



# **HARBOR MASTER PLAN**

## **DESIGN GUIDELINES**

**Adopted by the  
Santa Barbara City Council  
July 7, 1998**

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## I. INTRODUCTION

### A. Background

The restoration of Stearns Wharf in the 1970s established a “Historic Maritime” architectural character for the Wharf. The character of the Harbor is that it is a working harbor with a mixture of commercial fishing and other ocean dependent activities as well as ocean related and visitor serving uses. However, the Harbor area has historically lacked a notable, consistent architectural character.

The City’s Local Coastal Plan includes a policy relating to the aesthetics of the area:

*“Establish a design theme for both the Harbor and Wharf structures which reflects a historic maritime setting for the Wharf and a Mediterranean/Hispanic setting for the Harbor.”*

Waterfront Area Design Guidelines were developed as a result of the Local Coastal Plan. However, those guidelines do not specifically address the Wharf nor Harbor area. The Local Coastal Plan also required the preparation of a master plan for the Wharf and Harbor area. The Harbor Master Plan was adopted in June of 1996 and included the following policy:

*“Policy VIS-2 - The architectural theme for the Harbor shall be the Santa Barbara Regional Style of architecture that reflects a Mediterranean influence while retaining the variety and diversity of the architecture in the Harbor area. Retain the existing Coastal Marine architectural style for the Wharf.”*

The Harbor Master Plan recognizes that the Wharf plays a major visitor-serving role in Santa Barbara. The Harbor Master Plan’s goal for the Harbor is that it “shall be a working harbor with priority given to ocean dependent uses, such as commercial fishing and recreational boating, for all users and income groups.” These are both important considerations in designing and reviewing projects in the area.

The Guidelines are an expansion of the Waterfront Area Design Guidelines addressing the Harbor Commercial and Stearns Wharf area, and related development. These Guidelines were originally adopted as part of the Harbor Master Plan and were revised in 1998 to clarify their use.

### B. Purpose of these Guidelines

The purpose of the Harbor Master Plan Design Guidelines is to implement policies and design themes for the Harbor Master Plan Area. In addition, these Guidelines are intended to recognize, preserve, and promote the vitality of the Harbor Commercial and Stearns Wharf areas.

These Guidelines, in conjunction with other relevant guidelines and ordinances, provide direction to applicants, designers, City Staff, the Architectural Board of Review, other

approval agencies, and the public as a whole, and serve as a guide for decision makers to make findings during the review process. They are not meant to discourage unique and inventive design solutions. Although failure to meet the Guidelines can form a basis for denial of a project, non-compliance with the Guidelines shall not be grounds to invalidate any action taken by an approving agency, nor shall such non-compliance constitute a cause of action against the City, or its officers, employees, or agents concerning any matter.

### C. Definitions

1. **Projects on land** - New or existing buildings or structures that are not on sandy beach or over water (e.g. the Harbor Commercial area, parking areas, Los Baños Pool, etc.).
2. **Projects over water** - New or existing buildings or structures that are floating or over water by means such as pilings (e.g. all portions of Stearns Wharf, Marinas, portions of the Rock Groin area, etc.).
3. **Projects in the tidal zone, or partially on land and partially in the tidal zone** - New or existing buildings or structures that are on or extend over the tidal zone, i.e. the mean high tide line (e.g. the Santa Barbara Yacht Club).
4. **Harbor Master Plan Area** - Area subject to these Guidelines and shown on the attached map.
5. **Historic Maritime Style** - This style of architecture is reflective of wharf and waterfront construction of the turn of the century. In general, the reconstruction of Stearns Wharf demonstrated appropriate architectural techniques and materials of this style. For purposes of these Guidelines, "Coastal Marine" and other similar nomenclature used in other documents shall mean "Historic Maritime".
6. **Major Addition/Remodel** - An addition equal to or greater than 2,000 square feet, or proposed work which exceeds 50% of the replacement value of the existing building as defined by appropriate Building & Safety Division Staff.
7. **Mediterranean/Hispanic Style** - Architecture which is compatible with the Hispanic tradition as it developed in Santa Barbara, with emphasis on the early 19th century "California Adobe" and "Monterey Revival" Styles, and the "Spanish Colonial Revival" Style of the period from 1915 to 1930. For purposes of these Guidelines, "Santa Barbara regional architecture" and other similar nomenclature used in other documents shall mean "Mediterranean/Hispanic".
8. **Minor Addition/Remodel** - An addition less than 2,000 square feet, and proposed work which does not exceed 50% of the replacement value of the existing building as defined by appropriate Building & Safety Division Staff.
9. **Monterey Revival Style** - A component of Mediterranean/Hispanic Style. As used in these Guidelines, it refers to a version of the California Adobe Style that evolved in the 1920s and 1930s based on buildings from the Colonial Period. This style includes the introduction of wood framing practices, and is characterized by simple masonry buildings with wood sided additions or second stories.

### D. Goals and Objectives

The architectural goals and objectives for the entire Harbor Master Plan Area are to:

1. Provide for visual compatibility throughout the area;
2. Recognize that maintaining a prosperous working harbor is a high priority and the architecture should be conducive to the activities of a working harbor;
3. Gradually transition to the Mediterranean/Hispanic Style of architecture in the Harbor Master Plan Area and to retain and promote the Historic Maritime Style where appropriate; and
4. Retain a variety and diversity of architecture and retain the character and ambiance in the styles called for in these Guidelines.

## II. APPLICATION AND GENERAL ARCHITECTURAL STYLES

These Guidelines apply to all projects within the Harbor Master Plan Area as described below. Appropriate architectural styles for various locations are also described:

- A. **For projects on land**, the architectural style for new construction and major additions/remodels should be Mediterranean/Hispanic.
- B. **For projects over water**, the architectural style for new construction and major additions/remodels may be Historic Maritime. Where appropriate, such projects may alternatively be Mediterranean/Hispanic Style assuming these solutions include appropriate and compatible solutions for the base of the structure.
- C. **For projects in the tidal zone, or partially on land and partially in the tidal zone**, the architectural style for new construction and major additions/remodels may be Monterey Revival Style or Historic Maritime. Where appropriate, such projects may alternatively be other forms of Mediterranean/Hispanic Style assuming these solutions include appropriate and compatible solutions for the base of the structure.
- D. **Minor additions/remodels** in the Harbor Master Plan Area shall be compatible with, and enhance, the existing architectural style of the building. At the applicant's option, such projects may also comply with the Guidelines for major additions/remodels.

## III. DESIGN GUIDELINES

A. **Architecture** - Architectural design shall employ variety in massing, roof shapes, window configurations, and color to create the sense of smaller individual buildings and should evoke the feeling that the buildings were built at different times and by different designers. All new construction shall be of high quality, traditional, and may be simple in its design. Consideration should be given to the activities of a working harbor in the design, details, and selection of materials and finishes.

1. **Massing** - Volumes, which compose a building, should be broken up subtly into smaller units so as to relate to the pedestrian scale of the area.
2. **Roofs** - Roof forms should primarily relate to building forms and make a positive contribution to the roofscape of the area. Towers, chimneys, and projecting architectural elements may be appropriate. Traditional roof and roof edge detailing shall be used.

Where Mediterranean/Hispanic Style architecture is used, two-piece barrel tile roofing is preferred.

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Where Monterey Revival or Historic Maritime Style architecture is used, wood roofing and appropriate imitations of wood roofing may be used.

For Historic Maritime buildings, standing seam copper or galvanized steel, corrugated galvanized steel, asphalt roofing shingles, or tern roofing may be appropriate.

For small additions/remodels, the roof materials should be compatible with the existing roofing.

3. **Walls** - For Mediterranean/Hispanic architectural solutions, buildings should be designed so that their surfaces convey a visual suggestion of masonry construction. Wall materials should be predominately smooth steel trowelled plaster. Small areas of sandstone may be appropriate. The surfaces should be articulated with deep recessed openings, and by judicious use of such traditional features as wood or wrought iron balconies, wrought iron light fixtures, simple moldings and cornices, wood beams, awnings, and decorative tile.

For Historic Maritime buildings, walls should generally be of wood siding such as bevel siding, board-and-batten, wood shingles, and similar materials.

For Monterey Revival solutions, either or both of the above may be appropriate.

4. **Doors and Windows** - Placement, proportions, size, and overall area of openings shall be appropriate to the architectural style and scale of the building. Door and window materials should be either wood or painted metal and they should generally have small paned lites. Some feature openings with large panes may be appropriate. Trims such as moldings and shutters should be appropriate to the style of architecture.
5. **Utilities and Equipment Screening** - Utilities and equipment shall be discreetly located and visually minimized with screening appropriate to the architecture. Rooftop equipment shall be screened from ground level. Where visible from above, rooftop equipment shall be screened and/or painted out to match the roof color. To the maximum extent possible, vent pipes should be combined and carried in chimneys or similar architectural elements.
6. **Colors** - Colors for major building masses should be subdued and reflect a sense of age and weathering. Colors should not be bright, glary, or harsh, but need not be off-whites. Accent colors for trim and small areas of color, such as awnings and tile, should be complementary to the building color. Varying accent colors should be used to create variety between buildings.

- B. **Site Design** - Pedestrian activities are encouraged wherever possible. Seating areas should be created to accommodate the casual user of the area. Freestanding benches and seating with tables are encouraged but should not impede pedestrian circulation. Trash receptacles should be provided at reasonable locations to encourage disposal of litter. Recycling containers are encouraged.

1. **Parking Areas** - Where possible, large expanses of asphalt paving in parking areas should be divided into smaller units with a different material. Parking areas shall be screened from public view by low walls and/or landscaping. Other than on the Wharf, buildings, walls, and other structures within parking areas, should be

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Mediterranean/Hispanic Style in design. On the Wharf, buildings, walls, and other structures within parking areas, should be Historic Maritime Style in design. The existing copper kiosks are considered consistent with the architectural styles called for in these Guidelines and are encouraged.

2. **Service Areas** - Screen all material storage and service areas from public view with walls and/or landscaping. Screening should be compatible with the appropriate architectural style.
  3. **Hardscape** - Pedestrian walkways and plazas shall be compatible with the appropriate architectural style as called for in these Guidelines. Tile paving, stone, brick, colored and scored or textured concrete, or other traditional materials may be used. Pedestrian ways on sandy beach or in the tidal zone may be of "boardwalk" design.
  4. **Accessory Elements** - Trash enclosures, receptacles, seating, railings, bollards, safety and traffic or pedestrian control features, and other accessory elements shall be designed to be compatible with the appropriate architectural style as called for in these Guidelines. Built-in seating areas, which are vandal resistant, should be incorporated into construction wherever possible. Where possible, receptacles and containers should be incorporated into walls and other structures to minimize visual distractions.
- C. Landscaping** - Landscaping should serve as a significant unifying element throughout the Harbor Master Plan area. It should complement and enhance existing and proposed structures and parking and existing landscaping. It may be simple and serve as color accents or sculptural elements. Palms are encouraged. Irrigation systems shall be provided for planted areas.
- Parking areas should incorporate canopy trees such as Monterey Cypress, California Sycamore, and other types of trees compatible with the project area.
- Pedestrian areas should be enhanced with suitable ground cover, low to medium shrubs, and canopy trees for shade.
- To the maximum extent possible, storage, utility elements, and parking areas should be screened with landscaping along public circulation ways.
- D. Signage** - Signage shall be in scale with the pedestrian character of the Harbor Master Plan Area. Signage within the Harbor Master Plan Area shall conform to the approved area specific sign program.
  - E. Lighting** - Lighting can provide a unifying element in the nighttime appearance of the Harbor Master Plan Area. It is the goal of these Guidelines to promote lighting with uniform color quality, characteristic of the light as was historically provided by incandescent lighting. Lighting design in the Harbor Master Plan Area should be carefully considered to minimize glare and in consideration of views from the adjacent motels, hotels, restaurants, and by pedestrians, motorists, and boaters. Lighting and light fixtures should be designed for pedestrian scale and public safety. Lighting shall conform to the approved area specific lighting program.

**IV. OTHER APPLICABLE GUIDELINES and ORDINANCES**

1. Zoning Ordinance
2. Architectural Board of Review Guidelines
3. Parking Design Standards
4. Water Conservation Landscape Design Standards
5. Sign Ordinance and Guidelines
6. Outdoor Lighting Ordinance and Guidelines
7. Santa Barbara Paver Surfaces and Transitions Guidelines
8. Others as adopted and relevant

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