment/ accessory wash areas to protect water quality.
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- Retail Gasoline Outlets: Proper design of fueling areas to protect water quality.
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- Automotive Repair Shops: Proper design of fueling areas; repair/maintenance bays; vehicle/equipment wash areas; and loading/unloading dock areas to protect water quality.
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- Parking Lots: Proper design of parking areas to protect water quality; and operational provisions to limit oil contamination.
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- BMPs will be incorporated as follows:
 - Project design as proposed.
 - Revised project design submitted as part of DART review process.
 - These measures are feasible and will be applied as a condition of permit approval.