



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 1, 2024
AGENDA DATE: August 8, 2024
PROJECT: Municipal Code Amendments for Objective Design and Development Standards (PLN2022-00390)
TO: Planning Commission
FROM: Planning Division
Allison De Busk, City Planner
Rosie Dyste, Project Planner

I. RECOMMENDATION

Staff recommends that Planning Commission consider the proposed Objective Design and Development Standards and Title 30 amendments, and forward a recommendation to City Council to:

- A. Amend the Santa Barbara Municipal Code to add Title 25 Objective Design and Development Standards;
- B. Amend Santa Barbara Municipal Code Chapters 30.15, 30.140, 30.145, 30.175, 30.205, 30.220, 30.250, 30.295, and 30.300 pertaining to process and other regulations for Objective Design and Development Standards and to implement Zoning Ordinance clean-up items;
- C. Determine that the Objective Design and Development Standards and Title 30 amendments are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations; and
- D. Determine that the Objective Design and Development Standards and Title 30 amendments are consistent with the General Plan.

II. PROJECT DESCRIPTION

The Title 25 Objective Design and Development Standards (ODDS, Exhibit A) implement 2023-2031 Housing Element Program HE-7: Objective Design Standards. They are proposed as a new Title 25 of the Municipal Code to provide detailed objective design and development review standards and a process for developers seeking streamlined design review per State law. The ODDS will apply to all areas of the City currently zoned for two or more residential units. The project also includes related amendments to the Title 30 Zoning Ordinance (Exhibit B) to regulate the new design review process, provide objective findings for projects using the ODDS, and incorporate new ODDS-related definitions. Program HE-7 is scheduled to be completed by December 2024.

The ODDS goals are as follows:

- **Increase Predictability** and confidence in the City review process with consistent expectations for desirable results.
- **Promote a Livable City** by supporting diverse housing types that engage the streetscape to create a vibrant and walkable community.
- **Respect the Context** of Santa Barbara's existing built and natural environment with buildings and design that reflect the City's vision of exemplary architecture.
- **Create a Visual Language** to better communicate local standards with photographs, illustrations, maps, and tables in a catalog of agreed-upon designs.

III. **BACKGROUND**

A. Project Background

In 2021, the City was awarded a \$300,000 Local Early Action Planning (LEAP) grant from the State Department of Housing and Community Development (HCD) to prepare the Objective Design and Development Standards (ODDS). The City hired Opticos Design Inc. (Opticos) to prepare the design standards and work on other related tasks. A Work Group was formed to advise staff, serve as subject matter experts, and comment on draft materials. The Work Group is comprised of representatives from the Architectural Board of Review (ABR), Historic Landmarks Commission (HLC), Planning Commission, and American Institute of Architects (AIA).¹

The project was initiated with a site tour and stakeholder interviews. In 2022, an Existing Conditions Memo of key findings and approach to the design standards was published and the Administrative Draft of the Title 25 Objective Design and Development Standards (ODDS) was released. Revisions were made based on input on the Administrative Draft, and the Public Draft ODDS was released in June 2023. Following further review, public input, and revisions, the proposed final ODDS was released in July 2024.

B. Legislative Background

Increasingly, the California legislature has enacted housing production laws to provide a streamlined ministerial approval process, “by right” processing, and similar streamlined project entitlements for multi-unit housing projects, and requiring these projects to be reviewed using only objective standards. Objective standards are defined in state legislation as “...involving no personal or subjective judgment by a public official” and “...standards that are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.” The Housing Accountability Act² (Government Code §65589.5) establishes the state’s overarching policy that a local government may not deny, reduce the density of, or make infeasible housing

¹ Workgroup Members: Richard Six and David Black for ABR (Dennis Whelan, Alternate); Robert Ooley and Dennis Doordan for HLC; John Baucke (previously Gabriel Escobedo) for Planning Commission (Devon Wardlow, Alternate); and Cass Ensberg and Detty Peikert for AIA.

² Enacted in 1982 and amended in 2017, 2018, and 2019 (Housing Crisis Act) and other amendments up to 2023.

development projects, emergency shelters, or farmworker housing that are consistent with objective standards unless the City can make written findings that a specific, adverse health or safety impact exists that cannot otherwise be mitigated.

Other laws that allow for streamlined approvals for multi-unit housing projects include Senate Bill (SB) 35³ Affordable Housing Streamlined Approval (2018), Assembly Bill (AB) 2011 Affordable Housing and High Roads Jobs Act (2022), and SB 684 Small Sites Streamlining (2023). Further, the 2023-2031 Housing Element (2023-2031) Program HE-4: Use-by-Right Permitting requires “by right” processing for sites in the suitable sites inventory that were identified for housing in the previous 4th and 5th cycles. If a housing project with at least 20 percent affordable units is proposed on one of these sites, the City cannot require discretionary approval per state law.⁴ Each of these laws has different requirements for housing unit affordability, location, and other considerations but they all uphold the concept that subjective design guidelines cannot be enforced for housing projects undergoing streamlined or by right review.

IV. PUBLIC ENGAGEMENT/HEARINGS

Meetings, surveys, fact sheets, and other public engagement efforts have occurred since this project was initiated in 2021 as follows:

- *2021 - 2024 Work Group Meetings.* Ten meetings were held to discuss and provide input on the drafts and focus on specific topics such as the Architectural Styles Map. These meetings culminated in recommendations to revise the boundaries of the Architectural Styles Map, clarify standards in the Final Draft, and adjust standards for the Contemporary Style Group.
- *September 2021 Focus Group Interviews.* Opticos conducted focus group interviews with affordable housing and historic resource advocates, applicants/architects, developers, and community members. The most common themes raised by the groups included community opposition to development, delays in the design review process, size and scale of new building massing compared to existing context, allowed vs. achieved zoning envelopes, and concerns about architectural style/design and changing the neighborhood context and character.
- *October - December 2021 Visual Preferences Survey.* This survey asked respondents to identify how appealing or attractive they found examples of different building types and architectural styles for multi-unit and mixed-use development. Over 60 responses were received from residents, homeowners, architects, design professionals, and others. Generally, the house-scale building type⁵ received favorable ratings while opinions varied on block-scale buildings⁶. Most respondents favored Spanish Colonial Revival and Craftsman style buildings with a preference for styles that are harmonious to the existing structures in the City. The responses to this survey informed decisions to remove certain building types from consideration in the Administrative Draft ODDS.

³ Enacted in 2018 and as amended in 2023 including extending its provisions until January 1, 2036.

⁴ Approximately 221 sites in the City’s inventory qualify for the by right provision.

⁵ Duplex, cottage court, small multiplex.

⁶ Townhouse, large courtyard, main street building.

- *October 2022 Administrative Draft ODDS.* The document was released and public comments were accepted until January 2023. Sixteen written public comment letters were received. (The comments and staff’s responses were included as Exhibit A in the June 29, 2023 staff report to the Planning Commission.)
 - *October 2022 Presentation.* Staff presented the Administrative Draft ODDS to the AIA Advocacy Group.
 - *October – November 2022 Design Review.* Staff presented an overview of the Administrative Draft ODDS to the Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC).
 - *March 2023 Design Review.* Staff returned to the ABR and HLC to solicit input on specific topics in the Admin Draft ODDS.
- *June 2023 Public Draft ODDS.* The document was released and public comments were accepted until June 2024. Eleven written public comment letters were received, seven of which were from Work Group members.
 - *July 2023 Planning Commission.* Staff presented an overview of the Public Draft ODDS to the Planning Commission and requested initial feedback. The initial feedback and staff’s responses, including changes to the ODDS based on the feedback are detailed in Exhibit C.
 - *May - December 2023 Architectural Styles Survey.* A written survey and maps were prepared to solicit input on desired architectural styles and proposed boundary changes for the draft Architectural Styles Map. The map was posted for input in multiple locations including City Hall and Community Development lobbies and the Central and Eastside libraries. An online version was also available. Participants were asked if they agreed with the proposed changes or had suggested changes by placing dots on the map. Approximately 252 individual dots were tabulated: 133 agreed with the changes and 119 had suggested changes. The written survey collected approximately 73 individual responses.
- *March – May 2024 Presentations.* Staff presented the Public Draft ODDS to the AIA Advocacy Group, followed by a lunch and learn event to the full AIA membership with over 50 participants. In May 2024, staff presented the Public Draft ODDS to the Housing Reform and Innovations Working Group – Habitat for Humanity.

V. **DISCUSSION**

A. **Overview of Title 25 Objective Design and Development Standards**

For decades the City has used discretionary design review to assert significant oversight and discretion in new development consistent with the City’s charter direction to ensure:

“...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.” (Section 814. Architectural Board of Review. Powers and Duties).

Although the transition from subjective design guidelines to objective design standards for certain types of housing projects is a significant shift for the City, it provides an opportunity to support housing production goals while maintaining the City’s design priorities. The Title 25 Objective Design and Development Standards were developed to comply with state law while integrating new development within the context of the City. Objective design standards allow the City to retain control over building form, placement, and design. To that end, the ODDS also include standards addressing design features typically recommended during the discretionary design review process to meet community expectations for design quality and livability (e.g., landscape, access to light and air, privacy to and from neighboring properties, and adjacency standards to ease transitions from newer buildings to existing buildings).

The intent is to make the requirements for housing projects more predictable and easier to interpret for everyone—decision-makers, staff, applicants, and the public. The goal is for applicants to understand which requirements apply to a proposed housing project before submittal so they can design a project to meet those requirements. While some members of the community are apprehensive of overly detailed objective standards due to concerns about loss of creativity or the ODDS presenting a barrier to housing development, the ODDS are prescriptive enough to sustain the City’s high standards in a predictable way, while flexible enough with choices of building types, private frontages, and styles such that designers and developers can respond with creativity to produce housing.

The City benefits from ODDS by having a standard of review for projects using objective standards and more complete applications that necessitate fewer changes and resubmittals. Applicants benefit by having clear and predictable design expectations and fewer design review hearings. The community benefits by enjoying new compatible housing projects that preserve local character and enhance, rather than degrade, neighborhoods.

B. Applicability

The ODDS is available in areas of the City that are currently zoned to allow two or more residential units (i.e., Two-Unit Residential (R-2), Residential Multi-Unit (RM) and other multi-unit and mixed-use zones). The ODDS work in conjunction with the entire Santa Barbara Municipal Code to implement state law that requires "...objective general plan, zoning, and subdivision standards and criteria, including design review standards..." per the Housing Crisis Act of 2019 (Senate Bill 330) and similar legislation.

Several state laws limit the discretionary design review authority of the City for certain, qualified residential and mixed-use projects, often linked to affordability or other requirements. Applicants not seeking project approval under the provision of such state laws can opt out of using ODDS and proceed using the City’s existing subjective design review process.

Coordination with the California Coastal Commission

In the Coastal Zone, ODDS projects will require a Coastal Development Permit and consistency with the Coastal Land Use Plan policies. In February 2024, staff initiated an informal consultation with California Coastal Commission (CCC) staff to determine if the ODDS would require

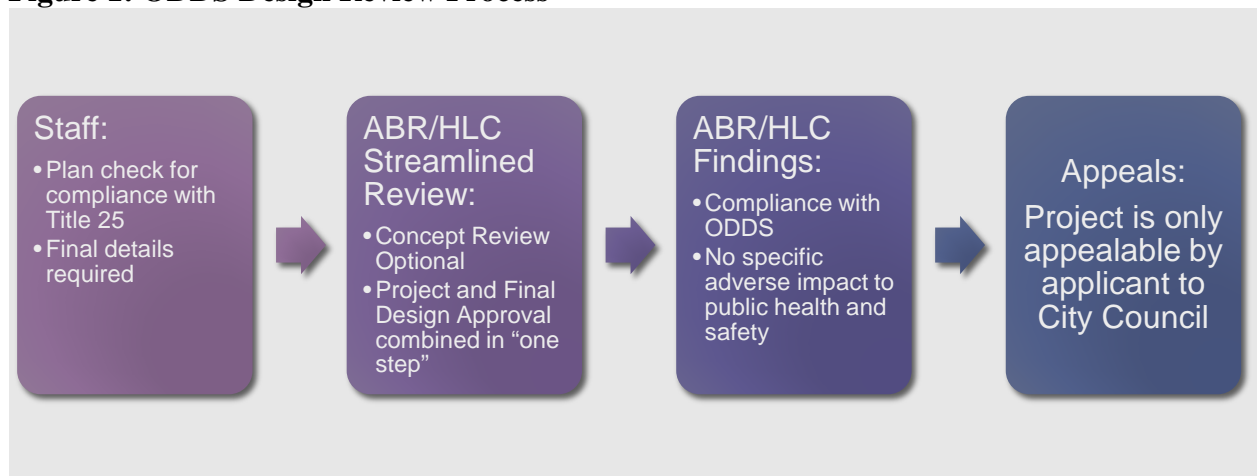
certification of a Local Coastal Program (LCP) amendment to be effective in the Coastal Zone. CCC staff confirmed that the ODDS would not require an LCP amendment because the standards are consistent with the Coastal Land Use Plan policies for Land Use and Development, Public Access, and Visual and Scenic Resources (e.g., parking, height, setbacks, and number of units). Based on the consultation, the Final Draft ODDS includes a new section in Chapter 25.01 (Introduction) that describes the ODDS’ relationship to the certified LCP.

C. Review Process

While the Housing Accountability Act and other state-mandated processes limit the City’s ability to deny, make infeasible, or reduce the density of objective housing development projects, these laws do not eliminate the requirement for public hearings or design review approval. The City’s Charter requires review of all applications for multi-unit housing projects by either the Architectural Board of Review or Historic Landmarks Commission. This means that projects using the ODDS will undergo design review, and any other applicable land use entitlement procedures (i.e., Tentative Map, Development Plan, etc.), but the design review and zoning portion will be limited to the objective design and development standards found in the ODDS.

The Title 30 Zoning Ordinance Amendments new section 30.220.050 (Objective Design Review) describes the procedures for objective design review, illustrated in Figure 1.

Figure 1: ODDS Design Review Process



D. ODDS Topics and New Concepts

The following clarifies how the ODDS interacts with the City’s density and zoning regulations and describes the overarching design concept of projects using the ODDS.

Density

The General Plan and Coastal Land Use Plan establish residential densities (dwelling units per acre) for all applicable land use designations. The ODDS were prepared to conform with these established residential densities and to correlate with the City’s Average Unit Size Density (AUD) Incentive Program, including average unit sizes and additional AUD incentives for open yard, setbacks, parking, and maximum height. The method to calculate density is proposed to change slightly, as described in Section F. Title 30 Zoning Ordinance Amendments.

ODDS Relationship to the Zoning Ordinances

The ODDS provide most of the development standards for housing development projects in Title 25 except that land use continues to be regulated by Title 28 (Zoning-Coastal) and Title 30 (Zoning-Inland). For ease of use and to ensure that multi-unit and mixed-use projects using the ODDS would not be subject to significantly different standards than other similar projects, building setbacks, maximum height, and similar standards were calibrated to match existing base zone standards in Title 30 and Title 28 Zoning Ordinances. Other Municipal Code standards are cross-referenced in the ODDS to reduce the length of the ODDS (Exhibit D provides a full list of cross-referenced Municipal Code standards). The ODDS are not proposing to change density, height, solar access, setbacks, open yard, parking or other similar zoning regulations already established in the Municipal Code.

ODDS Zones

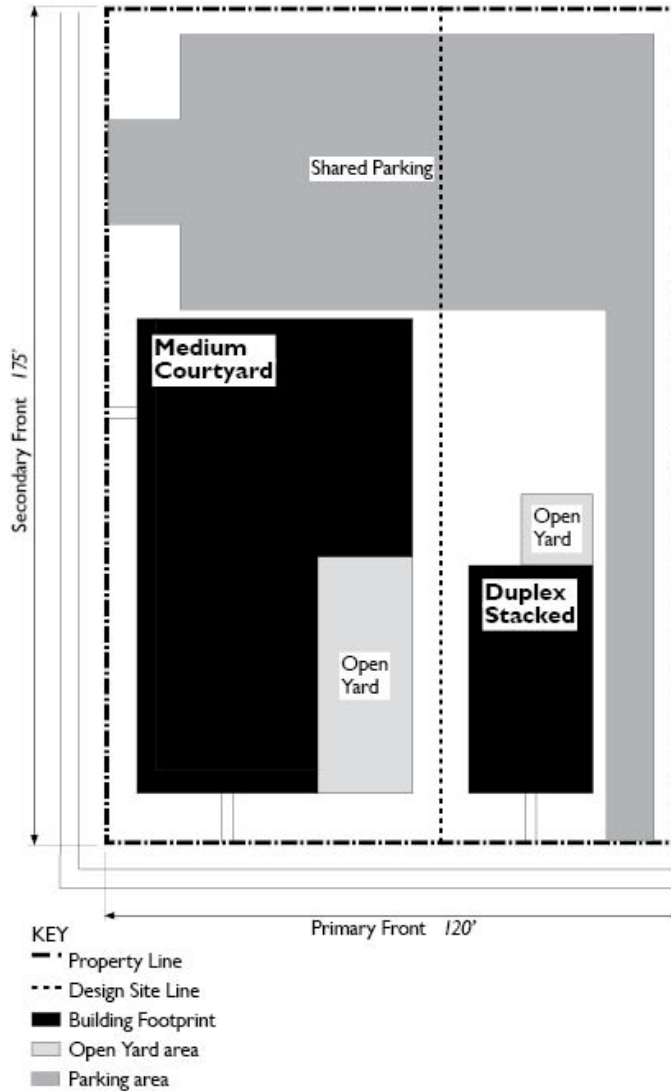
The ODDS designates parcels into “zones” for the purpose of generating and supporting the variety and physical character of existing and new pedestrian-oriented, walkable environments. The ODDS zone designations are based on existing conditions and uses that increase in density and building intensity from the primary residential neighborhoods zoned Neighborhood Medium (NM) in the neighborhoods west and east of downtown to moderate intensity corridors zoned Mixed-Use Corridor (MUC) along Upper State, Haley, Milpas, Coast Village Road, and Cliff Drive to the highest intensity Downtown Core (DC) zone centered around State Street in the Central Business District. The Neighborhood Large (NL) and Mixed-Use Corridor (MUC) zones are designated in areas of the City with similar base zones; however, the allowed building types within these zones increase in size and intensity from the primary residential, house-scale buildings allowed in NL to moderate-intensity, mixed-use, block-scale building types allowed in MUC. See Title 25 Table 25.02.060.A (Base Zones Correlated to ODDS Zones) for more information.

To reflect historic development patterns in the City where smaller lots and buildings coexist with larger lots and buildings and to ensure the ODDS can be used on a wider variety of lot sizes, the ODDS zones build upon each other in building intensities by allowing the smaller house-scale building types in all zones.

Design Site

The ODDS uses the term “Design Site” to apply zoning and building type standards to a lot. Most design sites will be consistent with the existing lot size (i.e., a single design site = one lot) but on larger sites, multiple design sites can be delineated within the existing lot. The main purpose of allowing multiple design sites is to provide flexibility for larger sites to develop with more than one building type without requiring a legal subdivision. Figure 2 shows an example of a 21,000-square-foot corner lot (120' x 175') with two design sites: one for a medium courtyard and the other for a stacked duplex. For efficient use of space, multiple design sites can share parking, driveways, and pedestrian pathways.

Figure 2: Design Site Example



Pedestrian Experience

The ODDS building location, form, and style regulations were carefully calibrated to ensure new residential and mixed-use buildings would fit seamlessly into the City’s neighborhoods and to further pedestrian-friendly design, as reflected in the following goals from the City’s Urban Design Guidelines:

Encourage pedestrian activity on the street through building design. Frequent building entrances, windows at pedestrian height, and outdoor activity spaces create a lively, pedestrian friendly environment along public streets.

Design automobile parking facilities to reduce the visibility of automobiles and allow features of greater pedestrian interest to dominate the streetscape.

(City of Santa Barbara Urban Design Guidelines: City Grid, December 1999)

The ODDS includes multiple standards that address the pedestrian experience to ensure that the ground floor of each building along the public realm supports walkable places that are active and visually engaging. The public realm includes the area behind the sidewalk that contains individual buildings and the streetscape frontage that includes sidewalk, parkways, and street trees. The elements that work together to make the public realm appealing are building location, height, and depth of ground floor occupiable space; how the ground floor fronts and relates to the adjacent street and sidewalk; and the design of the streetscape. Key regulations that influence the pedestrian experience are described below.

Building Placement and Façade Zone

A façade zone building placement requirement brings building facades to the public realm to create vibrant and pedestrian-friendly neighborhoods. The amount of building façade required in the façade zone (expressed as a percent) is based on the intended physical context of the zone—less in the neighborhood zones and more in the mixed-use corridor and downtown zones. The ODDS allows the required percentage of the façade to be placed anywhere within the façade zone to enable design creativity. The City’s existing design guidelines recognize the importance of building facades to the public realm, for example the Upper State Street Design Guidelines state: façade zone building placement requirement brings building facades to the public realm to create vibrant and pedestrian-friendly neighborhoods. The amount of building façade required in the façade zone (expressed as a percent) is based on the intended physical context of the zone--

*The facade of a building, particularly at street level has a direct effect on its relationship to the public realm. Its qualities of openness, detailing, setbacks, and ornamentation contribute to how welcoming a presence it presents to the passerby.
(Upper State Street Design Guidelines,2009)*

Frontage

The building frontage is the element that connects each building to the adjacent public realm. Each building is required to include at least one private frontage along the primary front that leads to ground floor occupiable space⁷. The ODDS provides a wide variety of frontage types to choose from.

Vehicle Access and Parking

The ODDS requires parking to be located behind the occupiable space of the building, not between the building and adjacent sidewalk. Vehicle access is located to not conflict with pedestrians and bikes or visually dominate the streetscape. In the case of a site with multiple design sites, using shared driveways for multiple buildings minimizes curb cuts. Corner lots achieve more efficient site planning by orienting the vehicle access along the secondary street whenever possible.

⁷ Occupiable space means the enclosed, finished, and conditioned space within the building designed for human occupancy and not used for storage, utilities, parking, or similar uses.

E. Title 25 ODDS Summary

Each chapter of the ODDS is summarized below.

Chapter 25.01 Introduction

This chapter provides purpose, overview, and goals of the ODDS. It explains the relationship between the ODDS and the General Plan and Coastal Land Use Plan, noting that the ODDS have been prepared to conform with the General Plan land use designations and to correlate with the City's Average Unit Size Density Incentive program to implement the General Plan goals.

Section 25.01.070 (Applicability) clarifies that ODDS applies to qualifying multi-unit housing projects for which the state requires review for compliance using only objective standards and that the ODDS is only applicable to new construction.

Section 25.01.110 (Zone Map) references the boundaries of the ODDS zone districts as shown on the ODDS Zone Map (ODDS-ZM). The Final ODDS-ZM was adjusted as follows:

- Cliff Drive: The parcels on the Coastal Zone side were changed from NL to MUC to match the equivalent parcels on the north side.
- Funk Zone: Changed from the more intense DE to the lower intensity MUC zone.
- Central Business District/Downtown: Parcels in the downtown area with the base zone of C-G and M-C, within the Priority Housing Overlay Tier, and within the Central Business District were changed from NL and MUC to DE to align with the underlying AUD standards that allow projects in these areas up to 48 feet in height.

Section 25.01.120 (Architectural Styles Map) references the boundaries of the ODDS architectural styles as shown on the ODDS Architectural Styles Map (ODDS-ASM). The boundaries show areas of the City that allow certain styles, listed from most restrictive to least restrictive as follows:

1. Mediterranean Style Group only (colored yellow)
2. Mediterranean and Craftsman Style Group (colored green), or
3. Mediterranean, Craftsman, and Contemporary Style Group (i.e., All Style Groups, colored blue).

The boundaries of the style groups shown on the ODDS-ASM were initially determined by following the City's existing style restrictions within the Landmark District (LD) and Historic District (HD) Overlay Zones and by reviewing existing design guidelines, such as the Lower Riviera Special Design District Design Guidelines, for references to architectural styles. Based on public input and Planning Commission direction, additional public outreach and review on the ODDS-ASM resulted in the following boundary amendments for the Final Draft:

- Changed from All Style Groups (blue) to Mediterranean and Craftsman (green): Upper De La Vina, areas visible from Highway 101, area around Santa Barbara Junior High.
- Changed From All Style Groups (blue) to Mediterranean (yellow): areas near the Mission (north of Pedregosa), Milpas from 101 to Cota, all of East Beach.

- Changed from Mediterranean (yellow) to All Style Groups (blue): Haley Street corridor.
- Within the All Style Groups area centered around the Haley Street corridor and Yanonali (Funk Zone), designated that the Industrial Sub-style is only allowed in areas with the base zone of M-C and CO-CAR⁸ (indicated as a hatched area on the map).

Chapter 25.02 Zones

This chapter provides the standards for each zone, including the granular details for design elements needed to implement the ODDS.

Section 25.02.030 (General Requirements) clarifies the density requirements and lists several other Municipal Code requirements that apply to ODDS projects, regardless of zone. It also lists several requirements that may limit building heights and setbacks (e.g., Section 30.140.170 [Solar Access Height Limitations]).

Section 25.02.040 (Design Sites) and **Section 25.02.050 (Façade Zones)** provide the intent behind these standards and details for how single or multiple design sites are configured and how façade zones are used and measured.

Sections 25.02.050 – 25.02.090 provide detailed standards for each zone as outlined in Table 2.

Table 1: ODDS Zones Standards Summary

Standards	Description
A. Intent	Description of the intended physical character of the zone.
B. Building Types and Design Site Size	The allowed building types in the zone and minimum design site widths and depths.
C. Building Form	
Number of Stories	The number of stories is regulated by the building type.
Overall Height	The ODDS incorporate the existing Title 30 height standards as allowed under the City’s base zones.
Ground Floor Finish Level	All zones regulate a minimum ground floor elevation for residential to provide privacy for residents from the public realm. The maximum for nonresidential supports active frontages and engaging streets that appeal to pedestrians.
Ground Floor Ceiling	Residential ground floor ceiling height is consistent at 9 feet minimum across all zones. The nonresidential minimum is 12 feet in the less intense neighborhood zones, which helps avoid a shop space from feeling too small and 14 feet in the more intense zones that support block-scale buildings to accommodate a wide variety of commercial tenants.
Max. Building Footprint	Maximum building footprint is regulated by the building type.

⁸ These base zones historically supported light industrial and manufacturing uses, consistent with the Industrial sub-style aesthetic.

Standards	Description
Ground Floor Space Depth	Ground floor habitable space depth is regulated to activate the ground floor and public realm by having the residential or nonresidential use contribute to the pedestrian environment. The depth minimums, which range from 25 feet to 30 feet depending on the zone, are considered effective to activate the public realm.
D. Building Placement	
Setbacks and Stepbacks	The ODDS incorporates Title 30 base zone setbacks and stepbacks as well as the reduced setbacks per the AUD Additional Development Incentives (§30.150.090 E.).
Façade Zone	Each zone regulates the total length of façade required within or abutting the façade zone and this section also clarifies that all building façades must be designed in compliance with Chapter 25.06 (Architectural Design Standards).
E. Parking	
Spaces	The number of automobile spaces are regulated by Title 30 or Title 28. The required number of residential bicycle parking spaces were incorporated into the ODDS (i.e., one long term space per residential units for projects of three or more units). Nonresidential spaces reference Title 30 or Title 28 because these vary depending on use.
Setbacks	Parking location is regulated with minimum setbacks from the primary and secondary front to not visually detract from the public realm. Interior parking setbacks are consistent with Title 30 standards including a required landscape buffer.
F. Frontages	The allowed frontage types per zone is listed here.
G. Open Yard	Common and private open yard standards are regulated by Section 25.03.040 (Open Yard).

Chapter 25.03 General Site Design Standards

This chapter provides site design standards applicable to all projects including topics such as landscaping, lighting, fences and walls, screening, parking techniques, sloped parcels (greater than 10 percent), privacy, and rooftop decks. Many of these standards focus on the concept of “livability,” which considers a person’s quality of life as it pertains to their home and neighborhood. Desirable livability design features include landscaping, access to light and air, attenuation of noise, safety, and privacy to and from neighboring properties. The standards ensure that new development makes a positive contribution to the development pattern of the area and considers impacts on neighboring properties.

Section 25.03.040 (Open Yards) refers to Title 30 for open yard location, area, and dimension standards but a few adjustments were necessary in this section to match the standards to the ODDS building types and zone nomenclature.

Chapter 25.04 Building Types

The ODDS include specific building types to articulate the size, scale, and intensity of development according to the intent of each zone. The building type options are selected to maintain the existing and intended physical character of each zone, offer housing choices and affordable housing opportunities, and encourage a mix of land uses to include retail and workplace centers, residential living in commercial centers with easy access to grocery stores and recreation, connectivity and civic engagement, and public space for pedestrians. Building types are categorized into two groups:

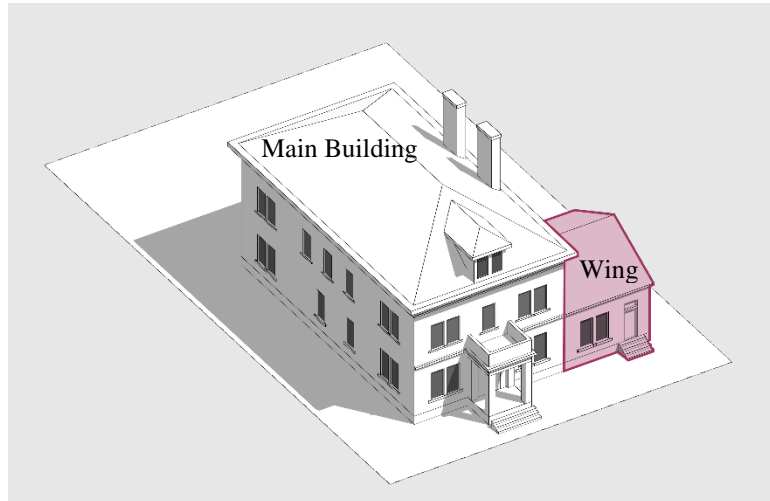
- **House-Scale Buildings:** Buildings that are the size of a house, typically up to three stories and 2-16 units per building.
- **Block Scale Buildings:** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block. These are up to four stories and can accommodate 12-50+ units per building.

Table 3 summarizes the information provided for each building type.

Table 2: Building Type Regulations Summary

Standards	Description
A. Description	General description of the building type.
B. Number of Units/Buildings	Each building type proscribes a maximum number of units per building, which may be further limited by total number of units allowed on the Design Site per General Plan maximum density. Five of the ten building types allow more than one building per design site.
C. Building Size and Massing	
Main Building	Number of allowed stories and maximum width and depth of the main building.
Wings	Wings are visually a secondary component to the main building that allows for additional floor area (See Figure 3 below). If they are aligned with the façade of the main building, they are required to be one story less in height but if they are offset by at least 5 feet, they can be the same height as the main building.
Massing Type	The main body massing type is an organizational framework for the building form. These are described in detail in Section 25.04.150 (Massing Types). The Narrow Box and Wide Bar are simple rectilinear forms while the Courtyard, Wide T, and Wide Forecourt divide the building façade into projecting or recessed parts for visual interest.
D. Pedestrian Access	Describes requirements for the main entrance location and other pedestrian access standards.
E. Vehicle Access and Parking	The driveway and parking location standards are provided in Chapter 25.02 (Zones). This section lists the allowed parking techniques (surface, garage, tuck-under, etc.).
F. Open Yard	Open yard standards are provided in Section 25.03.040 (Open Yard). Open yard dimensions and location are regulated by Title 30.

Figure 3: Example of a Building with a Wing



The building type descriptions in Chapter 25.04 are followed by **Section 25.04.160 (Massing and Façade Composition)**. These standards are intended to emphasize certain portions of the building and organize elements along the façade to provide visual rhythm and continuity along streetscapes. Subsection C. Bay Composition organizes facades by a system of bays to generate coherent and visually pleasing buildings. Subsection E. Architectural Massing Features applies to block-scale buildings over 80 feet long to add visual interest without visually complicating the design.

Section 24.04.170 (Adjacency and Height Standards) was renamed and moved from Chapter 25.03 to Chapter 25.04 because these standards mainly address building massing and form. This section has been refined over time with input from staff, the Work Group, Historic Landmarks Commission, and Architectural Board of Review. Generally, adjacency standards are used to reduce the massing of block-scale buildings constructed adjacent to existing house-scale buildings. They also address height reductions on portions of corner lots to preserve public views and new buildings constructed adjacent to existing historic resources. Each of these standards include a defined area where the massing adjustments occur.

Chapter 25.05 Frontages

The frontage is the area between the building façade and the back of the sidewalk, right-of-way, or public open space. Each building type is required to have at least one frontage to provide the transition and interface between the public space (street and sidewalk) and the private space (setback or building at/near the sidewalk). Each frontage type includes a description, dimensions for required elements (width, depth, height, stories, etc.), and additional requirements as applicable. Frontages, which include porches, stoops, and arcades, are not currently required per the Zoning Ordinance.

Chapter 25.06 Architectural Styles

Architectural style standards are included to further refine intended building form and physical character. Architectural style is defined as composition of three or more distinct elements on the

exterior of a building that constitute a pattern that can be observed on multiple buildings. Not all objective design standards include regulations for architectural styles. Architectural style standards were included within the ODDS because the City currently regulates style within the Landmark District and Historic District Overlay Zones (Chapter 30.57) and includes architectural style guidance within existing design guidelines. For the ODDS, the existing architectural styles were documented and three style groups with two sub-styles each were selected to reflect the most prevalent styles in the multi-unit areas of the City (Table 4).

Table 3: Architectural Style Groups

Craftsman	Mediterranean	Contemporary
Craftsman Sub-Style 	Spanish Colonial Revival Sub-Style 	Contemporary Sub-Style 
Cottage Sub-Style 	Italian Mediterranean Sub-Style 	Industrial Sub-Style 

Each style group includes detailed standards, usually expressed as a minimum or maximum dimension or number, for walls, roofs, windows, doors, column/pilasters, balconies, storefronts, awnings and canopies, trellises and carports, and materials and colors. It also includes **Section 25.06.020 (General Requirements)** that apply to all styles group.

Chapter 25.07 Exceptions

This Chapter establishes procedures for allowing minor deviations from certain standards for specific situations, which may be needed because of the prescriptive nature of the standards. It includes separate exceptions for design sites with less than 10 percent slope and more than 10 percent slope. Examples of administrative relief allowed due to site constraints include design site dimension, open yard (dimensions and area), and parking (location and access).

F. Title 30 Zoning Ordinance Amendments

The new Title 25 ODDS was designed to coordinate with the City’s existing Zoning Ordinance (Title 30) which was updated in 2017 to reflect best practices and make the ordinance easier to use and understand. Certain topics, such as definitions, rules for measurements, design review, noticing, and the like are common to all projects. Therefore, changes are proposed to Title 30 to reflect the new process for ODDS projects. In addition, for the chapters already being altered by

ODDS, staff has incorporated minor clean-ups and clarifications to reflect recent changes to state law, implement Housing Element programs, or just to make the ordinance more readable and easier to interpret. The Title 30 amendments fall into one or more of these categories: 1) ODDS-related cross references and process improvements; 2) clarifying and clean up amendments with no significant change; 3) clarifying amendments that streamline processes; 4) clarifying amendments required by state law.

Exhibit E describes the disposition of the Title 30 amendments by chapter and section. Of note is new Section 30.15.025 (Calculating Density) that clarifies what “base density” means and how it is calculated as dwelling units per acre (du/ac) by the greatest number of units allowed under either the Zoning Ordinance or land use element of the General Plan. A related amendment to Section 30.15.050 (Fractions) clarifies that fractions are to be rounded up to the nearest whole number. These amendments are consistent with the definition of base density in state density bonus law and responds to the findings of the AUD Program Progress Report (2023) that found that rounding density fractions down (as currently required in Section 30.15.050 Fractions) rather than up resulted in fewer lots being able to achieve the maximum densities allowed under the General Plan and in each AUD Density tier. This change was made in Title 30 so that it will apply citywide once adopted.

G. General Plan Consistency Analysis

Section 30.235.100 (General Plan Consistency Required for Zoning Amendments) requires approval of a Zoning Ordinance or Map Amendment to be found consistent with the General Plan. The analysis of policy consistency is included in Exhibit F General Plan Policy Consistency Analysis.

Title 25 Objective Design and Development Standards

Staff has determined that the Title 25 ODDS is consistent with General Plan policies and programs that support the development of objective design standards, protection for historic resources, and pedestrian-friendly design for multi-unit and mixed-use residential development projects.

Title 30 Zoning Ordinance

Staff has determined that the amendments to the Title 30 Zoning Ordinance, which implement provisions of State law and the Housing Element programs and provide consistency and clarity with Title 25, are consistent with General Plan policies and programs.

H. Follow Up Tasks

Once adopted, the ODDS will be added to the online Municipal Code in a format that preserves the reference photos and graphics. All references to other sections of the Municipal Code will be hyperlinked for ease of use. The ODDS Zone and Architectural Styles Maps are posted as searchable web-based maps on the project’s website: <https://SantaBarbaraCA.gov/SBDS>.

A checklist form and project application will be created to assist applicants and staff. Additional outreach and training will be scheduled for design boards, staff, and applicants.

VI. ENVIRONMENTAL REVIEW

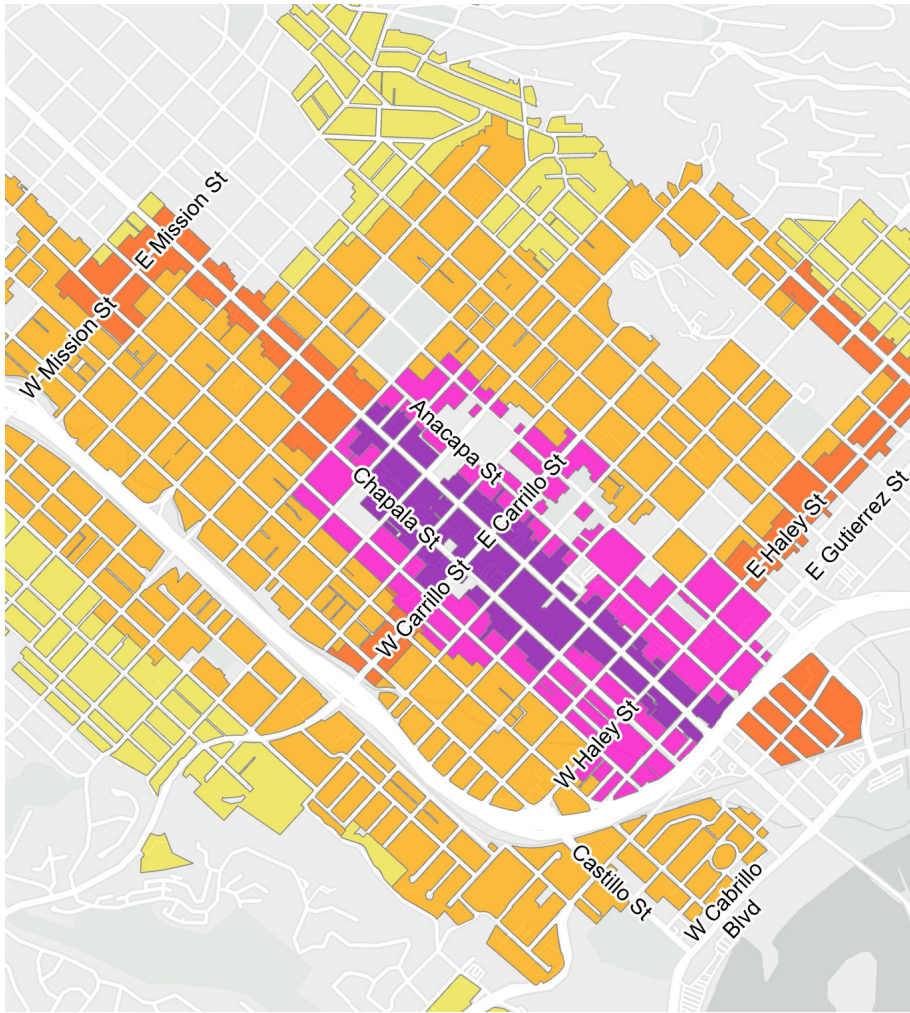
Staff has determined that this action qualifies for a categorical exemption from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305, based on the City's adopted CEQA implementation ordinance per SBMC Section 22.100.070 (List of Ministerial Projects and Categorical Exemptions), Subsection C.5. Class 5: Minor Alternations in Land Use Limitations, Subsection c. Adoption or amendment of land use or development ordinance, regulations, standards, or guidelines that substantially maintain existing land use intensity or density.

The ODDS do not change the density allowed under the General Plan Land Use designation or intensity of use. The related amendments to Title 30 are either administrative in nature and outline permitting procedures for ODDS projects, clean up and clarify zoning standards, or add ODDS-related definitions. Although there is a proposed change to how density is calculated in Titles 25 and 30, that amendment does not change the underlying land use designation and density, as analyzed in the General Plan and the associated 2011 Program Environmental Impact Report for the Plan Santa Barbara General Plan Update. Based on review of the project, there would be no significant project-specific or cumulative impact on the environment due to unusual circumstances, and the project does not have the potential to damage scenic highways or historic resources. Future development of individual project sites would still be reviewed for compliance with CEQA, including review of biological resources and hazardous waste sites. Accordingly, the action is consistent with the description of a Class 5 categorical exemption under CEQA Guidelines Section 15305, and none of the exceptions under Section 15300.2 apply.

Exhibits:

- A. Title 25 Objective Design and Development Standards
- B. Title 30 Zoning Ordinance Amendments
- C. Public Draft ODDS (June 2023) Planning Commission Comments and Responses
- D. Relationship of the Municipal Code to ODDS
- E. Title 30 Amendments Summary Table
- F. General Plan Policy Consistency Analysis

Contact/Case Planner: Rosie Dyste, Project Planner
(RDyste@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
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Title 25: Objective Design and Development Standards

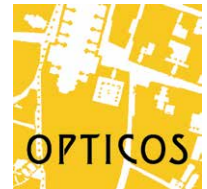
City of Santa Barbara

Proposed for Adoption

July 18, 2024

Adopted: ____

City Council Resolution No. ____



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Chapter 25.01 Introduction

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25.01.010 Purpose

The purpose of this Title, also referred to as the Objective Design and Development Standards (ODDS), is to provide clear, objective, and measurable standards for multi-unit and mixed-use residential development within the zones established in Chapter 25.02 (Zones).

25.01.020 Overview

The ODDS regulate the desired physical form and character of new multi-unit housing projects to encourage a diversity of pedestrian-oriented housing types within walkable neighborhoods. Pedestrian orientation refers to design qualities and features that contribute to an active, inviting, and pleasant place for pedestrians that typically include most of the following elements:

- A. Highly-articulated building façades at street level, located directly behind the sidewalk.
- B. Visibility into buildings at street level.
- C. A continuous sidewalk, with minimum intrusions into pedestrian right-of-way.
- D. Continuity of building façades along the right-of-way with few interruptions in the progression of buildings.
- E. Design amenities at the street level such as awning, paseos, arcades, landscape, and street furniture.

The ODDS regulations address the relationship between buildings and the public realm, the context of buildings in their neighborhoods, and development of new street networks on larger sites. The ODDS promotes desirable development patterns by regulating building size, placement, frontages, and architectural style. The ODDS are offered as an alternative path for planning entitlements to replace subjective guidelines with predictable and objective standards.

25.01.030 Goals

- A. **Increase Predictability** and confidence in the City review process with consistent expectations for desirable results.
- B. **Promote a Livable City** by supporting diverse housing types that engage the streetscape to create a vibrant and walkable community.
- C. **Respect the Context** of Santa Barbara's existing built and natural environment with buildings and design that reflect the City's vision of exemplary architecture.
- D. **Create a Visual Language** to better communicate local standards with photographs, illustrations, maps, and tables in a catalog of agreed-upon designs.

25.01.040 Relationship to Santa Barbara General Plan

The ODDS implements the City's General Plan principles for development, which encourage sustainable land use and circulation patterns.

- A. **Focus growth** to encourage housing with easy access to transit and commercial services and providing incentives to develop affordable housing.
- B. **Encourage a mix of land uses** to include strong retail and workplace centers with easy access to commercial services and recreation, connectivity and civic engagement, and public space for pedestrians.
- C. **Strengthen mobility options and promote active, healthy living** by linking mixed-use development with transit; encouraging compact, vibrant, walkable places; encouraging the use of bicycles; and reducing the need for parking.

The General Plan establishes residential densities (dwelling units per acre) for applicable land use designations, including parcels that can use the ODDS. The ODDS have been prepared to conform with the General Plan land use designations and to correlate with the City's Average Unit Size Density Incentive Program as the City's foremost multi-unit housing program to implement the General Plan goals. Applicants are responsible for complying with residential densities in the General Plan through choice of unit sizes, building footprint/massing, and building types. Table 25.01.040 A (General Plan Land Use Designations Correlated to ODDS Zones) shows how the existing General Plan land use designations correspond to ODDS zones as described in Chapter 25.02 (Zones).

Table 25.01.040.A: General Plan Land Use Designations Correlated to ODDS Zones						
Land Use Designation	Max. Density	ODDS Zones				
		NM	NL	MUC	DE	DC
Low Density Residential	2-3 du/acre					
Low Density Residential		X				
Medium Density Residential	12 du/acre					
Medium Density Residential		X				
Office-Medium Density Residential		X				

Table 25.01.040.A: General Plan Land Use Designations Correlated to ODDS Zones (Continued)						
Land Use Designation	Max. Density	ODDS Zones				
		NM	NL	MUC	DE	DC
Medium-High Density Residential	27 du/acre					
Medium High Density Residential		X	X	X	X	X
Office-Medium High Density Residential			X	X		
Commercial-Medium High Density Residential			X	X	X	X
Commercial Industrial-Medium High Density Residential			X	X	X	
High Density Residential	36 du/acre					
High Density Residential			X			
Office-High Density Residential			X		X	
Commercial-High Density Residential			X	X	X	X
Priority Housing Overlay	63 du/acre					
Priority Housing Overlay ¹			X	X	X	X

Lots with more than one Land Use Designation: Apply the applicable ODDS Zone following the Land Use Designation boundaries.

¹ Parcels with Priority Housing Overlay have an underlying Land Use Designation.

25.01.050 Relationship to Local Coastal Program

The Local Coastal Program establishes residential densities (dwelling units per acre) for applicable land use designations for parcels in the Coastal Zone that can use the ODDS. Applicants for projects in the Coastal Zone are responsible for complying with Coastal Land Use Plan residential densities through choice of unit sizes, building footprint/massing, and building types. Development in the Coastal Zone shall require approval of a Coastal Development Permit consistent with the requirements of the Coastal Land Use Plan policies, including protection of coastal resources. Table 25.01.050.A (Local Coastal Program Land Use Designations Correlated to ODDS Zones) shows how existing coastal land use designations correspond to ODDS Zones.

Table 25.01.050.A: Local Coastal Program Land Use Designations Correlated to ODDS Zones						
Land Use Designation	Max. Density	ODDS Zones				
		NM	NL	MUC	DE	DC
Medium Density Residential	12 du/acre					
Medium Density Residential		X				
Medium-High Density Residential	27 du/acre					
Medium High Density Residential		X	X			
Hotel & Residential			X			
Coastal-Oriented Commercial/Medium High Residential				X		
Hotel & Related Commerce II/Medium High Residential				X		
Coastal-Oriented Commercial/Hotel & Related Commerce II				X		
Commercial/Medium High Residential			X	X		

Lots with more than one Land Use Designation: Apply the applicable ODDS Zone following the Land Use Designation boundaries.

25.01.060 Relationship to City of Santa Barbara Municipal Code

The ODDS work in conjunction with the entire Santa Barbara Municipal Code to implement State law that requires "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards" per the Housing Crisis Act of 2019 (*Senate Bill 330*).

The ODDS provide most of the development standards for housing development projects in Title 25, except that subdivision standards in *Title 27 (Subdivisions)* apply and land use continues to be regulated by *Title 28 (Zoning-Coastal)* and *Title 30 (Zoning-Inland)*. Where Title 25 is silent, the rest of the Municipal Code prevails. Where a conflict exists between the standards in Title 25 and *Title 28 (Zoning-Coastal)* and *Title 30 (Zoning-Inland)*, Title 25 shall prevail.

Table 25.01.060.A (Base Zones Correlated to ODDS Zones) shows how the ODDS corresponds to the existing Title 30 Base Zones.

Projects in the Coastal Zone will rely on certain portions of *Title 28 (Zoning-Coastal)* that remain in effect or are not included in Title 25 until *Title 30 (Zoning-Inland)* is certified as a Local Coastal Program Amendment by the California Coastal Commission.

Table 25.01.060.A: Base Zones Correlated to ODDS Zones					
Base Zones ¹	ODDS Zones				
	NM	NL	MUC	DE	DC
Residential					
R-2 (Two-Unit Residential)	X				
R-M (Residential Multi-Unit)		X	X		
R-MH (Residential Multi-Unit and Hotel)		X			
Nonresidential					
O-R (Office Restricted)		X	X	X	
C-R (Commercial Restricted)		X	X		
C-G (Commercial General)		X	X	X	X
M-C (Manufacturing Commercial)		X	X	X	X
CO-HV (Coastal-Oriented Hotel and Visitor-Serving)		X	X		
CO-CAR (Coastal-Oriented Commercial, Arts, and Recreation)			X		

Lots with more than one Base Zone: Apply the applicable ODDS Zone following the Base Zone boundaries.

¹ All Base Zones listed are Inland Zones. See *Section 30.05.010 (Zones Established)* for Coastal Zone equivalencies.

25.01.070 Applicability

- A. **Rules for Construction of Language.** The rules for construction of language in *Chapter 30.10 (Rules for Construction of Language)* apply to the text of the ODDS.
- B. **Standards.** The applicable standards of the ODDS apply so as to not require stating the phrase "and all applicable standards" throughout the ODDS.
- C. **Applicability.** ODDS applies to qualifying residential projects for which the State requires review for compliance using only objective standards, including Housing Development Projects meeting the definition of *Government Code § 65589.5(h)(2)*.
 - 1. Applicants may opt out of using ODDS for a project, including those projects that qualify under State law for objective review, however, the project will then proceed under the City's discretionary review process as outlined in *Chapter 30.205 (Common Procedures)* which voluntarily takes a project outside of the Housing Accountability Act provisions.
 - 2. Development standard waivers, concessions, or incentives granted pursuant to State Density Bonus Law (*Government Code Section 65915*) and administrative exceptions allowed in Chapter 25.07 (Exceptions) of this code are allowed. No other exception to ODDS through a discretionary variance, modification, exception, waiver, or other discretionary approval is allowed.
- D. **New Construction.** The ODDS is only applicable for new construction, not additions, expansions, alterations, or remodels. The ODDS shall not be used to add new buildings to sites with existing buildings to remain except as provided below.
 - 1. The ODDS may be used to add a Cottage Court, Duplex Court, or Side Court building type on a site with an existing single-unit or two-unit residential building provided the development is consistent with density standards in Subsection 25.02.030.D (Density). The existing building is not required to comply with the ODDS standards unless exterior alterations are proposed.
- E. **Reference Illustrations.** Images, figures, diagrams, and graphics are intended to provide a reference and are illustrative, not regulatory. They are not an exhaustive representation of applicable standards. In case of conflict between the text and a diagram or graphic, the text controls.
- F. **Definitions.** See *Chapter 30.300 (Definitions)* for definitions of terms used within the ODDS.

25.01.080 Procedures

Applications for development are to be processed in compliance with the City's common procedures for reviewing all applications and processing permits and approvals identified in *Chapter 30.205 (Common Procedures)*, consistent with State law, and the following:

- A. **Administrative Relief.** Requests for administrative relief from certain standards in the ODDS are to be processed in compliance with the procedures and the required findings in Section 25.07.020 (Exceptions to Standards).
- B. **Affordable Housing Streamlined Approval (Senate Bill 35).** Streamlined affordable housing projects as defined in *Government Code § 65913.4* must select the Affordable Housing Streamlined Approval review process per *Section 30.145.035 (Affordable Housing Streamlined Approval)* at the time of initial application submittal.
- C. **Housing Development Projects (Senate Bill 330).** Housing Development Projects as defined in *Government Code § 65589.5(h)(2)* must select Objective Design Review process per Section 30.220.050 (Objective Design Review) at the time of initial application submittal.
- D. **Exempt from Concept Review.** Qualifying multi-unit housing development projects in compliance with the ODDS and constructed in accordance with the Average Unit-Size Density Incentive Program, are exempt from mandatory Pre-Application and Concept Review pursuant to *Section 30.150.060 (Pre-Application and Concept Review Required)*.
- E. **Amendments.** All proposals to change the text of this Title or revise a zone or zoning boundary line shown on the Zone Map or architectural styles boundary as shown on the Architectural Styles Map must be made pursuant to a Zoning Amendment as described in *Chapter 30.235 (General Plan and Zoning Amendments)*.

25.01.090 Zones Established

This Section identifies the zones, based on the intended physical form and character of the environments described in the ODDS. These zones focus on multi-unit residential and mixed-use environments and range in function and intensity from primarily residential areas (Neighborhood Medium and Neighborhood Large) to moderate-intensity centers (Mixed-Use Corridor), to higher intensity neighborhoods (Downtown Edge) and the highest intensity center (Downtown Core). The terminology reflects the intended physical form and hierarchy of different places. These zones are for the purpose of generating and supporting a variety of housing types and the physical character of existing and new walkable environments.

To reflect historic development patterns in the City of Santa Barbara, and to allow greater use of the ODDS on a wider variety of lots, the ODDS Zones build upon each other in building intensities by allowing small-to-medium footprint house-scale building types in all zones. To retain and create vibrant urban centers, certain portions of the Downtown Core along State Street requires ground floor nonresidential space.

25.01.100 Summary of Zones

The ODDS implements Santa Barbara's General Plan vision and policies through a palette of zones described in Chapter 25.02 (Zones), coupled with building type choices, site planning, development standards, and architectural styles. These zones are applicable to residential and mixed-use projects of two or more units and consist of objective standards to facilitate development on those parcels.

- A. Within the Downtown Core (DC) and Downtown Edge (DE) Zones, the ODDS:
 - 1. Provides for large footprint, high-intensity, residential mixed-use buildings within easy access to all modes of travel; and
 - 2. Facilitates transitions from the highest residential density and mixed-use areas to the adjacent nonresidential, mixed-use, and residential neighborhoods.
- B. Within the Mixed-Use Corridor (MUC) Zone, the ODDS:
 - 1. Supports medium-to-large footprint buildings with moderate intensity residential or mixed-use buildings along arterial streets; and
 - 2. Provides infill residential development within a safe, comfortable walking distance of services and amenities.
- C. Within the Neighborhood Large (NL) and Neighborhood Medium (NM) Zones, the ODDS:
 - 1. Promotes small-to-medium footprint buildings with low-to-moderate intensity residential with limited neighborhood-serving mixed-use; and
 - 2. Builds upon the existing character of Santa Barbara's walkable neighborhoods with a range of multi-unit or clustered housing types that are compatible in scale with single-unit or transitional neighborhoods.

25.01.110 Zone Map

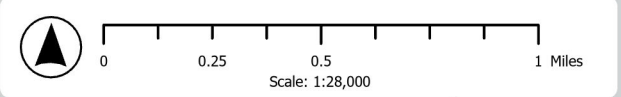
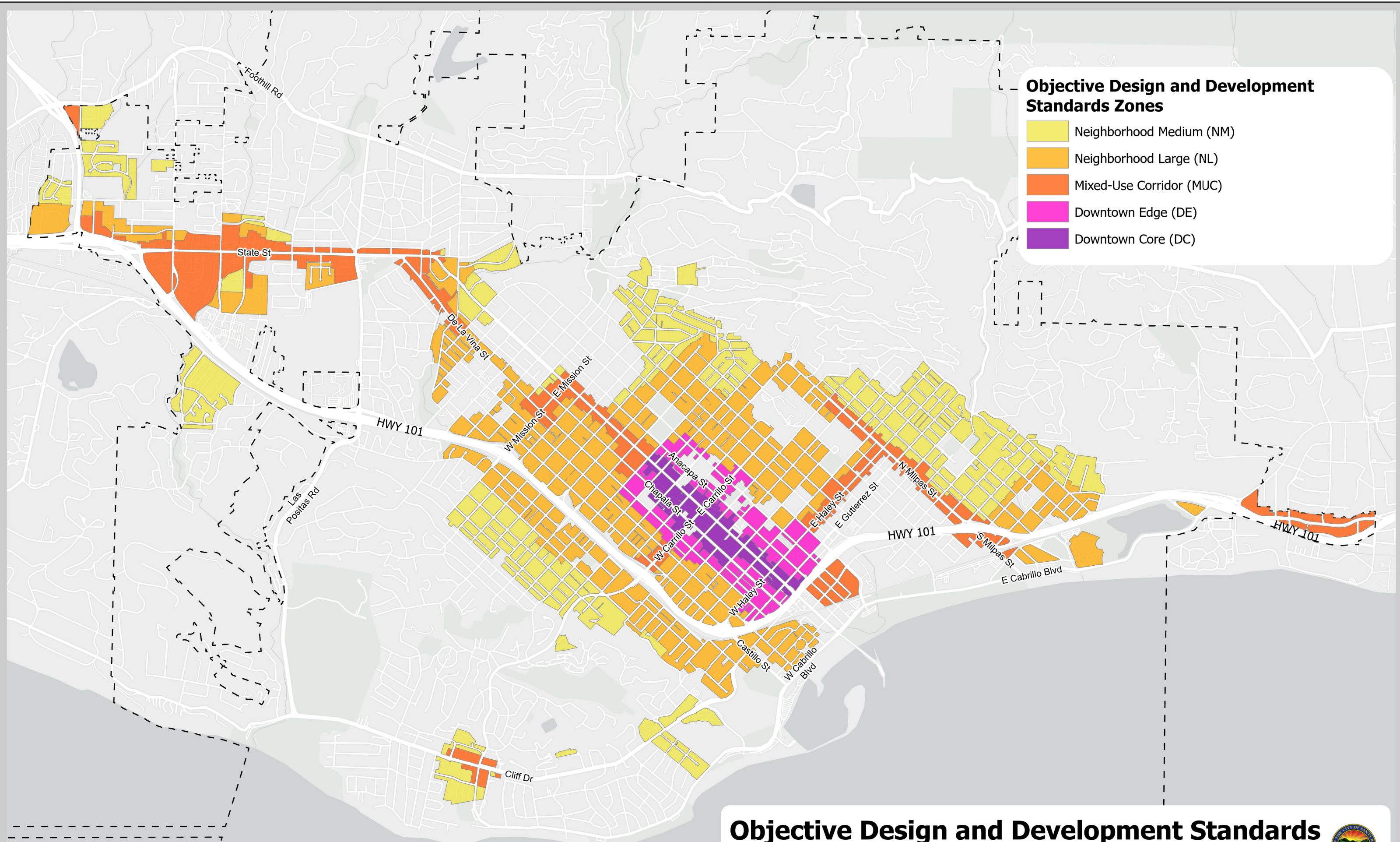
- A. **Zone Map.** The zones established in this Section are mapped on the ODDS Zone Map (ODDS-ZM).
- B. **Zoning District Boundaries.** The boundaries of the ODDS zoning districts shall be shown on the ODDS-ZM as applicable. In the event a housing development project is proposed on a site without an assigned ODDS Zone (e.g., annexation, rezone, etc.), the most restrictive ODDS Zone assigned to a land use of comparable density shall apply.

25.01.120 Architectural Styles Map

- A. **Architectural Styles Map.** The architectural style groups established in Chapter 25.06 (Architectural Design) are mapped on the Architectural Styles Map (ODDS-ASM). The ODDS-ASM map designates areas that allow the Mediterranean style group, Mediterranean and Craftsman style groups, or Mediterranean, Craftsman, and Contemporary style groups.
- B. **Architectural Styles Map Boundaries.** The boundaries of the ODDS architectural style districts shall be shown on the ODDS-ASM as applicable.

Objective Design and Development Standards Zones

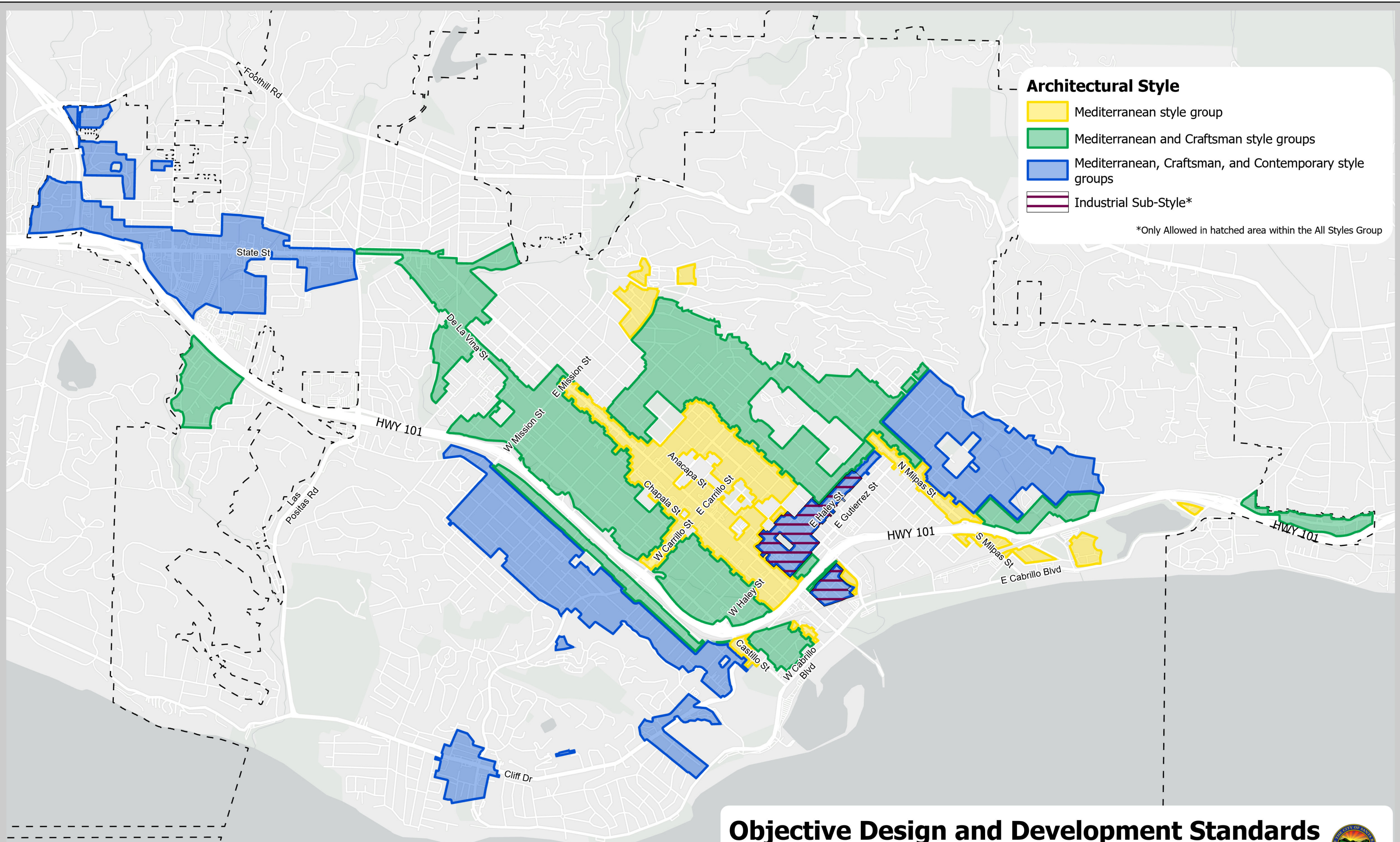
- Neighborhood Medium (NM)
- Neighborhood Large (NL)
- Mixed-Use Corridor (MUC)
- Downtown Edge (DE)
- Downtown Core (DC)



Objective Design and Development Standards Zone Map (ODDS-ZM)



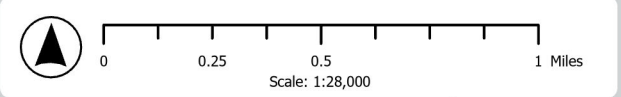
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Architectural Style

- Mediterranean style group
- Mediterranean and Craftsman style groups
- Mediterranean, Craftsman, and Contemporary style groups
- Industrial Sub-Style*

*Only Allowed in hatched area within the All Styles Group



Objective Design and Development Standards Architectural Styles Map (ODDS-ASM)



25.01.130 Quick Code Guide

The following is intended as a summary guide to using the ODDS. Refer to Title 30 permit procedures and application standards and ODDS forms and applications for complete guidance.

0 Before You Begin

Identify the lot size, base zone, and, if mixed-use, verify nonresidential use is allowed in the base zone.

Identify the General Plan Land Use Designation and priority housing overlay to calculate maximum density for the site.

1 Design Your Site

Identify ODDS Zone	Section 25.01.110 (Zone Map)
Select Building Type and Apply Design Site Size	Chapter 25.02 (Zones) Subsection B (Building Types and Design Site Size) of the Zone
Apply Building Form and Placement Standards	Chapter 25.02 (Zones) Subsection C (Building Form) and Subsection D (Building Placement) of the Zone Chapter 25.04 (Building Types) Subsection C (Building Size and Massing) of the Building Type
Apply Vehicle Access and Parking Standards	Chapter 25.02 (Zones) Subsection E (Parking) of the Zone Section 25.03.100 (Parking Techniques) Chapter 25.04 (Building Types) Subsection E (Vehicle Access and Parking) of the Building Type
Apply Bicycle and Pedestrian Access Standards	Chapter 25.02 (Zones) Subsection E (Parking) of the Zone Chapter 25.04 (Building Types) Subsection D (Pedestrian Access) of the Building Type
Apply Open Yard Standards	Section 25.03.040 (Open Yards)
Apply Landscape Standards	Section 25.03.050 (Landscape)

2 Designing the Building Form

Select Massing Type and Determine Building Footprint	Chapter 25.04 (Building Type) Subsection C (Building Size and Massing) of the Building Type
	Section 25.04.150 (Massing Types)
Apply Massing and Façade composition Requirements	Section 25.04.160 (Massing and Façade Composition)
Incorporate Adjacency and Height Standards	Section 25.04.170 (Adjacency and Height Standards)

3 Activate the Streetscape

Select the Frontage Type	Chapter 25.02 (Zones) Subsection F (Frontages) of the Zone
Apply Frontage Standards to Each Unit and Building Entrance	Chapter 25.05 (Frontages) Subsections A-C of the Frontage

4 Apply the Architectural Style

Select an Allowed Architectural Style	Section 25.01.120 (Architectural Styles Map)
Apply Standards for the Architectural Style	Chapter 25.06 (Architectural Design) Subsections A-Q of the Architectural Style

5 Submit the Project

Document Exception Request	Chapter 25.07 (Exceptions)
Submit a Planning Application and supplemental checklist for objective design review	Chapter 30.205 (Common Procedures) Section 30.220.050 (Objective Design Review)

Chapter 25.02 Zones

Sections:

25.02.010	Purpose
25.02.020	Overview
25.02.030	General Requirements
25.02.040	Design Sites
25.02.050	Façade Zone
25.02.060	Neighborhood Medium (NM)
25.02.070	Neighborhood Large (NL)
25.02.080	Mixed-Use Corridor (MUC)
25.02.090	Downtown Edge (DE)
25.02.100	Downtown Core (DC)

25.02.010 Purpose

This Chapter establishes the palette of zones to implement the key characteristics that compromise the physical character of neighborhoods documented across Santa Barbara. The zones are for the purpose of generating and supporting the variety and physical character of existing and new pedestrian-oriented, walkable environments. These environments are described as walkable because of their interconnected streets and blocks with sidewalks, variety of housing choices, and proximity to services, shopping, and transit.

25.02.020 Overview

- A. The ODDS uses a palette of five zone districts to regulate and generate the intended physical character. Each zone district ("ODDS zone") regulates the following topics:
1. Intent: the intended physical character;
 2. Building Type and Design Site Size: the menu of allowed building types and the associated minimum design site dimensions;
 3. Building Form: the maximum overall building height or stories and minimum and maximum ground floor height;
 4. Building Placement: the minimum to maximum building setbacks, stepbacks, and requirements for façade and frontage within or abutting the façade zone;
 5. Parking: the required location and design requirements for parking and vehicle access;
 6. Frontages: the menu of allowed frontage types required at building entries along rights-of-way and open yards; and
 7. Open Yard: the required location and design requirements for open yard.

25.02.030 General Requirements

- A. **Main Building.** Development standards in this Chapter apply to main buildings.
- B. **Accessory Structures.** See *Section 30.140.020 (Accessory Buildings)*.
- C. **Uses.** Allowed uses are regulated by the Base Zone district (e.g., R-2). See *Title 30 (Zoning-Inland)* and *Title 28 (Zoning-Coastal)* of the Santa Barbara Municipal Code.
- D. **Density.** The total number of units per lot must not exceed the maximum allowed by the General Plan or Coastal Land Use Plan land use designation for the site, expressed as a range of dwelling units per acre (du/ac). The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate all the zone's standards (e.g., setbacks, parking, open yard, etc.).
 - 1. Minimum Unit Quantities. The ODDS requires a minimum of two residential units per project.
 - (a) Projects of three or more residential units must exceed, by at least one unit, the maximum base residential density for the base zone (*Section 30.20.030 (Development Standards)*, *Section 30.25.030 (Development Standards)*, and *Section 30.30.030 (Development Standards)*) and comply with the maximum average unit size per *Section 30.150.075 (Process to Establish Density Tier)*.
- E. **Inclusionary Units.** All ODDS projects must comply with the inclusionary unit requirements.
 - 1. If residential units in a rental housing project are developed using ODDS, the project shall comply with *Section 30.150.110 (Inclusionary Requirements for Rental Housing Projects)*.
 - 2. If residential units in an ownership housing project are developed using ODDS, the project shall comply with *Section 30.150.080 (Inclusionary Housing Requirements for Ownership Housing Projects)*.
- F. **Prohibition Against Hotel Conversion.** Residential units approved, permitted, or constructed under ODDS shall not be converted to a hotel or other similar use as delineated in *Section 30.295.040.P (Commercial Use Classifications)*.
- G. **Nonresidential Growth Management.** Nonresidential floor area is subject to the requirements of *Chapter 30.170 (Nonresidential Growth Management Program)*.
- H. **Building Form and Placement.** Standards for building height and setbacks are further limited in compliance with the following standards, as applicable, including but not limited to:
 - 1. The requirements of *Section 30.140.170 (Solar Access Height Limitations)*.
 - 2. The requirements of *Section 25.04.170 (Adjacency and Height Standards)*.
 - 3. The requirements of *Section 30.30.300 (Development Standards)* for nonresidential portions of mixed-use buildings adjacent to residential zones.
 - 4. The requirements of the Coastal Zone Special Treatment Area in *Section 28.22.030 (Land Uses Permitted)*.
 - 5. The requirements of *Section 30.150.090 (Additional Development Incentives)* for market rate ownership projects within the Upper State Street Area (USS) Overlay Zone (*Chapter 30.85*).

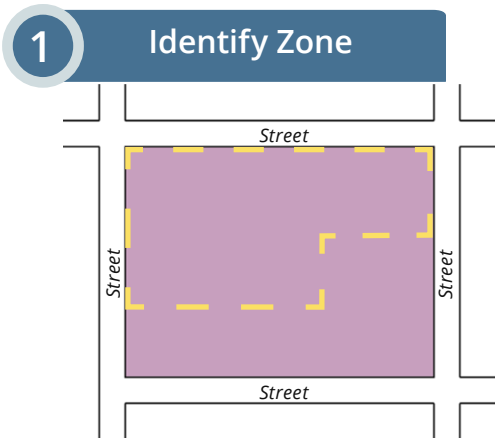
- I. **Encroachments.** Encroachments are not allowed within the right-of-way unless approved by a separate encroachment permit in compliance with *Chapter 22.21 (Encroachments Into Public Roads, Streets, Alleys And Rights-Of-Way As Public Nuisance)*.
 1. Encroachments are not allowed across a design site line.
 2. Frontages are allowed to encroach into the primary front and secondary front setbacks by a maximum of 10 feet in the Neighborhood Medium (NM), Neighborhood Large (NL), and Mixed-Use Corridor (MUC) zones.
 3. For all other encroachments, see *Section 30.140.090 (Encroachments into Setbacks and Open Yards)*.

25.02.040 Design Sites

- A. **Intent.** A design site is a portion of land within a parcel, delineated from other design sites or parcels, to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels. Design sites provide flexibility for larger sites to develop with multiple buildings to align with existing development patterns, engage the public realm, and maximize the number of residential units.
- B. **Development Standards.** One parcel can delineate a single or multiple design sites as long as maximum density per the General Plan is not exceeded for the entire parcel and design site minimum width and depth standards per Subsection B (Building Types and Design Site Size) of the Zone can be met. The following standards apply to all design sites. Also see Subsection 25.02.040.C for single design sites and Subsection 25.02.040.D for multiple design sites.
 1. Design site depth shall be measured at the midpoint of the front design site line. Design site width shall be measured by a line connecting two points on opposite interior design site lines that will result in a line parallel to the front design site line.
 2. Determining the Primary and Secondary Front. For the purpose of designating setbacks, façade zone, and frontage, design sites must have a designated front as follows:
 - (a) Design Site abutting only one right-of-way. Design sites must have a primary front. The primary front is the portion of the design site that fronts onto the adjacent right-of-way. Design sites facing a right-of-way shall be parallel to the right-of-way and contiguous with the right-of-way line.
 - (b) Design Site abutting two or more rights-of-way. Design sites must have a primary and secondary front. The primary front is the narrowest portion of the parcel and the secondary front is the widest portion of the parcel that fronts onto either right-of-way. If the portions of the design site fronting onto either right-of-way are equal, the primary front is where the building frontage will be placed.
 - (c) Design Site not abutting a right-of-way. Design sites must have a primary front. The primary front is the portion of the design site that fronts onto a pedestrian pathway, courtyard, or Community Open Space (See Section 25.03.160 (Large Site Standards)) where the building frontage will be placed.

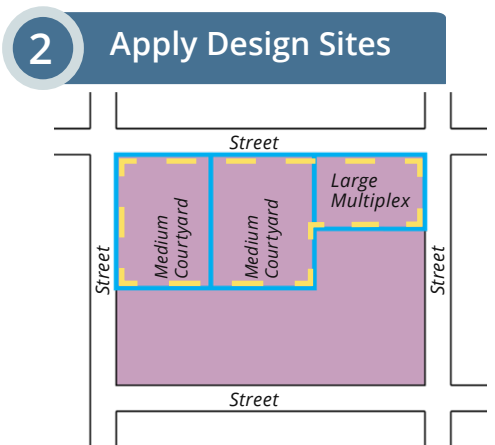
3. A design site shall have only one main building type per Chapter 25.02 (Zones), Subsection B (Building Types and Design Site Size) of the Zone, except for building types identified in Section 25.04.030 (General Requirements).
 4. Design sites with sloped topography shall be developed in compliance with Section 25.03.110 (Sloped Parcels).
 5. Where public improvements are required in compliance with *Section 22.44.070 (Public Improvement Standards)*, design sites shall not include the area of the public improvements.
- C. **Single Design Site Development Standards.** The following standards apply to a project with a single design site that covers the entire project area.
1. The existing lot lines are the design site lines. All portions of the parcel are included within the boundary of the design site.
- D. **Multiple Design Sites Development Standards.** The following standards apply to a project with multiple design sites that cover the entire project area.
1. Multiple design sites are not required to be legally subdivided into individual lots. Subdividing requires a minimum lot size and street frontage for newly created lots that must be in compliance with *Title 28 (Zoning-Coastal)* or *Title 30 (Zoning-Inland)*, and the standards for subdividing in *Title 27 (Subdivisions)*.
 2. Development standards apply to each individual design site, with the exception of the following, which are applied to the entire parcel:
 - (a) Solar access in compliance with *Section 30.140.170 (Solar Access Height Limitations)*;
 - (b) Number of units per General Plan maximum density; and
 - (c) Public improvements.
 3. Location and Orientation. See Figure 25.02.040.1 (Applying Design Sites on Existing Right-of-Way Network) for an example of a project site with multiple design sites abutting three rights-of-way. The size, location, and orientation of new design site lines shall meet the following standards:
 - (a) Each design site shall have a width and depth consistent with the minimum design site sizes in compliance with Chapter 25.02 (Zones), Subsection B (Building Types and Design Site Size) of the Zone, unless approved as an exception due to site conditions per Chapter 25.07 (Exceptions).
 - (b) There should be no remainder; all portions of the parcel must be included within the boundary of the design sites.
 - (c) Design site lines must be straight, unless there is a conflict with the natural environment, in which case the lines shall follow the course of the natural environment, such as top of creek bank.
 - (d) Interior design site lines abutting the right-of-way shall be at right angles perpendicular to the right-of-way on straight streets, or radial to the right-of-way on curved streets.
 4. Parking, driveways, and pedestrian pathways may be shared with adjacent design sites within the same parcel, in compliance with *City of Santa Barbara Access and Parking Design Standards*.
 5. Development projects on parcels of two or more acres are subject to Section 25.03.160 (Large Site Standards).

Figure 25.02.040.1: Applying Design Sites on Existing Right-of-Way Network



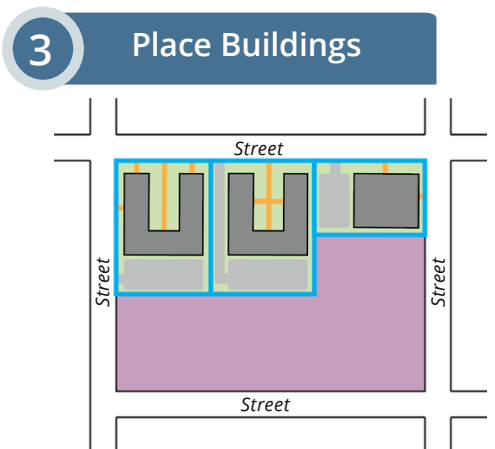
A. Identify Zone

1. See Zone Map.
2. See Section 25.02.040 (Design Sites) and Subsection B (Building Types and Design Site Size) of the Zone.



B. Apply Design Sites

1. Each design site is required to front onto the adjacent right-of-way. Where public improvements apply, design sites shall not include the right-of-way.
2. Select only one building type for each design site from the allowed building types for the zone and apply the required dimensional standards. (See Subsection B (Building Types and Design Site Size) of the Zone).



C. Place Buildings

1. Place each main building on its design site in compliance with the required setbacks and other standards of the Zone.
2. Each building is required to front onto the adjacent right-of-way.
3. Select and apply frontage types to each building (see Subsection F (Frontages) of the Zone).

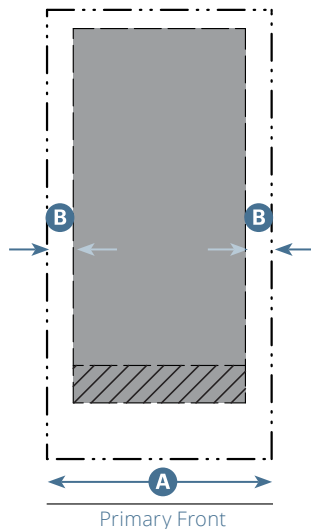
Key

- | | | | |
|------------------|---------------|----------------------------|-----------|
| Project Site | Main Building | Vehicle Access and Parking | Landscape |
| Design Site Line | Example Zone | Pedestrian Pathways | |

25.02.050 Façade Zone

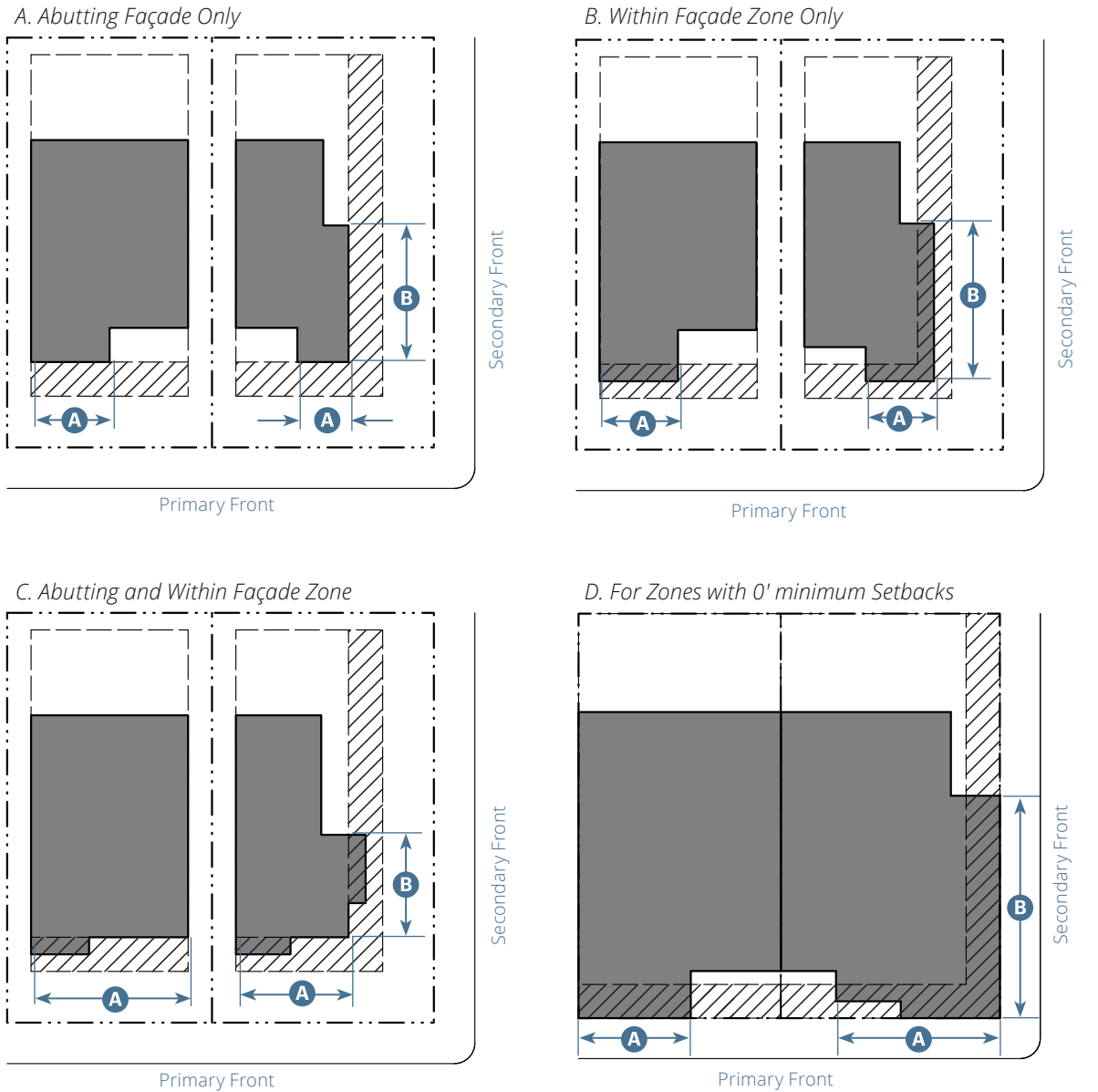
- A. **Intent.** The façade zone is the area between the minimum and maximum front setbacks lines along the primary front, or primary and secondary front for a corner design site. Façade zones place the building and frontages close to the public realm to reinforce pedestrian-oriented development along the right-of-way.
- B. **Development Standards.** Subsection D (Building Placement) of the Zone identifies how much of the building façade is required to be placed along the primary and secondary front.
 - 1. The façade zone standards apply to new main buildings and their frontages along the primary front or secondary front of a design site.
 - 2. Façades are allowed to be in any configuration if in compliance with the façade zone requirements in Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone, façade composition requirements in Section 25.04.160 (Massing and Façade Composition), selected frontage in Chapter 25.05 (Frontages), and the selected architectural style in Chapter 25.06 (Architectural Design).
 - 3. Only the front most buildings on a design site are subject to the façade zone. For building types that allow more than one building on a design site, see Chapter 25.04 (Building Types), Subsection D (Pedestrian Access) of the Building Type for fronting requirements.
 - 4. The length of the building required to be in the façade zone is expressed as a minimum and maximum percentage in Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone. The same method for the primary front applies to the secondary front, using the front and interior building setbacks. See Figure 25.02.050.1 (Determining the Required Amount Subject to the Façade Zone).
 - (a) Identify the width of the design site and apply required interior building setbacks.
 - (b) Subtract the horizontal length between each interior setback from the total width of the design site. The result is the net buildable width of the design site.
 - (c) Multiply the required minimum and maximum percentages in the zone standards by the net buildable width of the design site. The result is the minimum and maximum length, in feet, of building façade and frontage type that is required within or abutting the façade zone. Where no maximum is expressed, the façade may be up to 100 percent in the façade zone. See Figure 25.02.050.2 (Applying the Required Amount to the Façade Zone).



Figure 25.02.050.1: Determining the Required Amount Subject to the Façade Zone



A Design Site Width	50'
B Interior Setback	- 6'
B Interior Setback	- 6'
Net Buildable Width	= 38'
Net Buildable Width	38'
x Zone Standard (e.g., 50%)	x 50%
Façade Required In or Abutting the Façade Zone	= 19'

Figure 25.02.050.2: Applying the Required Amount to the Façade Zone



	Primary Front	Secondary Front
 Façade Zone	55% min. ¹	45% min. ¹
 Buildable Area for Building and Frontage Type	A	B

¹See Subsection D (Building Placement) of the Zone.

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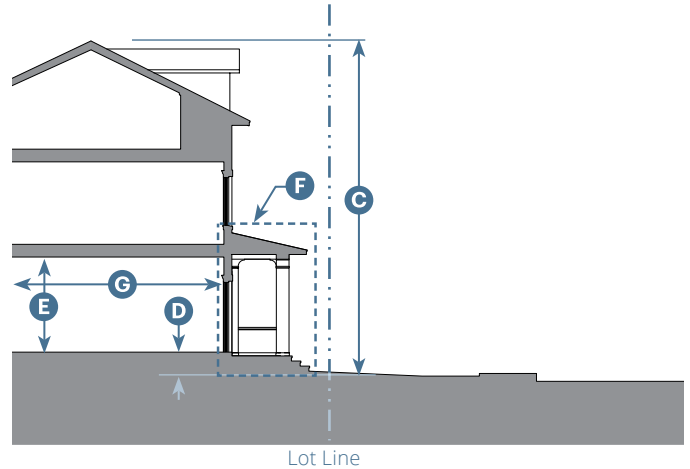
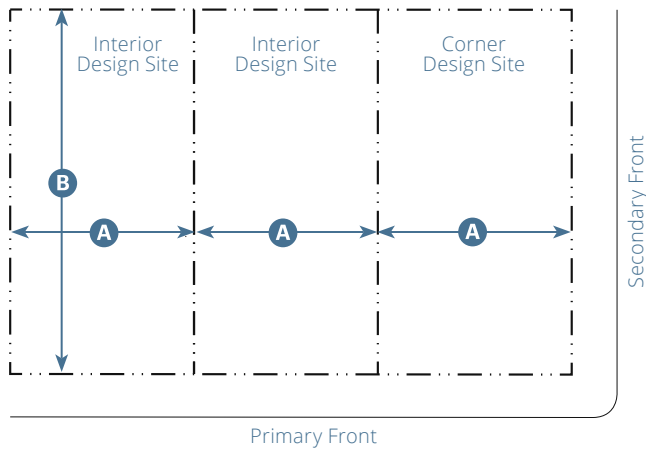
25.02.060 Neighborhood Medium (NM)



A. Intent

The intended physical character of the Neighborhood Medium Zone is to promote a walkable neighborhood comprised of low-to-moderate-intensity housing choices. This Zone serves as a transition between lower density, single-unit neighborhoods and higher density, multi-unit and commercial areas.

This Zone is characterized by detached buildings with small footprints and space between buildings. It allows buildings up to 30 feet in height and two and a half stories, with porches, dooryards, and stoops.



Key

--- Lot/Design Site Line

Key

--- Lot/Design Site Line

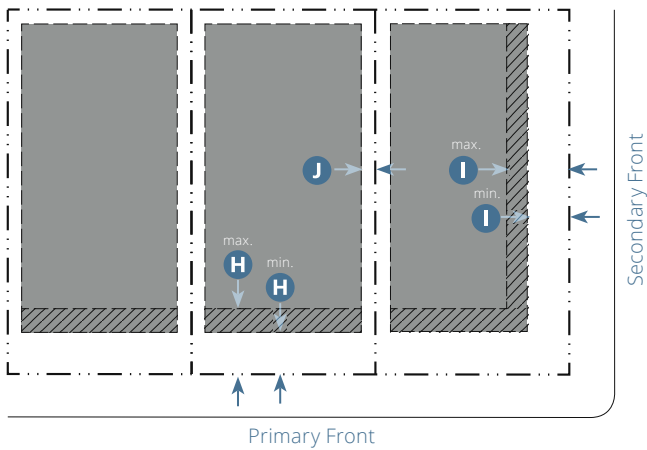
B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
House-Scale			
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090

Each design site shall have only one main building type.

C. Building Form			
Height			
Main Building			
Max. Stories	See standards in Chapter 25.04 (Building Types)		
Overall	30' max.		C
Ground Floor Finish Level D			
Residential	6" min. ¹		
Nonresidential	6" max.		
Ground Floor Ceiling E			
Residential	9' min.		
Nonresidential	12' min.		
Frontage See Subsection F (Frontages) F			
Design Site Coverage			
Max. Building	See standards in Chapter 25.04 (Building Types)		
Footprint			
Depth, Ground-Floor Space G			
Cottage Court	12' min. ²		
All Building Types	25' min. ²		

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only.



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

Setback

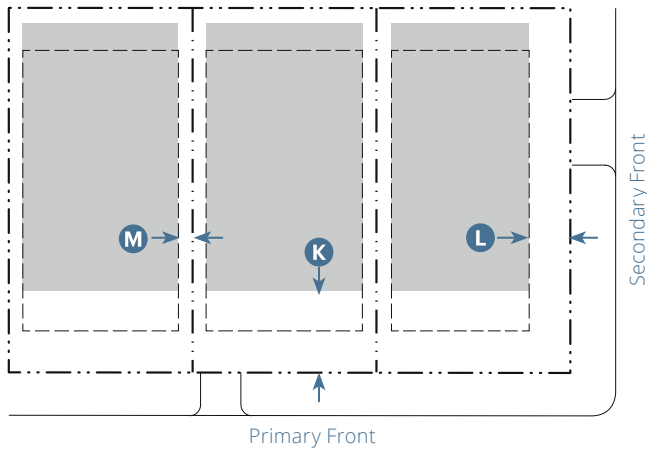
Primary Front (Façade Zone)	15' min.; 20' max.	H
Secondary Front (Façade Zone)	15' min.; 20' max.	I
Front Stepback (portion of structures more than 15' in height)	+5' min.	
Interior	6' min.	J

Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	55% min.	45% min.

Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).



Key

- - - Lot/Design Site Line ■ Parking Area
- - - Building Setback Line

E. Parking

Automobile Spaces Required

See Chapter 30.175 (Parking Regulations) for required spaces. In the Coastal Zone, see Chapter 28.90 (Automobile Parking Requirements) for required spaces.

Bicycle Spaces Required

1 long-term space per residential unit³
 For nonresidential uses, see Chapter 30.175 (Parking Regulations) or Chapter 28.90 (Automobile Parking Requirements) in the Coastal Zone for required spaces.

Setback

Primary Front	45' min.	K
Secondary Front		L
Non-street facing	15' min.	
Street-facing	20' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	3' min.	
5+ Covered Stalls	6' min.	

See Section 25.03.100 (Parking Techniques) for general requirements.

See Chapter 25.04 (Building Types), Subsection E (Vehicle Access and Parking) of the Building Type for allowed parking techniques.

³ For projects of 3 or more units.

F. Frontages

Allowed Frontage Types	Standards
House-Scale	
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070

G. Open Yard

See Section 25.03.040 (Open Yards) for dimensions and additional standards.

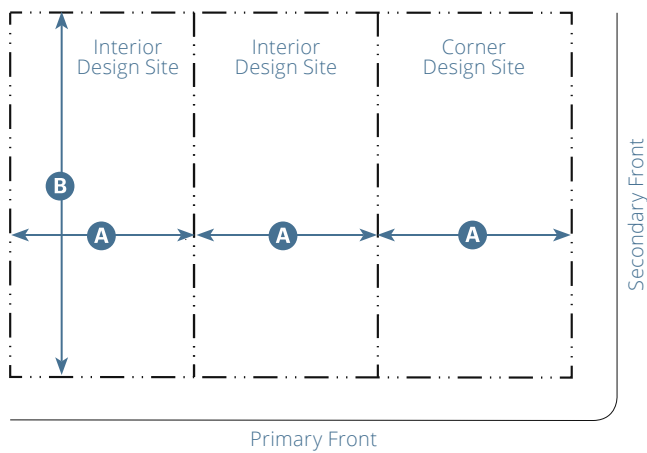
25.02.070 Neighborhood Large (NL)



A. Intent

The intended physical character of the Neighborhood Large Zone is to promote a walkable neighborhood of moderate-intensity housing choices. This Zone serves as a transition between medium-density areas and the commercial center.

This Zone is characterized by detached buildings with small to medium footprints and space between buildings. It allows buildings up to 45 feet in height and three stories, which is further refined by the building types, with porches, terraces, and shopfronts.

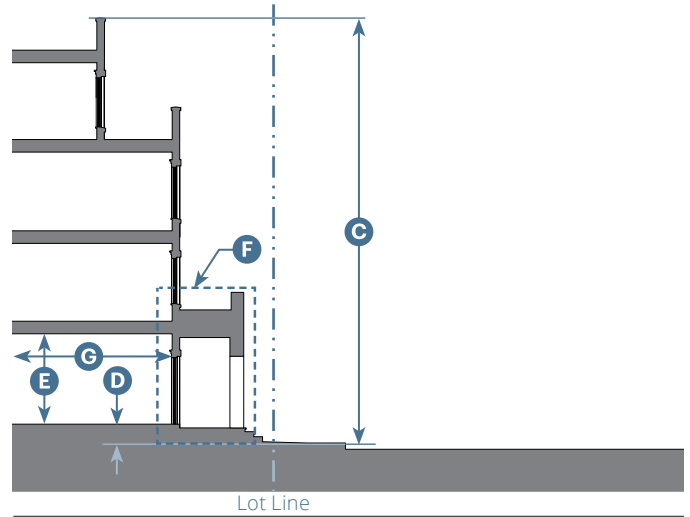


Key

--- Lot/Design Site Line

B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
House-Scale			
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110

Each design site shall have only one main building type.



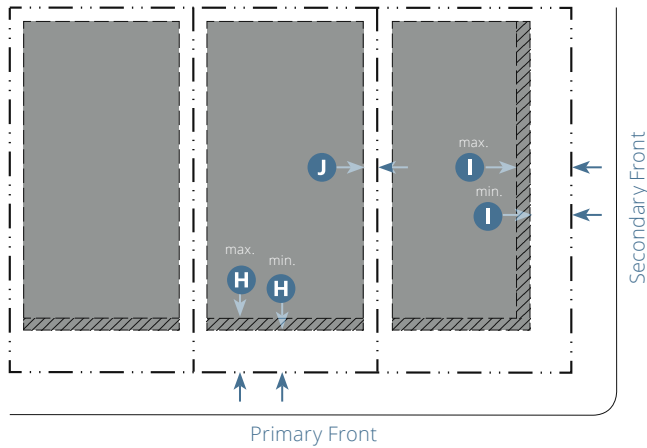
Key

--- Lot/Design Site Line

C. Building Form			
Height			
Main Building			
Max. Stories	See standards in Chapter 25.04 (Building Types)		
Overall	45' max.		C
Ground Floor Finish Level			D
Residential	6" min. ¹		
Nonresidential	6" max.		
Ground Floor Ceiling			E
Residential	9' min.		
Nonresidential	12' min.		
Frontage	See Subsection F (Frontages)		F
Design Site Coverage			
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)		
Depth, Ground-Floor Space			G
Cottage Court	12' min. ²		
All Building Types	25' min. ²		

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only.



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

Setback

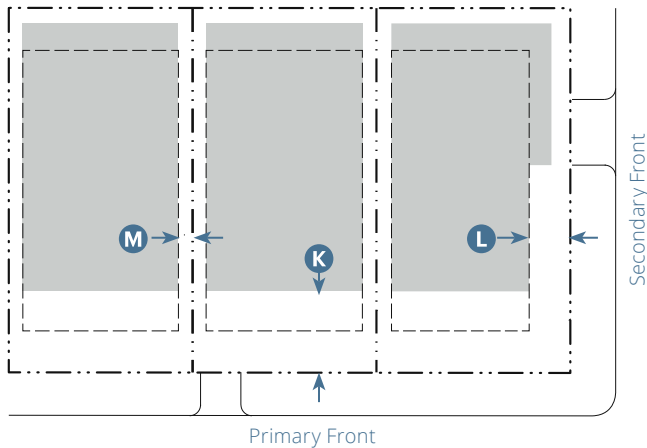
Primary Front (Façade Zone)	10' min.; 15' max.	H
Secondary Front (Façade Zone)	10' min.; 15' max.	I
Interior	6' min.	J
Front Stepback (portions of structures more than 30' in height)	+5' min.	
Interior Stepback (portions of structures more than 30' in height)	+4' min.	

Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	60% min.	50% min.

Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Parking Area

E. Parking

Automobile Spaces Required

See Subsection 30.150.090.F (Additional Development Incentives) for required spaces and additional standards.
 In the Coastal Zone, see Chapter 28.90 (Automobile Parking Requirements) for required spaces and additional standards.

Bicycle Spaces Required

1 long-term space per residential unit³
 For nonresidential uses, see Chapter 30.175 (Parking Regulations) or Chapter 28.90 (Automobile Parking Requirements) in the Coastal Zone for required spaces.

Setback

Primary Front	35' min.	K
Secondary Front		L
Non-street facing	10' min. if > 75' from Primary Front	
	25' min. if ≤ 75' from Primary Front	
Street-facing	20' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	3' min.	
5+ Covered Stalls	6' min.	

E. Parking (Continued)

See Section 25.03.100 (Parking Techniques) for general requirements.
 See Chapter 25.04 (Building Types), Subsection E (Vehicle Access and Parking) of the Building Type for allowed parking techniques.

³ For projects of 3 or more units.

F. Frontages

Allowed Frontage Types	Standards
House-Scale	
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070
Block-Scale	
Shopfront	25.05.100
Terrace	25.05.110

G. Open Yard

See Section 25.04.030 (Open Yards) for dimensions and additional standards.

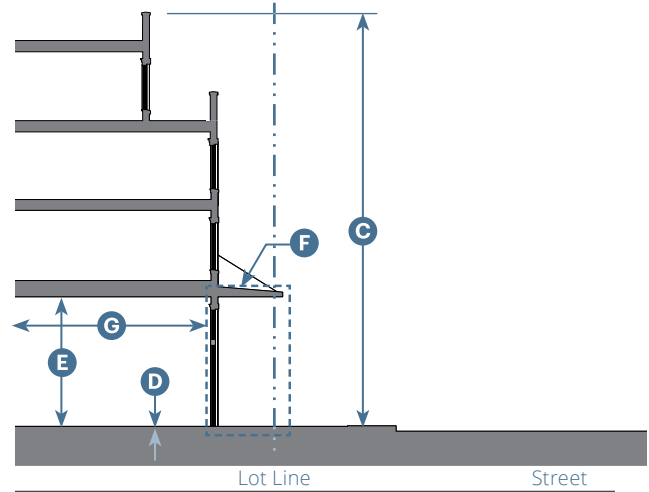
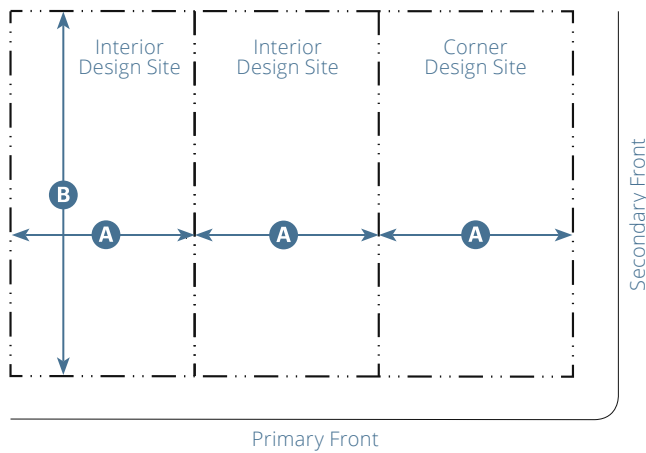
25.02.080 Mixed-Use Corridor (MUC)



A. Intent

The intended physical character of the Mixed-Use Corridor Zone is to promote a walkable neighborhood of moderate-to-high-intensity housing choices. This Zone serves as a neighborhood-serving commercial corridor that supports high-density residential units connected with transit.

This Zone is characterized by detached, medium-to-large footprint buildings with space between buildings. It allows up to 45 feet height and four stories with shopfronts, forecourts, and courtyards.



Key

- - - Lot/Design Site Line

Key

- - - Lot/Design Site Line

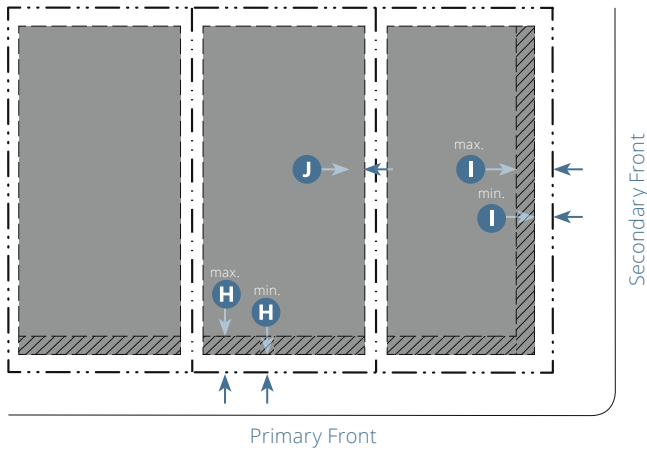
B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
House-Scale			
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130

Each design site shall have only one main building type.

C. Building Form		
Height		
Main Building		
Max. Stories	See standards in Chapter 25.04 (Building Types)	
Overall	45' max.	C
Ground Floor Finish Level		
Residential	6" min. ¹	D
Nonresidential	6" max.	
Ground Floor Ceiling		
Residential	9' min.	E
Nonresidential	14' min.	
Frontage		
	See Subsection F (Frontages)	F
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)	
Depth, Ground-Floor Space		
Cottage Court	12' min. ²	G
All Building Types	25' min. ²	

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only.



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

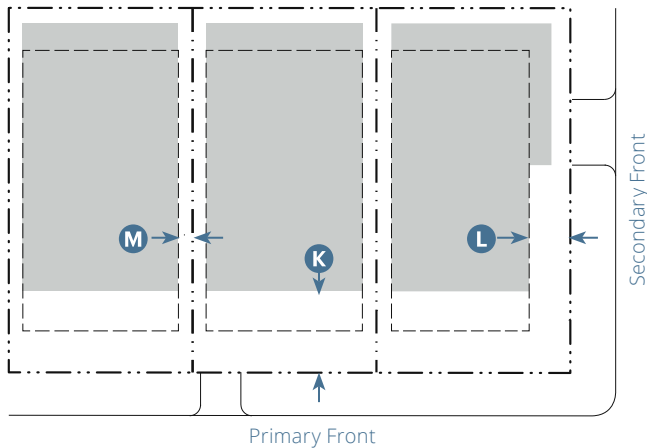
Setback	
Primary Front (Façade Zone)	10' min.; 15' max. H
Secondary Front (Façade Zone)	10' min.; 15' max. I
Interior	6' min. J
Front Stepback (portions of structures more than 30' in height)	+5' min.
Interior Stepback (portions of structures more than 30' in height)	+4' min.

Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	70% min.	60% min.

Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Parking Area

E. Parking

Automobile Spaces Required

See Subsection 30.150.090.F (Additional Development Incentives) for required spaces and additional standards.
 In the Coastal Zone, see Chapter 28.90 (Automobile Parking Requirements) for required spaces and additional standards.

Bicycle Spaces Required

1 long-term space per residential unit³
 For nonresidential uses, see Chapter 30.175 (Parking Regulations) or Chapter 28.90 (Automobile Parking Requirements) in the Coastal Zone for required spaces.

Setback

Primary Front	35' min.	K
Secondary Front		L
Non-street facing	10' min. if > 75' from Primary Front	
	25' min. if ≤ 75' from Primary Front	
Street-facing	20' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	3' min.	
5+ Covered Stalls	6' min.	

E. Parking (Continued)

See Section 25.03.100 (Parking Techniques) for general requirements.
 See Chapter 25.04 (Building Types), Subsection E (Vehicle Access and Parking) of the Building Type for allowed parking techniques.

³ For projects of 3 or more units.

F. Frontages

Allowed Frontage Types	Standards
------------------------	-----------

House-Scale	
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070

Block-Scale	
Forecourt	25.05.080
Maker Shopfront	25.05.090
Shopfront	25.05.100
Terrace	25.05.110

G. Open Yard

See Section 25.03.040 (Open Yards) for dimensions and additional standards.

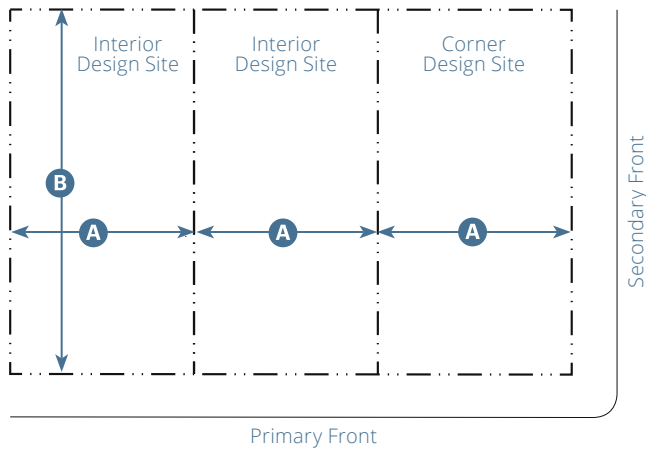
25.02.090 Downtown Edge (DE)



A. Intent

The intended physical character of the Downtown Edge Zone is to promote a walkable neighborhood of high-intensity housing choices. This Zone serves as a transition to Downtown with residential and nonresidential uses able to coexist in the same structure.

This Zone is characterized by both detached and attached buildings with medium-to-large footprints that are typically built up to the property line. It allows buildings up to 48 feet in height and four stories, with shopfronts, courtyards, and arcades.

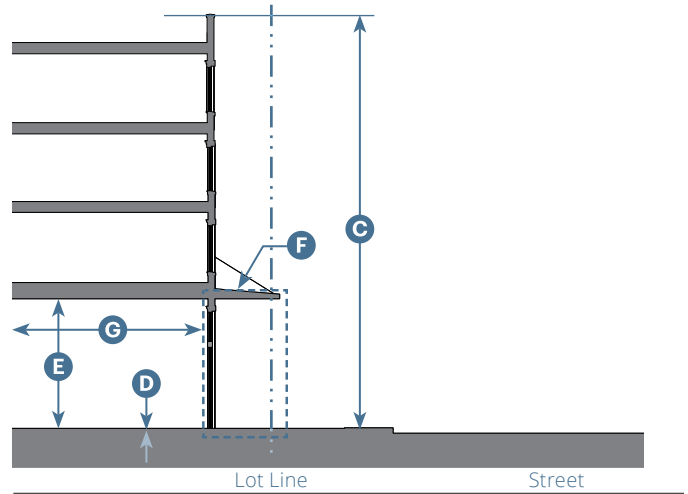


Key

--- Lot/Design Site Line

B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
House-Scale			
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130

Each design site shall have only one main building type.



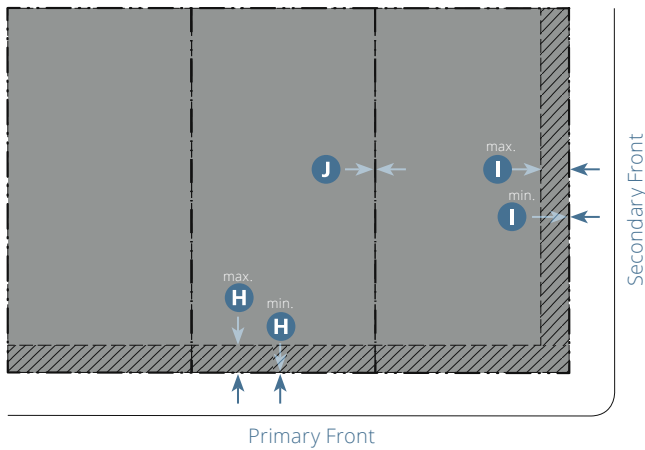
Key

--- Lot/ Design Site Line

C. Building Form			
Height			
Main Building			
Max. Stories	See standards in Chapter 25.04 (Building Types)		
Overall	48' max.		C
Ground Floor Finish Level			D
Residential	6" min. ¹		
Nonresidential	6" max.		
Ground Floor Ceiling			E
Residential	9' min.		
Nonresidential	14' min.		
Frontage	See Subsection F (Frontages)		F
Design Site Coverage			
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)		
Depth, Ground-Floor Space			G
Cottage Court	12' min. ²		
All Building Types	25' min. ²		

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only.



Key

- · - · Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

Setback		
Primary Front (Façade Zone)	0' min.; 10' max.	H
Secondary Front (Façade Zone)	0' min.; 10' max.	I
Interior	0' min. ³	J

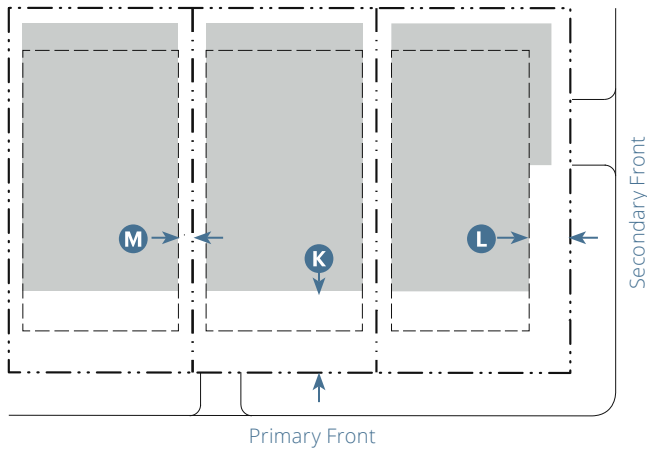
³A 6' interior building setback is required when adjacent to a residential base zone.

Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	75% min.; 90% max.	70% min.

Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Parking Area

E. Parking

Automobile Spaces Required

See Subsection 30.150.090.F (Additional Development Incentives) for required spaces and additional standards.
 In the Coastal Zone, see Chapter 28.90 (Automobile Parking Requirements) for required spaces and additional standards.

Bicycle Spaces Required

1 long-term space per residential unit³
 For nonresidential uses, see Chapter 30.175 (Parking Regulations) or Chapter 28.90 (Automobile Parking Requirements) in the Coastal Zone for required spaces.

Setback

Primary Front	35' min.	K
Secondary Front		L
Non-street facing	5' min. if > 75' from Primary Front 35' min. if ≤ 75' from Primary Front	
Street-facing	20' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	0' min.	
5+ Covered Stalls	0' min.	

E. Parking (Continued)

See Section 25.03.100 (Parking Techniques) for general requirements.
 See Chapter 25.04 (Buildings Types), Subsection E (Vehicle Access and Parking) of the Building Type for allowed parking techniques.

³ For projects of 3 or more units.

F. Frontages

Allowed Frontage Types

Allowed Frontage Types	Standards
House-Scale	
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070

Block-Scale

Forecourt	25.05.080
Maker Shopfront	25.05.090
Shopfront	25.05.100
Terrace	25.05.110
Gateway	25.05.120
Arcade	25.05.130

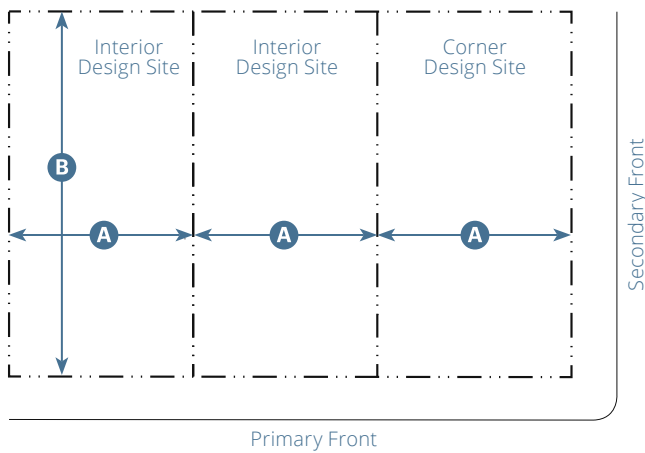
G. Open Yard

See Section 25.03.040 (Open Yards) for dimensions and additional standards.

25.02.100 Downtown Core (DC)**A. Intent**

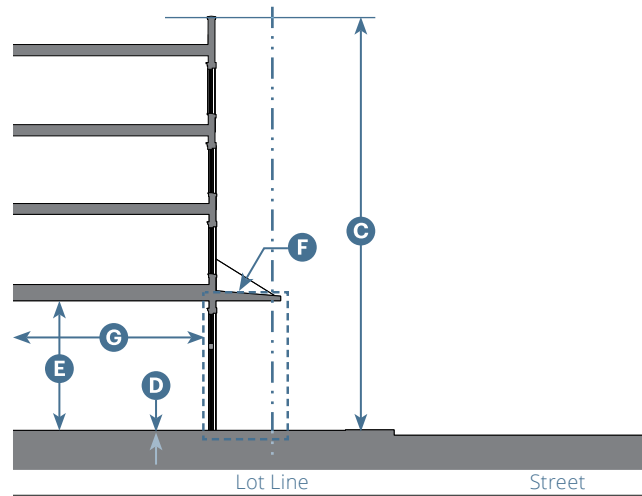
The intended physical character of the Downtown Core Zone is to promote a walkable neighborhood of high-intensity housing choice with priority for housing that enhances and supports the core Central Business District. The Zone offers a mix of residential units and requires ground-floor nonresidential uses along State Street to serve the entire City.

This Zone is comprised of buildings with footprints that cover most of the site, creating a consistent street frontage. Smaller buildings are allowed on smaller lots. It is characterized by attached buildings with medium-to-large building footprints typically built to the property line. It allows buildings up to 48 feet in height and four stories, with shopfronts, arcades, and gateways.



Key

--- Lot/Design Site Line



Key

--- Lot/Design Site Line

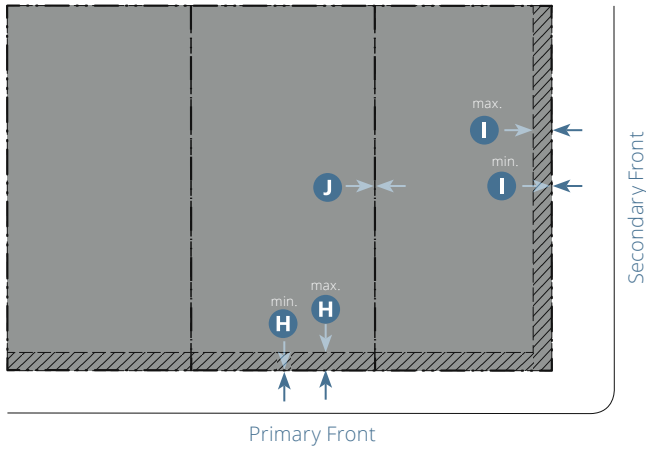
B. Building Types and Design Site Size			
Allowed Building Types	Design Site		Standards
	Width A	Depth B	
Duplex Side-by-Side	50' min.	100' min.	25.04.050
Duplex Stacked	50' min.	100' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	100' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.

C. Building Form			
Height			
Main Building			
Max. Stories	See standards in Chapter 25.04 (Building Types)		
Overall	48' max.		C
Ground Floor Finish Level			D
Residential	6" min. ¹		
Nonresidential	6" max.		
Ground Floor Ceiling			E
Residential	9' min.		
Nonresidential	14' min.		
Frontage	See Subsection F (Frontages)		F
Design Site Coverage			
Max. Building Footprint	See standards in Chapter 25.04 (Building Types)		
Depth, Ground-Floor Space			G
Cottage Court	12' min. ²		
All Building Types	25' min. ²		

¹ Common entries may be set at grade in compliance with local and federal accessibility standards.

² For occupiable space only. Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses.



Key

- · · · Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

Setback

Primary Front (Façade Zone)	0' min.; 10' max.	H
Secondary Front (Façade Zone)	0' min.; 10' max.	I
Interior	0' min. ³	J

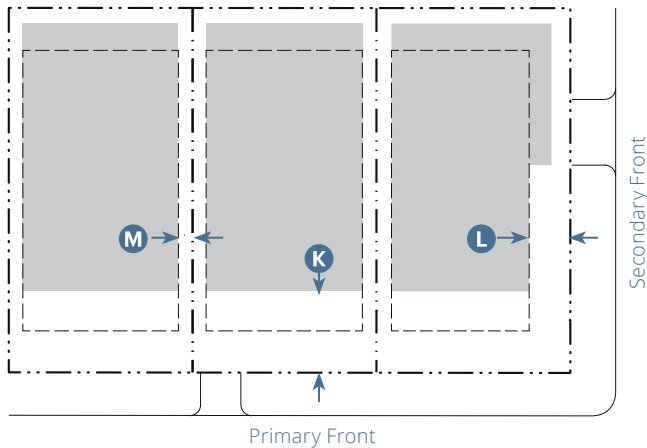
³A 6' interior building setback is required when adjacent to a residential base zone.

Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	80% min.; 90% max.	80% min.

Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Parking Area

E. Parking

Automobile Spaces Required

See Subsection 30.150.090.F (Additional Development Incentives) for required spaces and additional standards.
 In the Coastal Zone, see Chapter 28.90 (Automobile Parking Requirements) for required spaces and additional standards.

Bicycle Spaces Required

1 long-term space per residential unit³
 For nonresidential uses, see Chapter 30.175 (Parking Regulations) or Chapter 28.90 (Automobile Parking Requirements) in the Coastal Zone for required spaces.

Setback

Primary Front	35' min.	K
Secondary Front		L
Non-street facing	5' min. if > 75' from Primary Front	
	35' min. if ≤ 75' from Primary Front	
Street-facing	20' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	0' min.	
5+ Covered Stalls	0' min.	

E. Parking (Continued)

See Section 25.03.100 (Parking Techniques) for general requirements.
 See Chapter 25.04 (Building Types), Subsection E (Vehicle Access and Parking) of the Building Type for allowed parking techniques.

³ For projects of 3 or more units.

F. Frontages

Allowed Frontage Types

Allowed Frontage Types	Standards
House-Scale	
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070

Block-Scale

Forecourt	25.05.080
Maker Shopfront	25.05.090
Shopfront	25.05.100
Terrace	25.05.110
Gateway	25.05.120
Arcade	25.05.130

G. Open Yard

See Section 25.03.040 (Open Yards) for dimensions and additional standards.

Chapter 25.03 General Site Design Standards

Sections:

25.03.010	Purpose
25.03.020	General Requirements
25.03.030	Habitat Buffers
25.03.040	Open Yards
25.03.050	Landscape
25.03.060	Lighting
25.03.070	Fences and Hedges
25.03.080	Screening
25.03.090	Trash Enclosures
25.03.100	Parking Techniques
25.03.110	Sloped Parcels
25.03.120	Retaining Walls
25.03.130	Privacy
25.03.140	Rooftop Decks
25.03.150	Ground Surfaces and Paving
25.03.160	Large Site Standards

25.03.010 Purpose

This Chapter provides site design standards which are applicable to all projects. Many of these standards focus on the concept of "livability", as it pertains to a person's home and neighborhood. Desirable livability design features include landscape, access to light and air, attenuation of noise, safety, and privacy to and from neighboring properties. The standards ensure that new development makes a positive contribution to the development patterns of the area; and does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the livability of properties adjacent to new development.

25.03.020 General Requirements

- A. **Applicability.** This Chapter includes development and site standards that apply to development in all ODDS zones. These standards are to be used in conjunction with *Chapter 30.140 (General Site Regulations)*, *Chapter 28.87 (General Provisions)*, and *Title 22 (Environmental Policy and Construction)*, as applicable.
- B. **Storm Water.** Storm water runoff requirements are site design element and best management practices to satisfy the Storm Water Management Program's standards for peak runoff discharge management, runoff volume reduction, and water quality treatment as specified in the Storm Water Best Management Practices (BMP) Guidance Manual. Development shall comply with the Storm Water Runoff Requirements applicable to the activity as provided in the BMP Guidance Manual in compliance with *Chapter 22.87 (Storm Water Management)*.

- C. **Archaeological and Paleontological Resources.** Development shall be designed and constructed wherever feasible to avoid destruction of archaeological and paleontological resources in compliance with *Chapter 22.12 (Archaeological and Paleontological Resources)*.
- D. **Flood Plain Management.** Notwithstanding the ground floor finish height standards in Chapter 25.02 (Zones), Subsection C (Building Form) of the Zone, or the frontage finish level above sidewalk in Chapter 25.05 (Frontages), Subsection B (Required Elements) of the Frontage, development in areas of special flood hazards shall be designed and constructed in compliance with *Chapter 22.24 (Floodplain Management)*.
- E. **Undergrounding of Utilities.** All service connections for utilities, except for distribution facilities, shall be installed underground, unless undergrounding of utilities is exempted in compliance with *Chapter 22.38 (Undergrounding of Utilities)*.

25.03.030 Habitat Buffers

- A. **Intent.** These standards are designed to protect areas of biological significance with the use of buffers and development restrictions.
- B. **Inland Creek Buffer Area.** No development shall be located within the development limitation area in compliance with *Section 30.140.050 (Development Along Mission Creek)* or any other Inland Creek Buffer Area, as may be established by ordinance. Top of bank must be measured in compliance with *Section 30.15.040 (Determining Area of a Watercourse)* or any other ordinance which may be adopted establishing measurement of top of bank.
 - 1. A project may not include a request for an exception to this standard by applying for a variance, modification, exception, waiver, or other approval.
- C. **Applicability.** The Inland Creek Buffer Area standard shall be repealed and replaced with applicable creeks standards when adopted in *Title 22 (Environmental Policy and Construction)* of the Municipal Code.
- D. **Coastal Creek, Wetlands, and Environmentally Sensitive Habitat Area (ESHA) Buffer Areas.** Development in the Coastal Zone shall comply with coastal creek, wetlands, and ESHA habitat buffer area policies of the *Coastal Land Use Plan* in compliance with *Section 25.01.050 (Relationship to Local Coastal Program)*.

25.03.040 Open Yards

- A. **Intent.** These standards provide space for recreational and leisure activities, allow for increased light and air, provide permeable surfaces for storm water retention, improve the visual environment, and increase livability.
- B. **Standards.** All open yard minimum area and dimensions shall be in compliance with *Section 30.140.140 (Open Yards)* except as noted below.
 - 1. The minimum common and private open yard must be located within the design site boundary for each building type.
 - 2. Design sites developed with the Duplex Side-by-Side, Duplex Stacked, and Duplex Court Building Types must provide open yard in compliance with *Section 30.140.140.C.1 (Open Yards)*.
 - 3. Projects on design sites in the Mixed-Use Corridor (MUC), Downtown Edge (DE), and Downtown Core (DC) zones may provide an alternative common open yard in compliance with *Section 30.150.090.G.2.B. (Additional Development Incentives)*.
 - 4. All other Building Types must provide common and private open yard in compliance with *Section 30.140.140.C.2 (Open Yards)*.

25.03.050 Landscape

- A. **Intent.** These standards are intended to enhance the natural environment, create a successful pedestrian experience, and promote the efficient use of water resources. These standards are also intended to improve air quality, absorb storm water runoff, protect environmentally sensitive areas, and increase tree planting to provide shade and reduce the urban heat island effect.
- B. **Landscape Areas to be Unobstructed.** Required landscape areas must be provided on the ground level and must be open, unenclosed, and unobstructed by structures from the ground upward, except as provided in *Section 30.140.090 (Encroachments into Setbacks and Open Yards)*.
- C. **Minimum Percentage and Dimensions.** Landscape shall be provided and maintained in compliance with Table 25.03.050.A (Minimum Landscaped Areas by Zone).
 - 1. The minimum area of a design site to be landscaped can be combined with the minimum area of common or private ground level open yard in compliance with Section 25.03.040 (Open Yards) and setbacks.

Table 25.03.050.A: Minimum Landscaped Areas by Zone			
Landscape Requirements	Zones		
	NM	NL	MUC, DE, and DC
Minimum Landscape Area (as percent of Design Site)	20%	15%	No minimum, except compliance with Subsection 25.03.050.D (Required Landscape Areas)
Minimum Dimension of Landscape Area	2 feet wide in any direction		

- D. **Required Landscape Areas.** Each design site shall provide and maintain the following required landscape areas, even if there is no minimum percentage of design site area that must be landscaped pursuant to Table 25.03.050.A (Minimum Landscaped Areas By Zone). The following locations on a design site shall be landscaped on the ground level, and may count toward the minimum percentage of design site landscape:
1. Front Setback. All front setbacks, except areas used for exit, entry, and frontages shall be landscaped.
 - (a) Shade Trees. In the Neighborhood Medium (NM) zone, at least one 24-inch box tree shall be planted in the front setback, unless approved as an exception due to site constraints per Chapter 25.07 (Exceptions).
 2. Driveways and Parking Lots. Driveways and parking areas shall be landscaped per *Section 30.175.080 (Parking Area Landscape and Fence Standards)*.
 3. Parkway Planting. In addition to on-site landscape, parkway planting consistent with *Chapter 15.20 (Tree Planting and Maintenance)* shall be provided.
 4. Retaining Walls. Multiple terraced retaining walls shall be landscaped in the entire horizontal area between retaining walls.
- E. **Landscape Design Standards.** Landscape shall comply with the following:
1. Plant Material.
 - (a) Landscape may consist of any combination of living groundcovers, shrubs, vines, and trees. Plant size and spacing shall be based on the species selected and shall be installed to achieve intended coverage of the landscaped area within three years.
 - (b) Landscape and ground cover shall consist of live plant material. The use of indoor/outdoor carpeting, synthetic turf, or artificial shrubs, flowers, trees, or vines instead of living plants is prohibited.
 - (c) Hardscape featuring pervious paver stones, gravel, sand, wood, and decomposed granite may be used to satisfy up to 50 percent of the required landscape area. Landscape may include benches and sculptures placed within the landscaped setting.
 2. Species Selection. Plant species shall be selected in compliance with the *City's Water Efficient Landscape Standards*.
 3. Existing Vegetation.
 - (a) Trees protected by *Chapter 15.24 (Preservation of Trees)* shall not be removed or adversely affected without a permit.
 - (b) Trees allowed to be removed with a permit must be replaced on site on a minimum one to one basis.
- F. **Landscape and Irrigation Plans.** Landscape and irrigation plans must be prepared in compliance with the *City's Water Efficient Landscape Standards* and submitted with each development application.
- G. **Storm Water Management.** Landscape may be used for storm water Best Management Practices (BMPs) using biofiltration and retention and detention areas in compliance with *Chapter 22.87 (Storm Water Management)*.

25.03.060 Lighting

- A. **Intent.** This Section provides standards to promote high quality exterior lighting and efficient use of energy to reduce light pollution, glare, and light trespass.
- B. **Exterior Lighting.** Exterior Lighting shall be provided in compliance with the following:
 - 1. Lighting body, mount, and shield materials shall be selected from Chapter 25.06 (Architectural Design), Subsection Q (Materials) of the Architectural Style.
 - 2. All lighting shall be designed, located, and lamped with the light directed downward.
 - 3. Uplighting of the building façade, internally illuminated fascia, wall, roof, awning or other building parts and spot lighting or broadcast lighting are prohibited.
 - 4. Light fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp. Lamps that are not fully shielded shall not exceed 1,200 lumens.
 - 5. All lighting shall use lower color temperature lamps of no more than 3000 Kelvin to minimize blue light emissions.
 - 6. All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
 - 7. Bollard and other path light fixtures shall be black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) in color.

25.03.070 Fences and Hedges

- A. **Intent.** This Section provides standards for fences and hedges to support pedestrian-oriented development, protect property, enhance privacy, attenuate noise, and improve the visual environment.
- B. **Retaining Walls.** Refer to Section 25.03.120 (Retaining Walls).
- C. **Height Limitations.**
 - 1. Fences and hedges shall not exceed 42 inches in height within the first 10 feet of the front design site line, and shall not exceed five feet in height within the front setbacks, the façade zone, and frontages.
 - 2. Fences and hedges shall not exceed eight feet in height within interior setbacks.
 - 3. Maximum height of fences and hedges may be further limited in compliance with *Section 30.140.230 (Visibility at Driveways and Intersections)*.
- D. **Measuring the Height of Fences and Hedges.** The height of fences and hedges must be measured consistent with *Section 30.15.090 (Measuring Height)*.
 - 1. In situations where a hedge is located above a retaining wall, or within five feet of a fence, the overall combined height shall be the same as the maximum allowed height of a hedge for that location.

- E. **Fence Elements.** Pilaster caps, finials, posts, and lighting fixtures shall not exceed the maximum height by more than 12 inches in compliance with the following:
 - 1. Each element shall not exceed nine inch by nine inch wide.
 - 2. Each element shall be spaced a minimum of six feet apart, measured on-center.
 - 3. Elements must match the materials allowed for the architectural style.
- F. **Materials.** Refer to Chapter 25.06 (Architectural Design), Subsection Q (Materials) of the Architectural Style.
- G. **Temporary Fencing.** Temporary fencing may be used to provide security for construction sites, or vacant structures and land, which cannot otherwise be secured. All temporary fencing shall be in compliance with this section and the following standards:
 - 1. Must be green mesh, wood, or chain link with vine planting;
 - 2. Must not exceed six feet in height;
 - 3. Must not include signage, banners, or graffiti; and
 - 4. Must be removed when use is no longer required.

25.03.080 Screening

- A. **Intent.** This Section provides standards for screening to minimize visual, noise, and privacy impacts to surrounding properties and rights-of-way and improve the overall visual environment.
- B. **Height Maximums.** Fences and hedges used for screening shall not exceed the maximum heights identified in Section 25.03.070 (Fences and Hedges).
- C. **Landscape Screening.** Landscape used for screening shall be installed in compliance with Section 25.03.050 (Landscape).
- D. **Trash Enclosures.** All refuse bins, containers, and bundles must be within a walled or fenced enclosure with one or more gates for access in compliance with Section 25.03.090 (Trash Enclosures) or screened from public view by a fence or hedge in compliance with Section 25.03.070 (Fences and Hedges).
- E. **Mechanical and Other Equipment Screening**
 - 1. New or relocated mechanical equipment shall be located and screened in compliance with *Section 30.140.130 (Mechanical and Other Equipment)* and the following standards:
 - (a) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
 - (1) Buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any mechanical equipment to be located on the roof of the building.

- (b) Attached and Free-Standing Equipment.
 - (1) Attached equipment shall be screened or painted the color of the main building, unless a different color is required by code.
 - (2) Free-standing equipment screened by landscape shall be painted black or black green (i.e., RAL 6012) , unless a different color is required by code.
 - (3) All screen devices shall be as high as the highest point of the equipment being screened.
- 2. The following mechanical equipment is exempt from screening:
 - (a) Free-standing or roof-mounted Solar Energy Systems; and
 - (b) Electric Vehicle charging equipment.

25.03.090 Trash Enclosures

- A. **Intent.** This Section provides standards for trash enclosures consistent with City standards for screening such facilities from public view; and providing space efficiency, sufficient capacity, and access.
- B. **Capacity and Design.** All waste, recycling, and trash enclosure areas must comply with the *City's Trash and Recycling Enclosure Design Guide* regarding distance from building, truck access point, siting considerations for driveways and parking lots, requirements for parking garages and indoor locations, capacity, size, and number of containers, container layout, and roof clearance and drainage.
- C. **Location.** Trash enclosures must be located within 50 feet from the truck access point and shall not be located in any of the following:
 - 1. Required setbacks;
 - 2. Between the main building and the right-of-way;
 - 3. Within any open yard, pedestrian pathway, or Community Open Space;
 - 4. Within any frontage type; or
 - 5. Within any parking space.
- D. **Screening.** All waste, recycling, and trash enclosure areas shall comply with the requirements of Section 25.03.080 (Screening).
- E. **Height Limitations.** Trash enclosures must comply with all height limitations pursuant to *Section 30.140.230 (Visibility at Driveways and Intersections)*.
- F. **Maintenance.** Trash enclosures must be maintained in good condition, free of visible debris, and shall not be used for anything other than storing waste and recycling receptacles. Trash enclosure storage areas shall not create a nuisance, hazard, or other objectionable condition, pursuant to *Chapter 30.180 (Performance Standards)*.
- G. **Materials and Colors.** Enclosure wall, roof materials, and colors shall be selected from the materials listed in Chapter 25.06 (Architectural Design), Subsection Q (Materials) of the Architectural Style. Materials for enclosure floors and gates must be in compliance with the *Trash and Recycling Enclosure Design Guide*.

25.03.100 Parking Techniques

- A. **Intent.** This Section provides standards for functional parking techniques to enhance pedestrian-oriented development and minimize the visual impact of automobiles and parking structures.
- B. **Number of Spaces and Location.** Number of spaces is regulated by *Chapter 30.175 (Parking Regulations)* and *Chapter 28.90 (Automobile Parking Requirements)*. All parking shall be located in compliance with Chapter 25.02 (Zones), Subsection E (Parking) of the Zone.
- C. **Bicycle Parking.** Bicycle parking location and other standards shall be provided in compliance with *Chapter 30.175 (Parking Regulations)* and the *City's Access and Parking Design Standards*.
- D. **Type of Allowed Parking.** See Chapter 25.04 (Building Types), Subsection E (Vehicle Access and Parking) of the Building Type.
- E. **Parking Techniques.** The following techniques may be applied individually or in combination in compliance with Chapter 25.02 (Zones), Subsection E (Parking) of the Zone:
1. Minimum dimensions and maneuvering areas for all parking techniques shall be in compliance with the *City's Access & Parking Design Standards*.
 2. Visibility at driveways shall be maintained in compliance with *Section 30.140.230 (Visibility at Driveways and Intersections)*.
 3. Driveways and parking areas may be shared among adjacent design sites on the same lot or in an offsite facility in compliance with *Section 30.175.060 (Location of Required Automobile and Bicycle Parking)*.
 4. Design sites with alley access must be accessed from the alley unless approved as an exception per Chapter 25.07 (Exceptions).
 5. Corner design site parking access must be from the secondary front unless access from the primary front can be approved as an exception per Chapter 25.07 (Exceptions).
 6. Uncovered Parking.
 - (a) Uncovered parking areas shall be landscaped in compliance with *Section 30.175.080 (Parking Area Landscape and Fence Standards)*.
 7. Covered Parking.
 - (a) Any parking structure, including individual garages and carports, shall be designed in compliance with the architectural style described in Chapter 25.06 (Architectural Design).
 - (b) A stacked parking system may be allowed if within a fully enclosed structure, not publicly visible along the primary front, and designed in compliance with the Parking Lifts & Machines standards in the *City's Access & Parking Design Standards*.
 - (c) Tuck-under, subterranean, and podium parking shall not be publicly visible along the primary front and the automobile entry shall be setback a minimum 10 feet from the building façade.
 - (d) Subterranean Parking.
 - (1) Subterranean parking is not counted as a story if in compliance with Determining the Number of Stories in a Building pursuant to *Section 30.15.090 (Measuring Height)*.
 - (2) Subterranean parking counted as a story in compliance with *Section 30.15.090 (Measuring Height)* must comply with building form and placement standards in Chapter 25.02 (Zones), Subsection C (Building Form) and Subsection D (Building Placement) of the Zone.

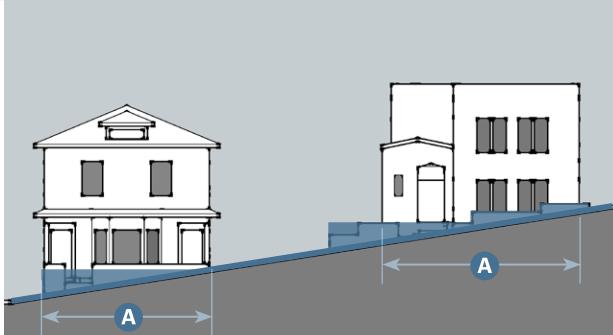
25.03.110 Sloped Parcels

- A. **Intent.** This Section provides the standards for development in all zones on design sites with sloped topography consistent with City policies and standards for grading and development that considers visual impacts and geologic conditions such as erosion, landslides, and drainage.
- B. **Building Height.**
 - 1. **Maximum Building Height.** Building height is regulated by Chapter 25.02 (Zones), Subsection C (Building Form) of the Zone. The maximum allowed height of a building shall follow the existing or finished grade of the design site in compliance with the allowed building height.
 - (a) Figure 25.03.110.1 (Site Grading for House-Scale Building Forms) and Figure 25.03.110.2 (Site Grading for Block-Scale Building Forms) illustrate allowed and non-allowed site grading methods.
 - 2. **Exposed Basements.** Basements are not counted as a story if in compliance with Determining the Number of Stories in a Building pursuant to *Section 30.15.090 (Measuring Height)*.

Figure 25.03.110.1: Site Grading for House-Scale Building Forms

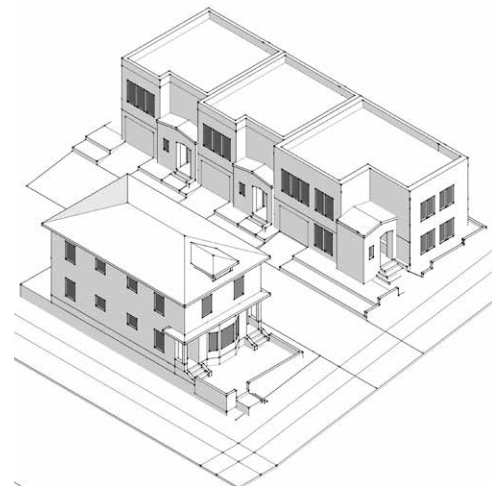
The following examples apply to the following building types: Duplex Side-by-Side, Duplex Stacked, Cottage Court, Medium Multiplex, Duplex Court, Side Court, and Medium Courtyard.

Allowed. Grading that results in each new building reflecting the topography of the design site, connecting each building with the adjacent street.

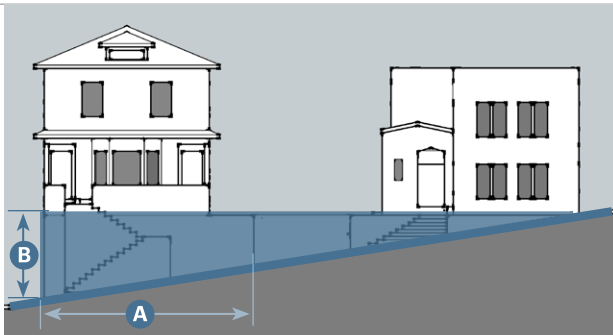


Building footprint width is required to step with the slope.

A



Not Allowed. Grading that does not result in each new building reflecting the topography of the design site, disconnecting one or more buildings from the adjacent street.



Building footprint width does not step with slope.

A

Finished grade of terraced design site is more than four feet from the adjacent street/right-of-way.

B

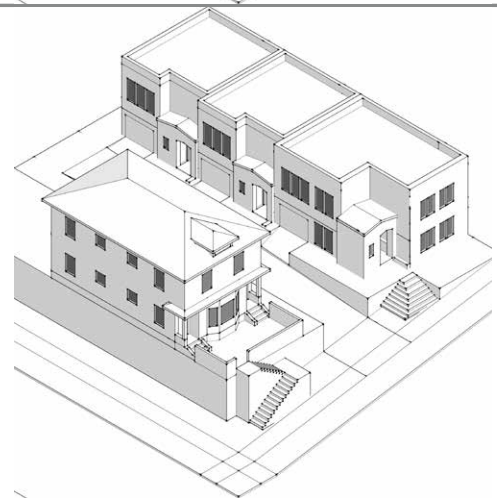
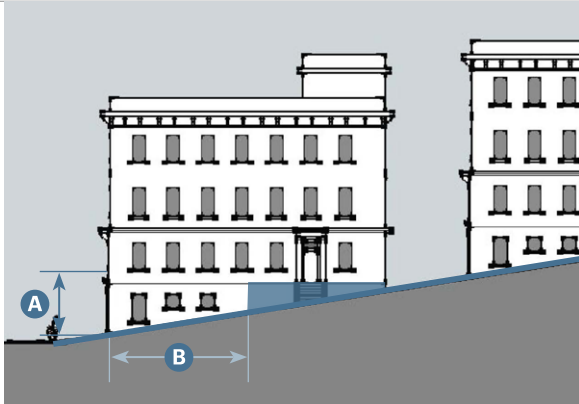


Figure 25.03.110.2: Site Grading for Block-Scale Building Forms

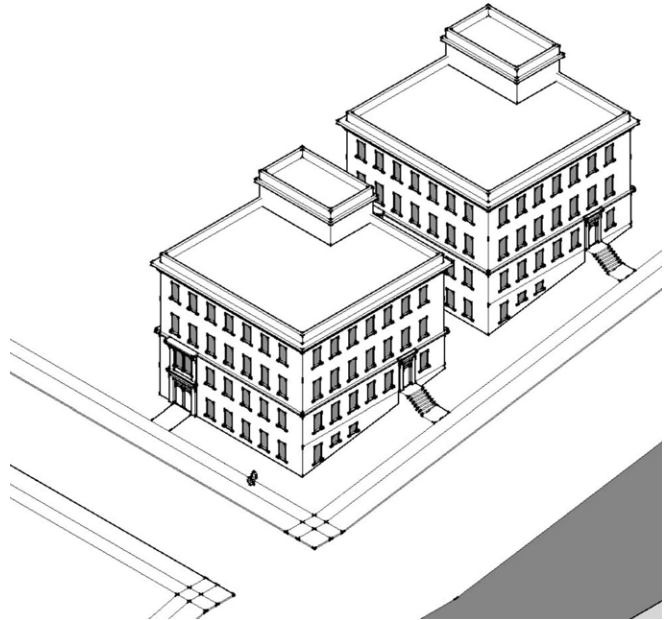
Allowed Site Grading. The following examples apply to the following building types: Large Multiplex, Large Courtyard, and Downtown Building.

Allowed. Grading that results in each new building fronting on the adjacent street, connecting the building façades to the adjacent street, and avoiding retaining walls taller than four feet along a street or community open space.

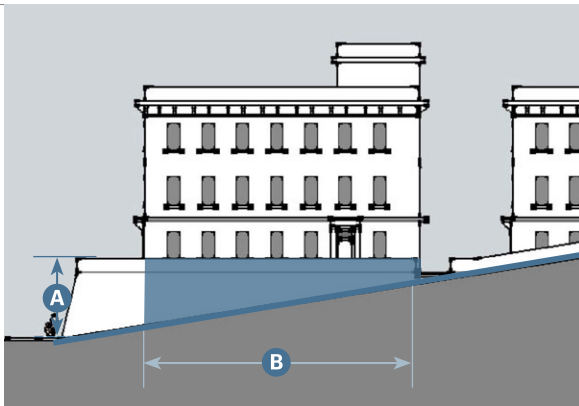


Slope is used to express a partial ground story with frontage and entries along adjacent street. **A**

Building footprint steps with slope through a partial ground story. **B**

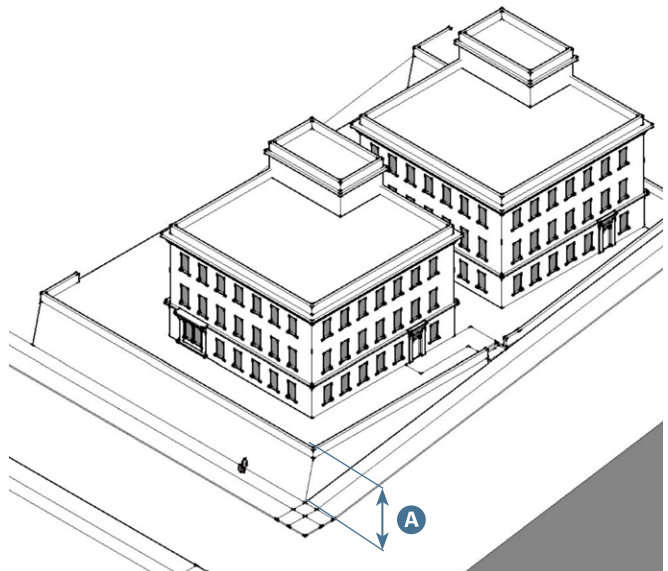


Not Allowed. Grading that disconnects one or more new building façades from the adjacent public realm, resulting in retaining walls taller than four feet along a street or community open space.



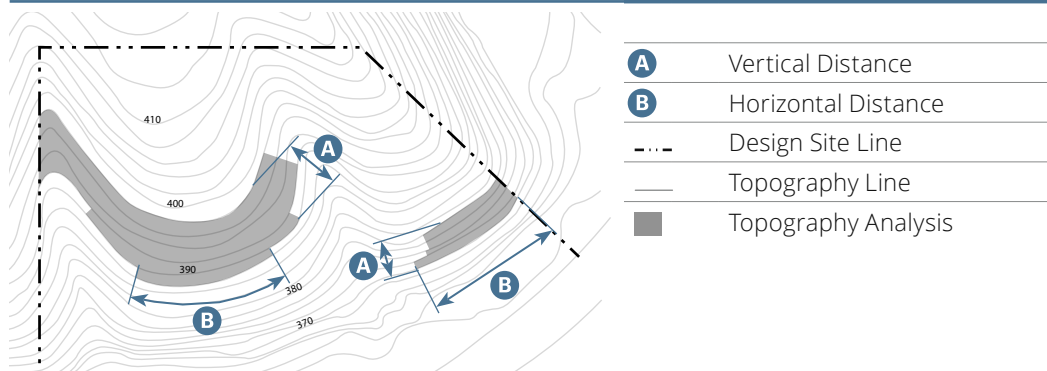
Height does not create building with frontage and entries along adjacent street; terraced design site is more than four feet from adjacent sidewalk/street/right-of-way. **A**

Building footprint does not step with slope. **B**



- C. **Topography and Required Location of Main Building.** Sloped topography can present issues with locating the main building on a design site in compliance with Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone. Chapter 25.07 (Exceptions) provides administrative exceptions for sloped topography.
- D. **Parking on Slopes.**
 - 1. Parking lot slopes shall not exceed five percent (after grading).
 - 2. Sloped topography can present issues with locating parking on a design site in compliance with Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. Chapter 25.07 (Exceptions) provides administrative exceptions for parking location.
- E. **Grading or Regrading of Design Sites.** When existing design site topography is proposed to be changed, grading shall not result in any of the following:
 - 1. Creation of grade difference of more than four feet outside of any building footprint;
 - 2. Terraced design sites that result in a vertical difference of more than four feet between the adjacent right-of-way and the finished grade of the design site;
 - 3. Grading beyond the building pad and the required access drive;
 - 4. Cut exceeding 16 feet in height from top to toe;
 - 5. Cut slope exceeding two horizontal to one vertical;
 - 6. Graded slopes exceeding 30 percent;
 - 7. Graded slopes not contoured to blend with existing terrain, such that proposed cuts and fills exceed one foot of added/subtracted rise for each one and one-half feet of run;
 - 8. Graded slopes not screened from view under or behind buildings with landscape or natural topographic features; or
 - 9. Graded slopes not revegetated with a mixture of grass seed or shrubs as identified by *Chapter 22.10 (Vegetation Removal)* and *Chapter 22.85 (Erosion and Sedimentation Control Standards for Construction)*.
- F. **Sloped Parcels Measurement Methods.** The following methodology shall be used to identify slopes and steep slopes protected in compliance with this Section. An example of the methodology is shown in Figure 25.03.110.3 (Example for Defining Sloped and Steeply Sloped Design Sites). All areas not identified as steep slopes are considered "sloped".

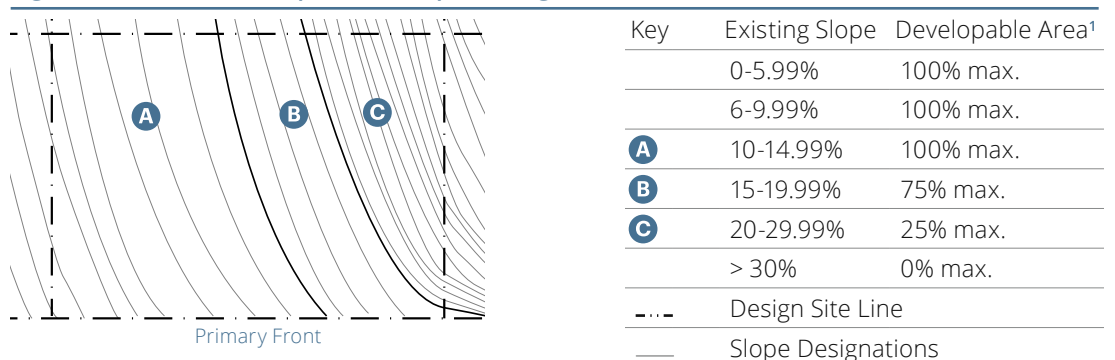
Figure 25.03.110.3: Example for Defining Sloped and Steeply Sloped Design Sites



1. Use the methodology of *Section 30.15.030 (Determining Average Slope)* to calculate slopes.
2. To qualify as a steep slope, the slope shall be over 10 percent average with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a design site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to Area Calculation). Steep slope areas are calculated based on the linear feet (horizontal distance) of steep slope on the design site.
 - (a) First, calculate the linear feet of slopes with the greatest percentage from Table 25.03.110.A (Maximum Amount of Sloped Areas Allowed to be Developed) for the design site size. Determine the square footage of each area as well as the sum of these areas for the total site.
3. Based on the calculations in Subsection 25.03.110.F.2, above, Table 25.03.110.A (Maximum Amount of Sloped Areas Allowed to be Developed) shows the percentage of slope area that is allowed to be developed. The steep slope areas to be undeveloped shall be included in the survey.

Portions of Existing Slope	Design Site Size	
	Less than 1 acre	1+ acres
0-5.99%	100% max.	100% max.
6-9.99%	100% max.	70% max.
10-14.99%	100% max.	50% max.
15-19.99%	75% max.	25% max.
20-29.99%	25% max.	5% max.
> 30%	0% max.	0% max.

Figure 25.03.110.4: Example for a Sloped Design Site (<1 acre)



¹In compliance with the setbacks of the zone, required community open space, this Section, and the maximum building footprint standards in Chapter 25.04 (Building Types).

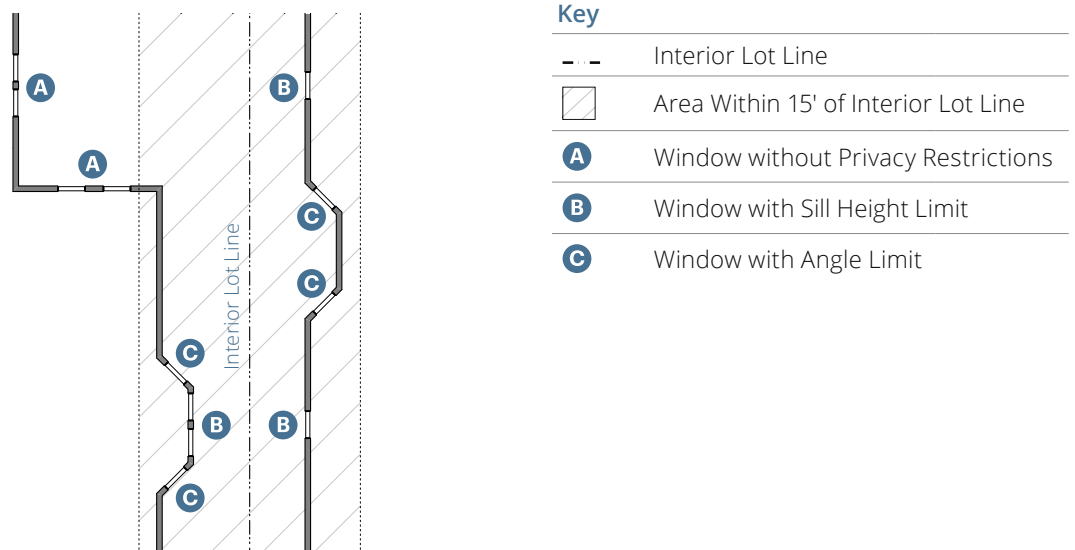
25.03.120 Retaining Walls

- A. **Intent.** These standards are designed to minimize visual intrusion of retaining walls with requirements for length, height, and elements to reduce perception of height and bulk.
- B. **Grading.** Retaining walls shall be in compliance with developable area on sloped parcels in Section 25.03.110 (Sloped Parcels).
- C. **Height.** The height of retaining walls shall be measured in compliance with *Subsection 30.15.090.B (Measuring the Height of Fences and Hedges)* and limited as follows.
1. Retaining walls within any front setback, façade zone, or publicly visible shall not exceed three feet in height.
 2. All other retaining walls shall not exceed six feet in height.
- D. **Design.** Retaining walls must:
1. Include buttress or pilasters spaced a minimum of six feet apart, for the full length of the wall, if over 50 feet in length;
 2. Include a landscape planter in front of the wall when not within the building. The planter shall be at least three feet deep measured perpendicular to the wall; and
 3. Be comprised of materials consistent with Chapter 25.06 (Architectural Design), Subsection Q (Materials) of the Architectural Style.
- E. **Terraced Retaining Walls.** In addition to the maximum heights as specified above, multiple terraced retaining walls, in compliance with *Subsection 30.15.090.B.1 (Multiple Fences and Hedges)*, shall also be limited to the following cumulative heights:
1. Fill Slope Retaining Walls. Measure no more than 12 cumulative feet as measured from the lowest finished grade to the top of the upper wall, with a single retaining wall being no more than six feet as measured from the lower finished grade to the top of wall; or
 2. Cut Slope Retaining Wall. Measure no more than 16 cumulative feet as measured from the lowest finished grade to the top of the upper wall, with a single retaining wall being no more than six feet as measured from the lower finished grade to the top of wall; and
 3. Have a minimum horizontal distance, as measured perpendicular to the walls, that is at least equal to the average height of the vertical walls; and
 4. Include landscape in the entire horizontal area between retaining walls in compliance with Section 25.03.050 (Landscape).

25.03.130 Privacy

- A. **Intent.** These standards are designed to locate upper-story windows, balconies, and decks to minimize loss of privacy for neighboring properties.
- B. **Windows/Glazed Openings.** All upper-story windows/glazed openings within 15 feet of an interior lot line must comply with one of the following:
1. A minimum sill height of 42 inches; or
 2. Window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line; or
 3. Oriented toward the front or rear of the building or offset horizontally at least 12 inches edge to edge so that they do not face directly opposite any existing upper-story window on an adjacent residential structure.
- C. **Landings, Decks, and Balconies.**
1. Facing Adjoining Property. Upper-story unenclosed landings, decks, and balconies greater than 20 square feet, that face or overlook the adjoining property, shall be located a minimum of 15 feet from the interior lot lines.
 2. Not Facing Adjoining Property. Upper-story unenclosed landings, decks, and balconies, that do not face or overlook the adjoining property due to orientation or topography, may be located at the minimum interior setback line if an architectural screening element such as enclosing walls, trellises, awnings, or perimeter planters with a five-foot minimum height is incorporated into the unenclosed landing, deck, or balcony.

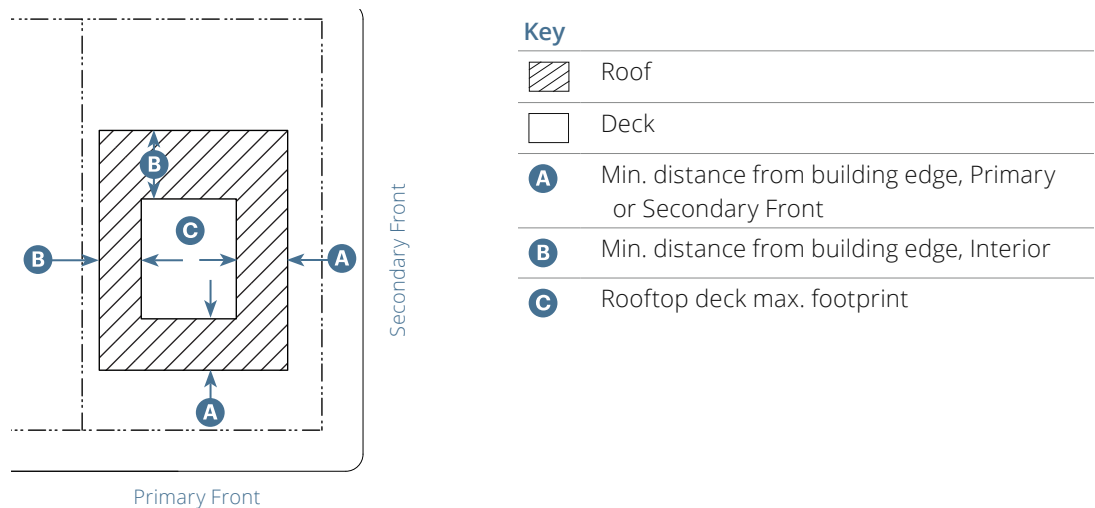
Figure 25.03.130.1: Sill Height Standards along Interior Lot Line



25.03.140 Rooftop Decks

- A. **Intent.** These standards are designed to provide functional outdoor space while minimizing visual, noise, and privacy impacts to surrounding properties and rights-of-way.
- B. **General Standards.**
 - 1. Rooftop decks are only allowed on block-scale buildings.
 - 2. Rooftop decks shall not be enclosed or covered, except with the following:
 - (a) Trellises can be 12 feet maximum in height, measured from floor-to-top of trellis.
 - (b) Guardrails, surrounding walls, or solid windscreens shall not exceed 42 inches in height. A transparent windscreen shall not exceed six feet in height.
 - 3. Materials for walls, trellis, pergola, windscreens, and lighting shall match those used for the main building.
- C. **Deck Placement.**
 - 1. Rooftop deck shall be located on roof of main building, not including cupolas or towers.
 - 2. Rooftop deck shall be located 15 feet minimum from building edge on primary and secondary front and 10 feet minimum from building edge on interior.
 - 3. The rooftop deck footprint shall be maximum of 25 percent of total roof area at level of rooftop deck.
 - 4. The finish floor deck height shall not exceed one foot above the roof surface.

Figure 25.03.140.1: Rooftop Deck Placement and Elements



D. Stair Penthouse, including Roof Hatches.

1. Stair penthouses shall follow the rooftop deck setbacks from the building edge.
2. Overall height of stair penthouses shall be no greater than 10 feet. Stair penthouses are exempt from building height limitations, consistent with *Subsection 30.140.100.A (Architectural Elements)*.
3. The penthouse must be attached to the delineated area for the rooftop deck.
4. The penthouse shall be designed in the same style, materials, and finishes as the main building. See Chapter 25.06 (Architectural Design), Subsection Q (Materials) of the Architectural Style..

E. Windscreen.

1. Glass or other reflective materials used on windscreens or guardrails shall be oriented or treated to prevent glare that may affect streets, pedestrians, or surrounding structures.
2. Windscreens shall be located only within or along the edges of the maximum allowed area for the rooftop deck.

F. Furniture and Elements.

- (a) Furnishings (e.g., chairs, tables, stoves, barbecues, swimming pools, hot tubs) are allowed only within the delineated area for the rooftop deck.
- (b) Permanent items (such as pergola, trellis, shade devices, and/or swimming pools) are allowed.
- (c) Temporary items (such as fabric awnings and umbrellas) are not allowed.

G. Compliance with Building and Fire Codes. All rooftop decks shall be designed in compliance with building and fire safety requirements.

25.03.150 Ground Surfaces and Paving

A. Intent. This Section provides standards to support pedestrian-oriented development and improve the visual environment.

B. Applicability. Ground surfaces and paving are required for plazas, forecourts, courtyards, terraces, gateways, arcades, paseos, pedestrian pathways, and vehicle circulation areas.

1. Vehicular parking and circulation areas shall be paved in compliance with the *City's Access & Parking Design Standards*.
2. Paved public improvements shall comply with *Section 22.44.070 (Public Improvement Standards)*.

C. Allowed Materials.

1. Ground surfaces and paving may be brick, stone, colored and textured concrete, terra-cotta tile, or buff colored permeable pavers.
2. Pedestrian pathways may be untextured, poured concrete.
 - (a) Shared vehicle driveway and pedestrian pathways in the Side Court building type shall consist of a maximum 20 percent asphalt or untextured, poured concrete.

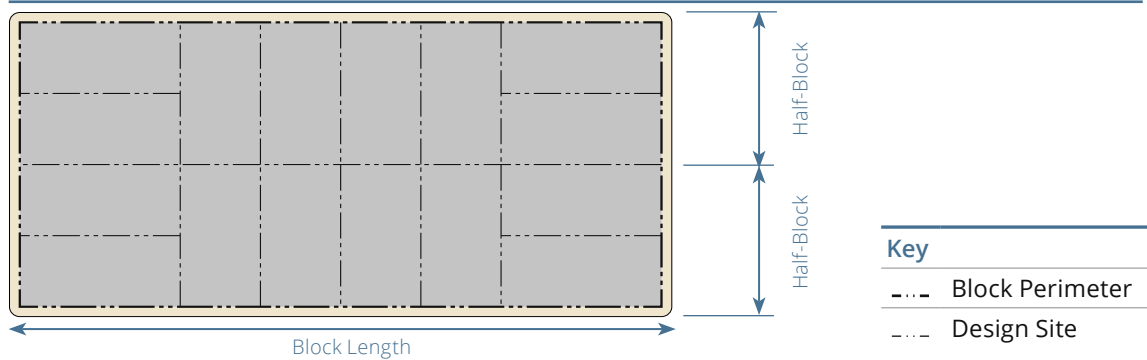
25.03.160 Large Site Standards

- A. **Intent.** This Section provides standards for development on large sites to ensure development delineates existing and proposed blocks, streets, and open space to preserve and enhance sense of place, provide opportunities for healthy living, increase connectivity and accessibility, add open space, and create a compact, walkable neighborhood. Streets within large sites are intended to generate one contiguous pedestrian network throughout the development site and adjacent public rights-of-way.
- B. **Applicability.**
1. Projects on sites of two or more acres shall set aside a minimum of 10 percent of the net developable lot area as community open space, in compliance with Subsection 25.03.160.D (Community Open Space).
 2. Projects on sites of four or more acres are subject to the requirements for a Sustainable Neighborhood Plan, in compliance with Subsection 25.03.160.C (Sustainable Neighborhood Plan).
- C. **Sustainable Neighborhood Plan (SNP).**
1. Each SNP shall show the proposed physical character of the development, in plan view:
 - (a) Boundaries of the proposed development;
 - (b) Existing and proposed blocks and streets within a 1,500 foot radius of the development boundaries, in compliance with Subsection 25.03.160.C.3 (Block and Street Standards);
 - (c) Existing trees and other natural features;
 - (d) New or modified community open space, in compliance with Section 25.03.160.D (Community Open Space);
 - (e) Proposed trees and landscape along streets and in community open spaces; and
 - (f) Identification of the proposed design sites, building types, and frontage types on each design site in compliance with the zone standards.
 2. Access and Visibility Standards. Public access and visibility is required in and along existing natural open spaces, including creeks and storm water management areas, and the community open space. These areas shall be fronted by:
 - (a) Single-loaded frontage streets (those with development on one side and open space on the other);
 - (b) Bike and pedestrian pathways; or
 - (c) Other methods of frontage that provide similar access and visibility to the open space, as zone standards allow, such as through public easements.
 3. Block and Street Standards.
 - (a) New blocks and streets shall be designed in compliance with the streets and roads standards pursuant to City Council Resolution No. 8096.
 - (b) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table 25.03.160.A (Block Size Standards).
 - (1) An attached half-block is allowed to adjoin an existing half-block.

Table 25.03.160.A: Block Size Standards		
Block Length	Block Perimeter	Depth of Attached Half-Block ¹
500' max.	1,800' max.	Min. is min. design site depth for the selected building type for the zone; 250' max.

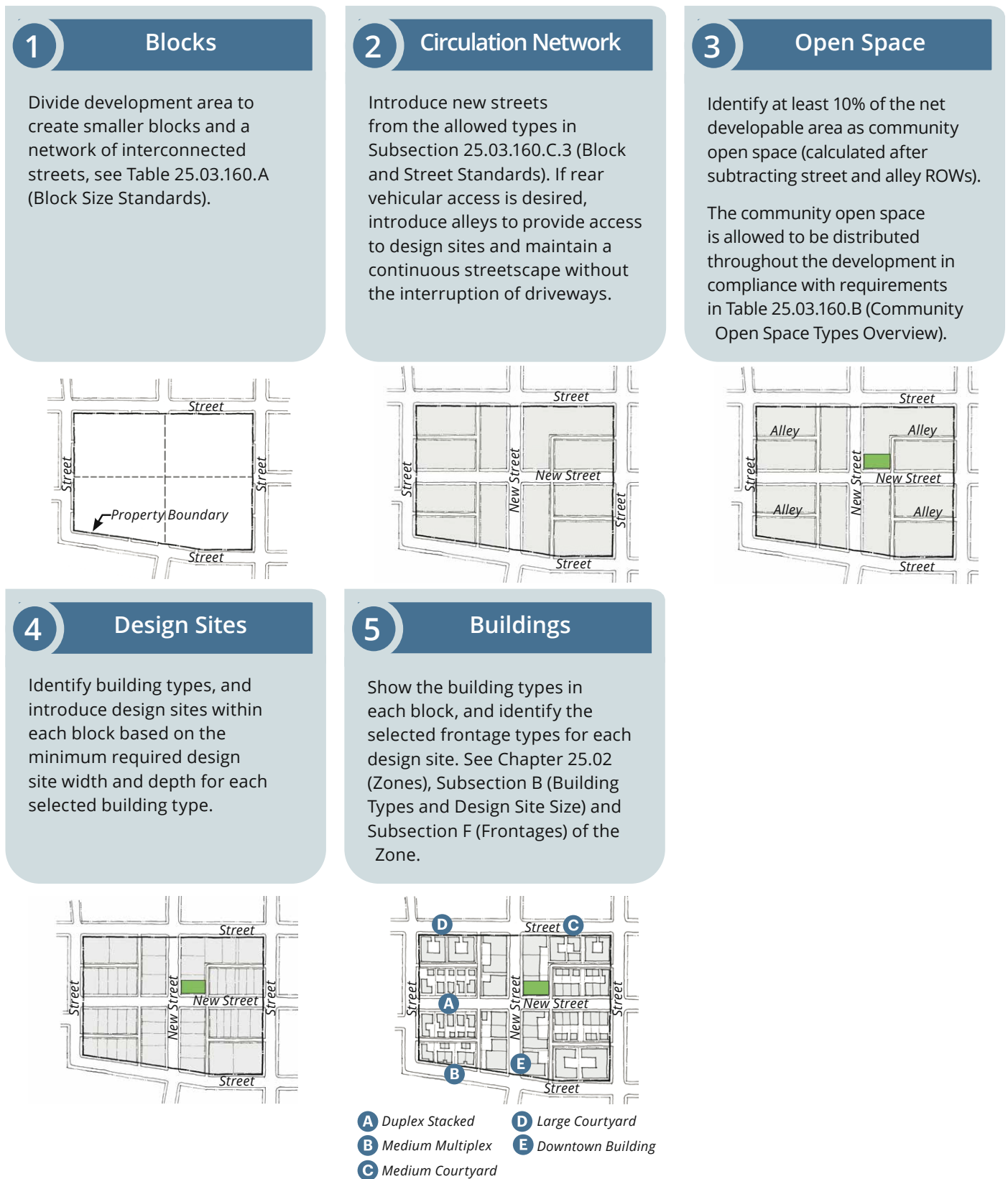
¹ Distance from street or right-of-way to shared property line

Figure 25.03.160.1: Block Size



- (c) The new street network shall connect to the existing street network through multi-modal connections.
 - (1) New streets shall align with and continue existing or proposed streets by extending to or along adjoining property boundaries. New dead-end streets and cul-de-sacs are not allowed. See *Section 30.140.180 (Street Frontage and Access)*.
 - (2) New streets shall provide connecting pedestrian and bicycle routes to all adjacent public, non-limited-access right-of-ways, and dead-end streets.
 - (3) The pedestrian network shall be composed of sidewalks as provided in *Chapter 22.44 (Streets Dedication and Improvement Requirements for Building Permits)* and *Chapter 22.60 (Streets and Sidewalks)* and community open spaces as provided in Subsection 25.03.160.D (Community Open Space). The pedestrian network shall incorporate crosswalks as provided in *Chapter 10.32 (Crosswalks)* where pedestrian pathways intersect vehicular travel lanes.
- 4. Design Site Standards. New design sites shall be delineated in accordance with Section 25.02.040 (Design Sites) and the following standard:
 - (a) Design sites must front onto a street, pedestrian pathway, courtyard, or Community Open Space.
- 5. Building Types and Frontage Types Standards.
 - (a) The SNP shall maintain a mix of at least two different building types within each block, using only the types allowed in the zone. Half-blocks adjoining existing development are exempt from the requirement for mixed building types.
 - (b) Along each block face containing more than one building entrance, the SNP shall maintain a mix of at least two different frontage types, using only the types allowed in the zone.
- 6. Revisions to a SNP. As individual needs of a development may change over time, a request for a change to the approved building types specified in the SNP may be made in compliance with the zone standards. Such request shall require approval by the original Review Authority and shall be processed in the same manner as the original approval.

Figure 25.03.160.2: Sustainable Neighborhood Plan Design Process Overview



- D. **Community Open Space.** Community open spaces provide pedestrian-oriented amenities in connection with the City's established network of pedestrian facilities and open spaces; promote the health benefits of walkable environments; and reinforce the unique identity of Santa Barbara.
1. One or more community open spaces shall be used to satisfy the minimum community open space area requirement, in compliance with Table 25.03.160.B (Community Open Space Types Overview).

Table 25.03.160.B: Community Open Space Types Overview						
	Specific Standards	Zones				
		NM	NL	MUC	DE	DC
Green	25.03.160.D.6	A	A	A	—	—
Plaza	25.03.160.D.7	—	—	—	A	A
Paseo	25.03.160.D.8	A	A	A	A	A
Key	A = Allowed		— = Not Allowed			

2. Public access and visibility are required in and along community open spaces. Community open spaces may be closed after business hours or at night consistent with City park hours of operation.
3. Colors, materials of outdoor furniture, and barriers shall be in compliance with Chapter 25.06 (Architectural Design), Subsection Q (Materials) of the Architectural Style.
4. Hardscape areas and pedestrian pathways shall be in compliance with Section 25.03.150 (Ground Surfaces and Paving).
5. All community open spaces shall be on grade and shall be level with the right-of-way and not enclosed with fences or other obstructions.
6. Green. A mostly landscaped area to provide access to shade, resting areas, and plants within the built environment.
 - (a) A Green must be a minimum of 3,000 square feet with one dimension at least 50 feet.
 - (b) At least one entire side of the Green shall abut and be accessible from the right-of-way.
 - (c) More than 50 percent shall consist of landscape in compliance with Section 25.03.050 (Landscape) with pedestrian pathways.
 - (d) Up to 50 percent of the area may double as storm water retention.
 - (e) Shade from canopy trees or trellis and seating must be provided.
7. Plaza. A mostly hardscaped area that provides pedestrians a gathering space away from the street.
 - (a) A Plaza must be 50 feet by 50 feet minimum.
 - (b) The Plaza shall be accessible from the sidewalk, Paseo, or Gateway.
 - (c) Pedestrians shall be separated from adjacent vehicular activity by any combination of at least two of the following: walls up to 30 inches tall, landscape, street furniture, curbside parking.
 - (d) A minimum of 50 percent of the Plaza must be hardscape area and a minimum of ten percent landscape area, in the ground or as potted plants.
 - (e) Seating must be provided as individual or group seating.

8. Paseo. A part of a network of pedestrian pathways that extend from the public right-of-way. The pedestrian pathway is lined by shopfronts or residential ground floors and pedestrian entries as required by the zone.
 - (a) A Paseo must be a minimum of 12 feet wide between buildings, or through buildings as a breezeway, with an 8 foot minimum unobstructed through pedestrian pathway, and a minimum of 8 feet vertical clearance.
 - (b) A Paseo may be up to 150 feet long. A Paseo length may be unlimited if extending from one public sidewalk or community open space to another.
 - (c) Paseos are required to connect from a street to another street, to a public parking lot, or to community open space.
 - (d) An entrance transition to the Paseo is required, through an entry arch, accent paving, signage, or Gateway.
 - (e) No more than 25 percent of the Paseo surface may consist of untextured poured concrete.
 - (f) A minimum of 10 percent of the Paseo must be landscape, in the ground or as potted plants.
 - (g) Paseos are required on any project that includes an area identified as a proposed or future paseo connection on the City's Paseos Plan Maps in the Pedestrian Master Plan.
 - (h) Edges of the Paseo must be lined by ground floor façades in compliance with façade zone in Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone or frontages allowed in Chapter 25.02 (Zones), Subsection F (Frontages) of the Zone.
 - (i) Paseos shall not include trash enclosures or public utility equipment.
 - (j) Paseos may include benches/seating, awnings, outdoor dining, or other elements to activate that do not infringe on the unobstructed pedestrian pathway.
 - (1) Areas within the public right-of-way proposed for outdoor dining are required to be in compliance with *Chapter 9.95 (Use of City Sidewalks and Rights-of-Way for Dining Purposes)*.

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Chapter 25.04 Building Types

Sections:

25.04.010	Purpose
25.04.020	Overview
25.04.030	General Requirements
25.04.040	Allowed Building Types
25.04.050	Duplex Side-by-Side
25.04.060	Duplex Stacked
25.04.070	Cottage Court
25.04.080	Medium Multiplex
25.04.090	Duplex Court
25.04.100	Side Court
25.04.110	Medium Courtyard
25.04.120	Large Multiplex
25.04.130	Large Courtyard
25.04.140	Downtown Building
25.04.150	Massing Types
25.04.160	Massing and Façade Composition
25.04.170	Adjacency and Height Standards

25.04.010 Purpose

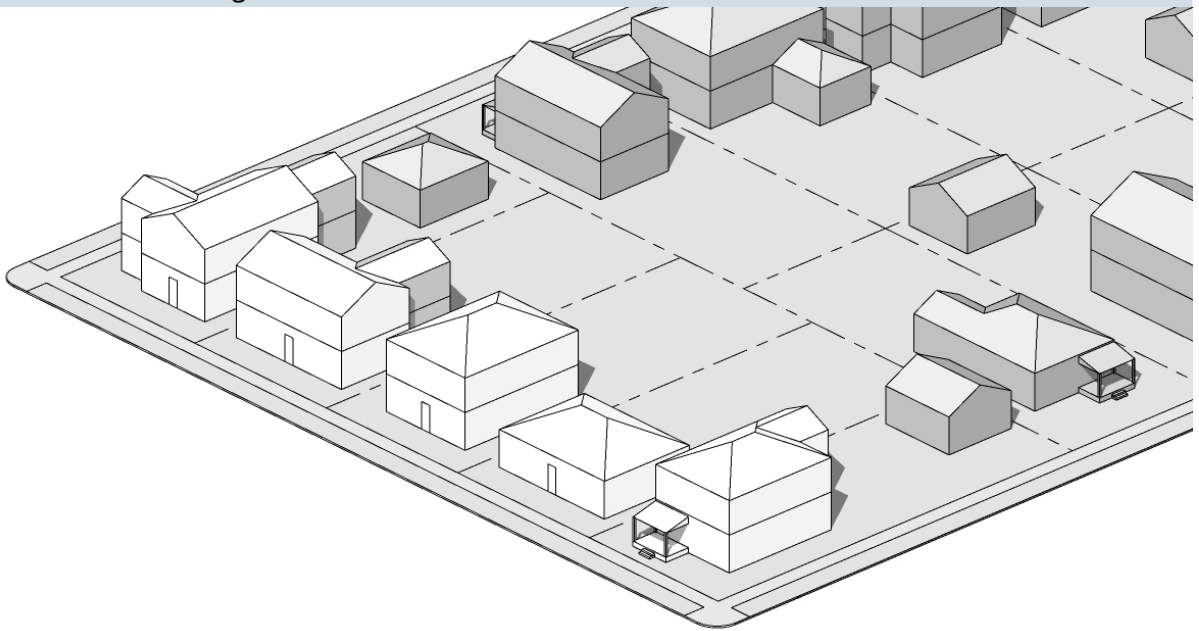
This Chapter provides the standards for development of main building types that can be developed using the ODDS. The building type options are selected to maintain the existing and intended physical character of each zone, offer housing choices and affordable housing opportunities, and encourage a mix of land uses to include retail and workplace centers, residential living in commercial centers with easy access to grocery stores and recreation, connectivity and civic engagement, and public space for pedestrians.

25.04.020 Overview

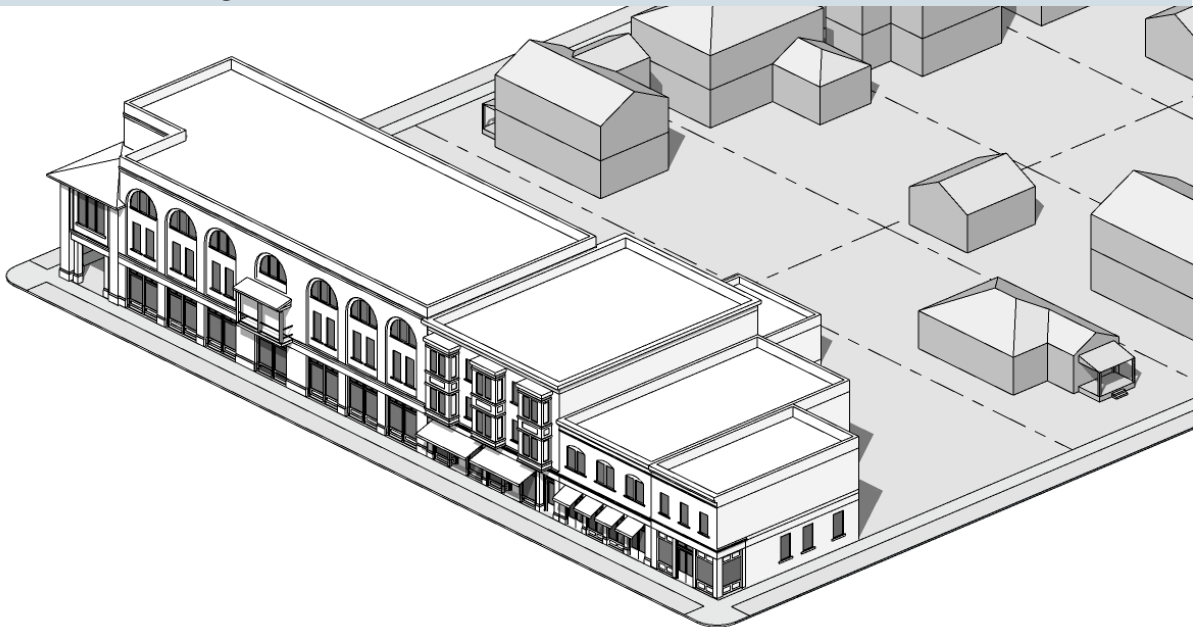
- A. Building types are used to articulate size, scale, and massing according to the intent of each zone.
- B. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 25.04.020.1 (Examples of House-Scale and Block-Scale Buildings).
 1. House-Scale Buildings. Buildings with the appearance of a single-unit house and scaled to fit within low-to-moderate intensity neighborhoods. House-scale buildings are up to 30 feet in height, ranging in width and depth from 32 feet up to 130 feet on deeper lots.
 2. Block-Scale Buildings. Buildings that individually, or when arranged together, comprise a typical City block. They are scaled to fit within moderate-to-high intensity neighborhoods, standing up to 48 feet in height, and ranging in width and depth from 60 feet up to 200 feet.

Figure 25.04.020.1: Examples of House-Scale and Block-Scale Buildings

House-Scale Buildings



Block-Scale Buildings

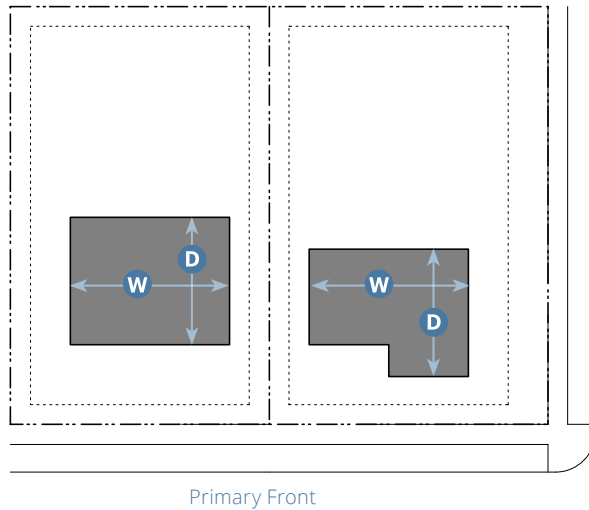


25.04.030 General Requirements

- A. **Main Buildings on a Design Site.** Each design site shall have only one main building, except as follows, in compliance with the standards:
1. The Cottage Court (Section 25.04.070) may consist of up to nine individual buildings;
 2. The Duplex Court (Section 25.04.090) may consist of up to three individual buildings;
 3. The Side Court (Section 25.04.100) may consist of up to two buildings;
 4. The Medium Courtyard (Section 24.04.110) may consist of up to two buildings; and
 5. The Large Courtyard (Section 25.04.130) may consist of up to two buildings.
- B. **Design.** Buildings shall be designed in compliance with Chapter 25.06 (Architectural Design).
- C. **Pedestrian Access.** Pedestrian pathways must connect each unit or building to the right-of-way and on-site parking in compliance with Chapter 25.04 (Building Types), Subsection D (Pedestrian Access) of the Building Type and the *City's Access & Parking Design Standards*. Lots with multiple design sites may share pedestrian pathways.
- D. **Open Yard.** Open yard shall be designed in compliance with Section 25.03.040 (Open Yards).
- E. **Parking.** Parking shall be designed and located in compliance with Section 25.03.100 (Parking Techniques). Parking may be designed as uncovered (surface) or covered (individual detached or attached garage/carport, tuck-under, podium, subterranean), in compliance with the setbacks in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone.
- F. **Wings.** Wings are a secondary component of building form that allow the overall building footprint to increase beyond the maximum size of the main body. To further this objective, the standards identify specific requirements for wings:
1. Wings shall be less in length than the main body;
 2. Wings that are aligned with the façade of the main body shall be one-story less in height than the main body; and
 3. Wings that are offset from the façade plane of the main body by at least five feet are allowed at the same height as the main body.
- G. **Density.** The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate all the zone's standards (e.g., parking). The total number of units is as allowed by the General Plan maximum density. See Section 25.02.030 (General Requirements).

H. Measuring Building Types.

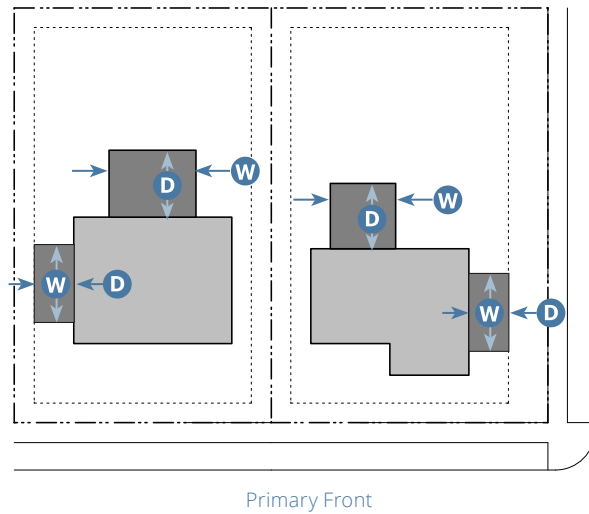
1. Main Body. The width and depth of the main body shall be measured as follows:
 - (a) The width shall be parallel to the primary front in compliance with the façade zone requirements.
 - (b) The depth shall be perpendicular to the primary front.



**Figure 25.04.030.1:
Main Body**

- W** Width
- D** Depth

2. Wings. The width and depth of wings shall be measured as follows:
 - (a) The width shall be the greater of the two dimensions of the footprint.
 - (b) The depth shall be the lesser of the two dimensions of the footprint.



**Figure 25.04.030.2:
Wings**

- W** Width
- D** Depth

25.04.040 Allowed Building Types

Table 25.04.040.A (Building Types Overview) provides an overview of the allowed building types in each zone. The house-scale buildings allowing in the Neighborhood Medium (NL) and Neighborhood Large (NL) zones are also allowed in Mixed-Use Corridor (MUC), Downtown Edge (DE), and Downtown Core (DC) zones subject to design site dimensions and all other standards for those building types.

	Specific Standards	Zones				
		NM	NL	MUC	DE	DC
House-Scale						
Duplex Side-by-Side	25.04.050	A	A	A	A	A
Duplex Stacked	25.04.060	A	A	A	A	A
Cottage Court	25.04.070	A	A	A	A	A
Medium Multiplex	25.04.080	A	A	A	A	A
Duplex Court	25.04.090	A	A	A	A	A
Side Court	25.04.100	—	A	A	A	A
Medium Courtyard	25.04.110	—	A	A	A	A
Block-Scale						
Large Multiplex	25.04.120	—	—	A	A	A
Large Courtyard	25.04.130	—	—	A	A	A
Downtown Building	25.04.140	—	—	—	—	A
Key		A = Allowed		— = Not Allowed		

25.04.050 Duplex Side-by-Side



Local example in the West Downtown neighborhood



Local Example in the Oak Park neighborhood



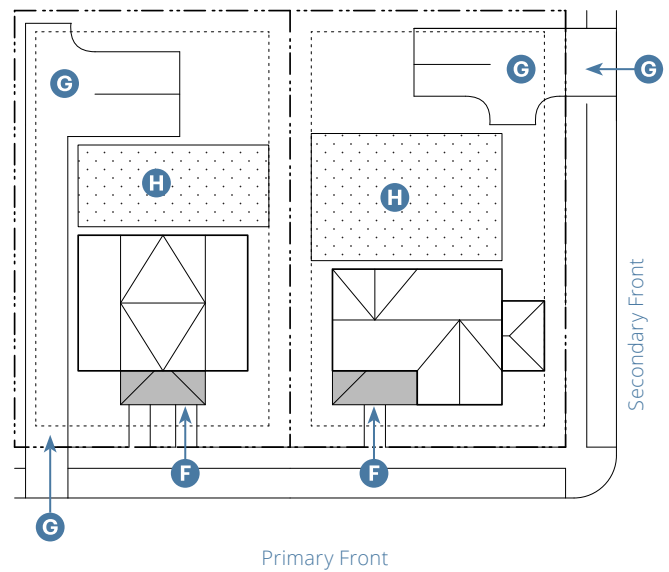
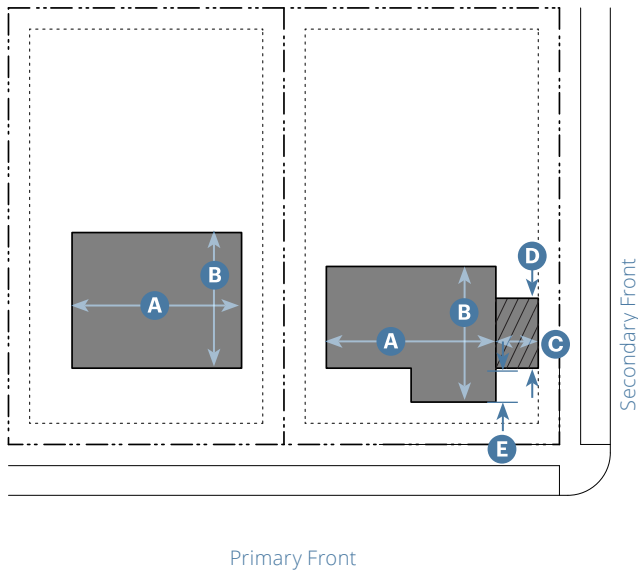
Local Example in the West Beach neighborhood

A. Description

A small-to-medium-sized, detached, House-Scale Building. The building consists of two side-by-side units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

B. Number of Units/Buildings

Units per Building	2 max.
Buildings per Design Site	1 max.



Key

- - - Lot/Design Site Line
- - - - Building Setback Line
- Building
- ▨ Wing

C. Building Size and Massing

Height	
Stories	2.5 max.
Main Body	
Width	48' max. A
Depth	36' max. B
Wings	
Width	15' max. C
Depth	24' max. D
Separation between Wings	10' min.
Offset from Main Body façade plane along primary front, secondary front, or community open space	5' min. if 2 stories; E 0' min. if 1 story
Massing Types	
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3
Wide "T"	Table 25.04.150.A.4
"U" Courtyard	Table 25.04.150.A.5

Key

- - - Lot/Design Site Line
- - - - Building Setback Line
- Frontage
- ▨ Common Open Yard

D. Pedestrian Access

Main Entrance Location Primary Front **F**

Each unit shall have an entry facing the street on or within 25' of the front façade.

On corner design sites, each unit shall front a different street.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **G**

Parking may be surface or garage/carport as allowed by the zone.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **H**

25.04.060 Duplex Stacked



Local example in the West Beach neighborhood



Local example in the West Beach neighborhood



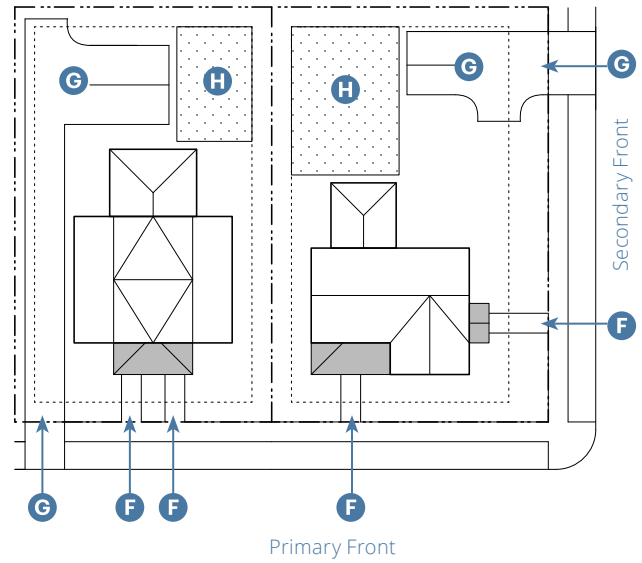
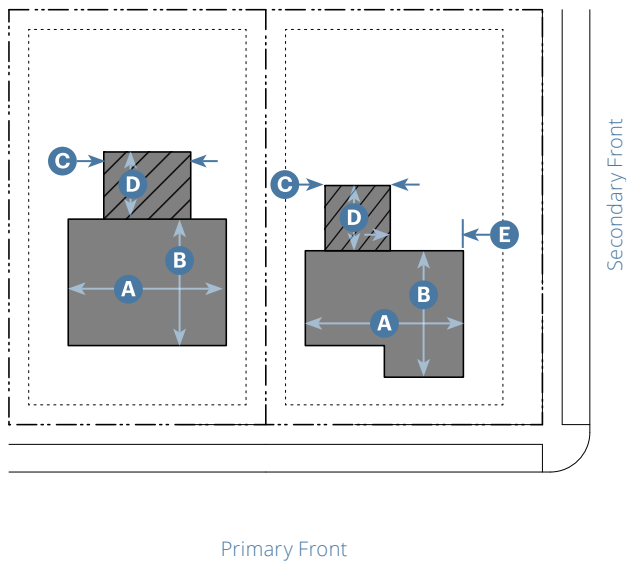
Local example in the West Beach neighborhood

A. Description

A small-to-medium-sized, detached, House-Scale Building. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

B. Number of Units/Buildings

Units per Building	2 max.
Buildings per Design Site	1 max.



Key

- - - Lot/Design Site Line
- Building Setback Line
- Building
- ▨ Wing

C. Building Size and Massing

Height	
Stories	2.5 max.
Main Body	
Width	36' max. (A)
Depth	48' max. (B)
Wings	
Width	15' max. (C)
Depth	24' max. (D)
Separation between Wings	10' min.
Offset from Main Body façade plane along primary front, secondary front, or community open space	5' min. if 2 stories; 0' min. if 1 story (E)
Massing Types	
Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3

Key

- - - Lot/Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Yard

D. Pedestrian Access

Main Entrance Location Primary Front **(F)**

Each unit shall have an entry facing the street on or within 25' of the front façade.

On corner design sites, each unit shall front a different street.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **(G)**

Parking may be surface or garage/carport.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **(H)**

25.04.070 Cottage Court



Local example in West Beach neighborhood



Local example in the Upper East neighborhood



Local example in the Laguna neighborhood

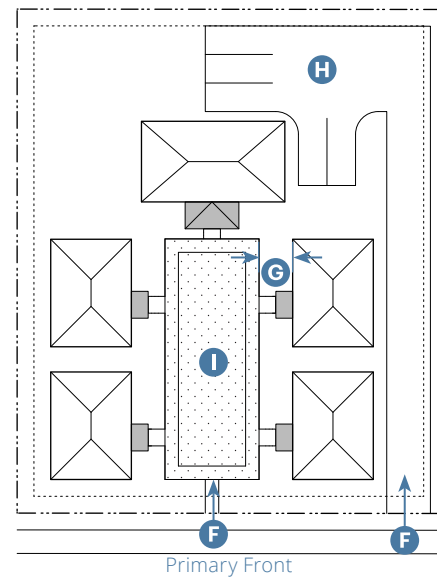
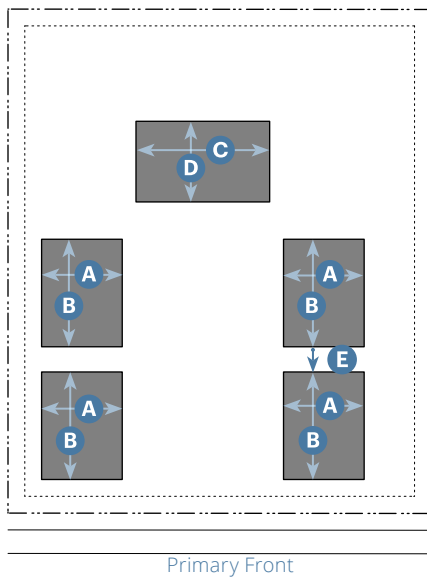
A. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open yard, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in nonresidential contexts.

B. Number of Units/Buildings

Units per Building	1 max.
Total Buildings per Design Site	3 min.; 9 max. ¹

¹ The rearmost Cottage may contain up to 2 units, for a total of 10 units.



Key

- - - Lot/Design Site Line
- Building
- Building Setback Line

C. Building Size and Massing

Height

Stories	1.5 max. ²
---------	-----------------------

Main Body (per Cottage)

Width	32' max.	A
Depth	32' max.	B
Width, Rearmost Building	48' max.	C
Depth, Rearmost Building	36' max.	D
Separation between Buildings	10' min.	E

Wings

Not Allowed

Massing Types (per Cottage)

Narrow Box	Table 25.04.150.A.1
"L" Courtyard	Table 25.04.150.A.3

²The rearmost Cottage may be 2.5 stories max.

D. Pedestrian Access

Main Entrance Location	Shared Court ³
Shared court must be accessible from primary front.	F
Pedestrian Pathway Setback from Bldg. Entry	5' min. G

A pedestrian pathway must connect all unit main entrances to either shared court or right-of-way.

Key

- - - Lot/Design Site Line
- Frontage
- Building Setback Line
- ▨ Common Open Yard

D. Pedestrian Access(Continued)

Frontage Area along Common Open Yard

Frontages shall not encroach into the shared court.

³ Design sites on a corner may have unit entrances on the secondary front.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **H**

Parking may be surface or garage/carport.

Spaces may be individually accessible by the units and/or common parking areas at interior of design site.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **I**

G. Fencing

Fencing only allowed around or between individual buildings. Fences shall not bisect the shared court or exceed 42" height. Fence materials shall be in compliance with the materials for the style.

25.04.080 Medium Multiplex



Local example in the Upper East neighborhood



Local example in the West Beach neighborhood



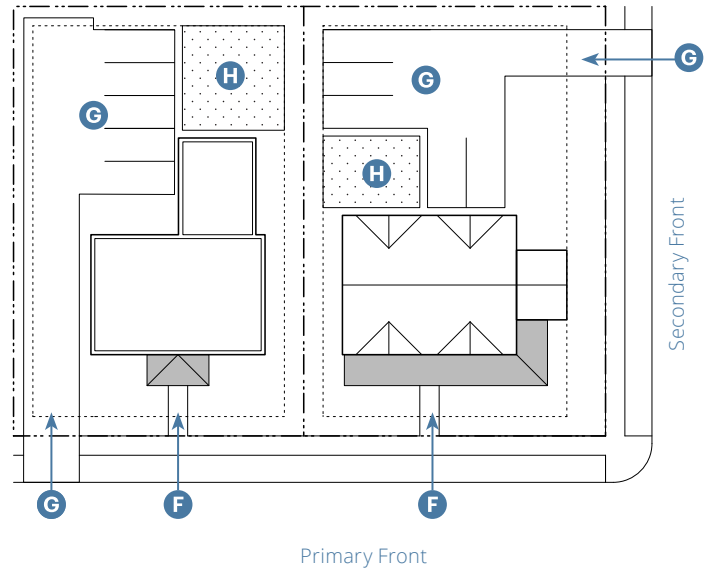
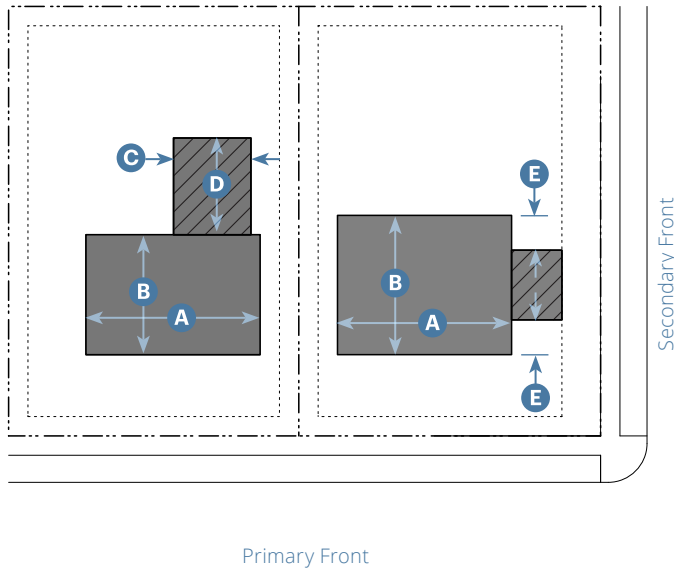
Local example in the Oak Park neighborhood

A. Description

A small-to-medium-sized, detached, House-Scale Building that consists of three to four stacked units, typically with one shared entry or individual entries along the primary front. The type has the appearance of a single-unit house and is scaled to fit within low-to-moderate-intensity neighborhoods.

B. Number of Units/Buildings

Units per Building	3 min., 4 max.
Main Buildings per Design Site	1 max.



Key

- - - Lot/Design Site Line
- Building Setback Line
- Building
- ▨ Wing

C. Building Size and Massing

Height

Stories 2.5 max.

Main Body

Width 48' max. **(A)**

Depth 48' max. **(B)**

Wings

Width 15' max. **(C)**

Depth 24' max. **(D)**

Separation between Wings 10' min.

Offset from Main Body façade plane along primary front, secondary front, or community open space 5' min. if 2 stories; 0' min. if 1 story **(E)**

Massing Types

Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3
"U" Courtyard	Table 25.04.150.A.5

Key

- - - Lot/Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Yard

D. Pedestrian Access

Main Entrance Location Primary Front¹ **(F)**

Each unit may have an individual entry.

¹ Design sites on a corner may have unit entrances on the secondary front only if min. 50% individual units accessed from the primary front.

E. Vehicle Access and Parking

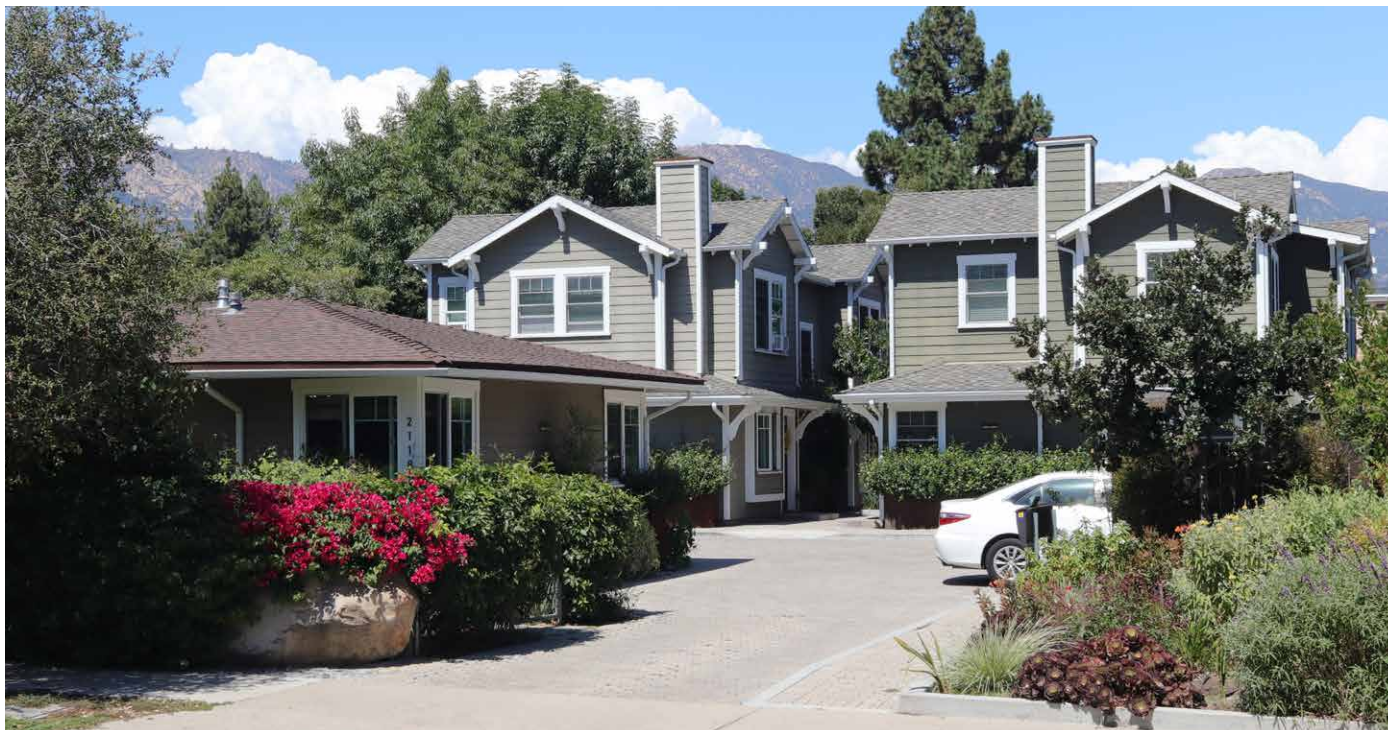
Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **(G)**

Parking may be surface, garage/carport, or tuck-under.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **(H)**

25.04.090 Duplex Court



Local example in the Oak Park neighborhood



Local example in the Laguna neighborhood



Local example in the Laguna neighborhood

A. Description

A group of small, detached House-Scale duplex buildings which may be added to one or more existing buildings on the lot. The new buildings are arranged to define a shared court. The shared court is common open yard. The type is scaled to fit within low-to-moderate intensity neighborhoods.

B. Number of Units/Buildings

Units per Building	2 max.
Total Buildings per Design Site	2 min., 3 max.

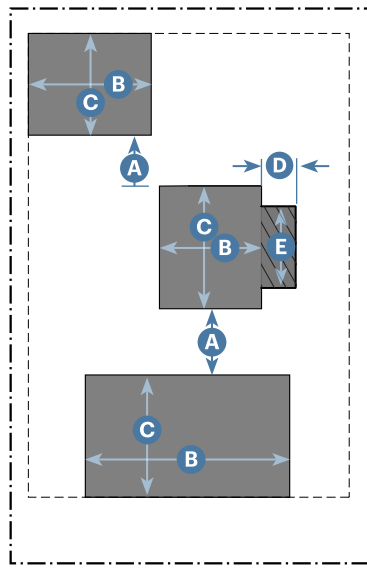
C. Building Size and Massing

Height

Stories	2.5 max.
---------	----------

Main Body (per Building)

Width	48' max.	B
Depth	48' max.	C
Separation between Buildings	10' min.	



Primary Front

Key

- - - Lot/Design Site Line
- Building Setback Line
- Building
- ▨ Wing

C. Building Size and Massing (Continued)

Wings

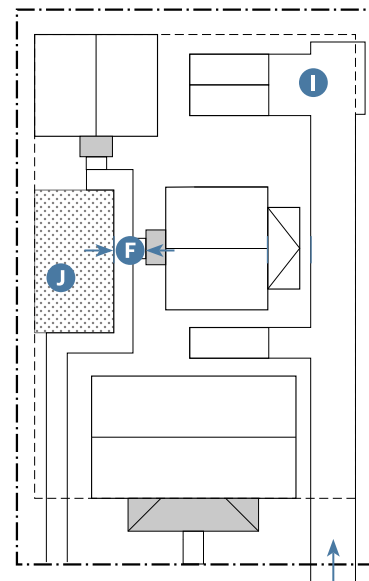
Width	15' max.	D
Depth	24' max.	E
Separation between Wings	10' min.	
Offset from Main Body	5' min. if 2 stories;	
Façade plane along primary front, secondary front, or community open space	0' min. if 1 story	

Massing Types (per Building)

Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3
"U" Courtyard	Table 25.04.150.A.5

D. Pedestrian Access

Pedestrian Pathway Setbacks	5'	F
The frontmost building shall be accessed from the primary front.		



Primary Front

Key

- - - Lot/Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Yard

D. Pedestrian Access (Continued)

All buildings not fronting a street must front the shared court; except that design sites on a corner may have unit entrances on the secondary front. All buildings fronting the shared court must provide a frontage type along and take access from the shared court.

Pedestrian pathways must connect directly to the right-of-way, be visually or physically separate from vehicular circulation (may occur on same surface), and shall not bisect the shared court.

Frontage Area along Common Open Yard

Frontages shall not encroach into the shared court.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **I**

Parking may be surface, garage/carport, or tuck-under.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **J**

25.04.100 Side Court



Local example in the Laguna neighborhood



Local example in the Westside neighborhood



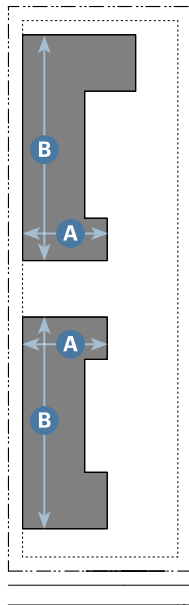
Local example in the Laguna neighborhood

A. Description

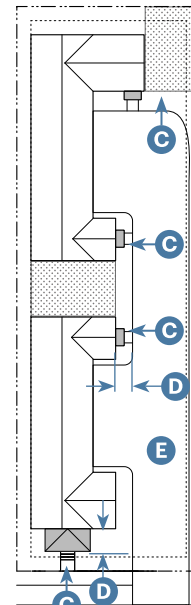
A House-Scale Building fronting a shared pedestrian pathway and vehicular driveway with decorative paving. The foremost units face the street. This type is intended for narrow and deep parcels and is typically located within low-to-moderate-intensity neighborhoods.

B. Number of Units/Buildings

Units per Design Site	8 max.
Total Buildings per Design Site	2 max.



Primary Front



Primary Front

Key

- - - Lot/Design Site Line
- Building
- Building Setback Line

C. Building Size and Massing

Height	NL	MUC; DE
Stories	2.5 max. ¹	3 max.

¹ Up to 1/2 of each building footprint is allowed up to 3 stories, if located at least 35' behind the primary front façade.

Main Body (per Building)

Width	48' max.	A
Overall Length	60' max.	80' max. B
Separation between Buildings	10' min.	

Wings

Not Allowed

Massing Types (per Building)

Narrow Box	Table 25.04.150.A.1
"L" Courtyard	Table 25.04.150.A.3
"U" Courtyard	Table 25.04.150.A.5

At least 50% of ground floor space shall be occupiable.

Key

- - - Lot/Design Site Line
- Frontage
- Building Setback Line
- ▨ Shared Vehicle Access

D. Pedestrian Access

Pedestrian pathway shall be visually or physically delineated from vehicular access (may occur on same surface). The frontmost unit shall be accessed from the primary front; other units shall be accessed from the shared vehicle access area.

Each primary entrance shall include a frontage type, as allowed in the Zone, within an area at least 7' deep.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone.

Parking may be surface, garage/carport, or tuck-under.

Shared Vehicular Access Area

Width	20' min. (building façade to property line)
Depth	Up to rearmost building, in compliance with fire access requirements.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards).

25.04.110 Medium Courtyard



Local example in the Laguna neighborhood



Local example in the West Downtown neighborhood



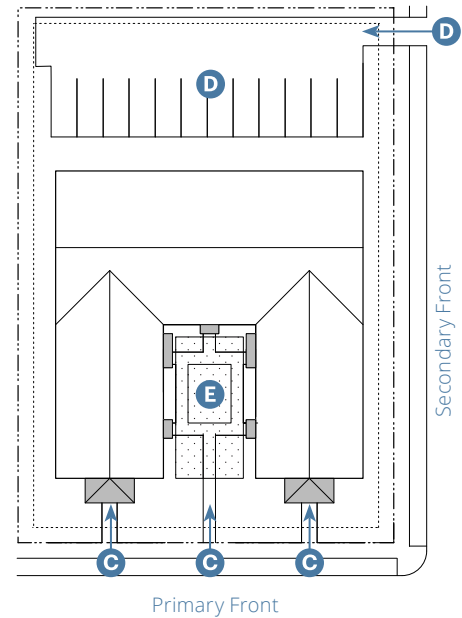
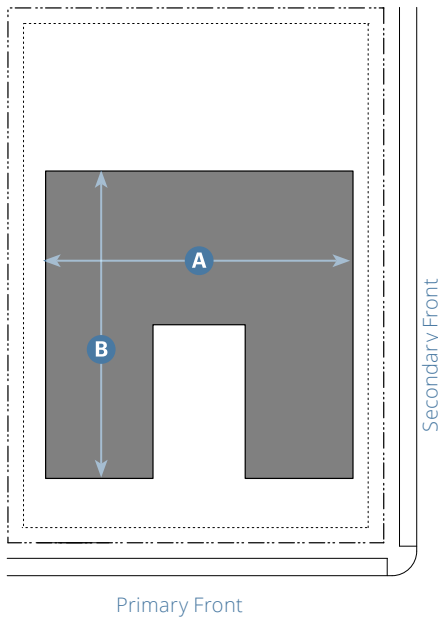
Local example in the Laguna neighborhood

A. Description

A detached, House-Scale Building that consists of up to 18 attached or stacked units, accessed from a shared courtyard. The shared courtyard is common open yard. The type is typically integrated in low-to-moderate-intensity neighborhoods.

B. Number of Units/Buildings

	NL; MUC	DE
Units per Building	15 max.	18 max.
Buildings per Design Site	——— 2 max. ———	



Key

- - - Lot/Design Site Line ■ Building
- Building Setback Line

C. Building Size and Massing

Height	NL	MUC; DE; DC
Stories	2.5 max. ¹	3 max.

¹ Up to 1/2 of each building footprint is allowed up to 3 stories, if located at least 35' behind the primary front façade.

Main Body

Width	_____100' max._____	A
Depth	60' max. 80' max.	B
Separation between Buildings	_____10' min._____	

Wings

Not Allowed

Massing Types

"L" Courtyard	Table 25.04.150.A.3
"U" Courtyard	Table 25.04.150.A.5

Key

- - - Lot/Design Site Line ■ Frontage
- Building Setback Line ▨ Common Open Yard

D. Pedestrian Access

Main Entrance Location ²	Courtyard or Primary Front	C
-------------------------------------	----------------------------	----------

²The main entry of ground floor units shall be directly off of a courtyard, primary front, or secondary front, whichever is closer.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone.	D
---	----------

Parking may be surface, garage/carport, tuck-under, or podium.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards).	E
--	----------

25.04.120 Large Multiplex



Local example in the West Downtown neighborhood



Local example in the Lower State neighborhood



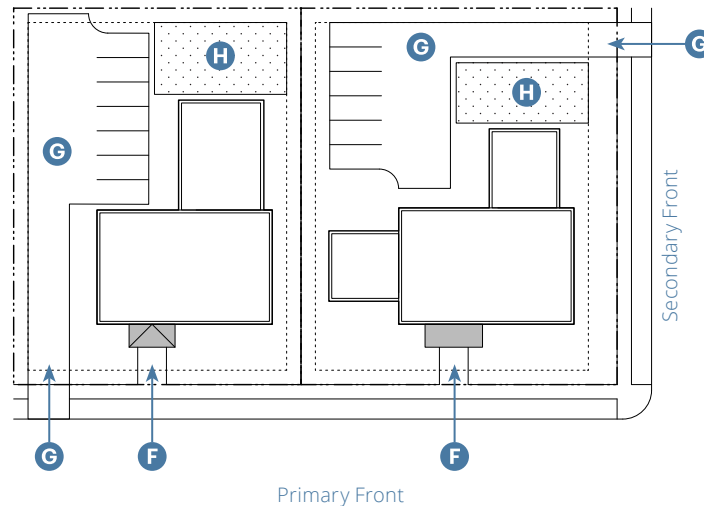
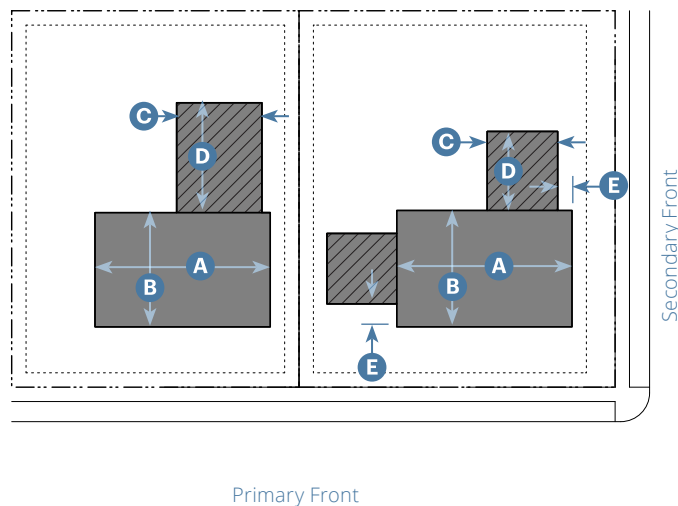
Local example in the Laguna neighborhood

A. Description

A large-sized, detached, Block-Scale Building that consists of up to 18 attached or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

B. Number of Units/Buildings

	MUC	DE
Units per Building	12 max.	18 max.
Main Buildings per Design Site	1 max.	



Key

- - - Lot/Design Site Line
- Building Setback Line
- Building
- ▨ Wing

C. Building Size and Massing

Height	MUC	DE; DC
Stories	3.5 max.	4 max.

Main Body

Width	60' max.	80' max.	A
Depth	60' max.	100' max.	B

Wings

Width	24' max.	C
Depth	40' max.	D
Separation between Wings	10' min. up to 2 stories 15' min. for over 2 stories	
Offset from Main Body	5' min. if 2 or more stories; 0' min. if 1 story	E
Façade plane along primary front, secondary front, or community open space		

Massing Types

Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3
Wide "T"	Table 25.04.150.A.4
"U" Courtyard	Table 25.04.150.A.5

Key

- - - Lot/Design Site Line
- Building Setback Line
- Frontage
- Common Open Yard

D. Pedestrian Access

Main Entrance Location Primary Front **F**

Units located in the main body shall be accessed by a common entry along the primary front.

On corner design sites, units in a wing may enter from the secondary front.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **G**

Parking may be surface, garage/carport, tuck-under, podium, or subterranean.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **H**

25.04.130 Large Courtyard



Local example in the West Downtown neighborhood



Local example in the Upper East neighborhood



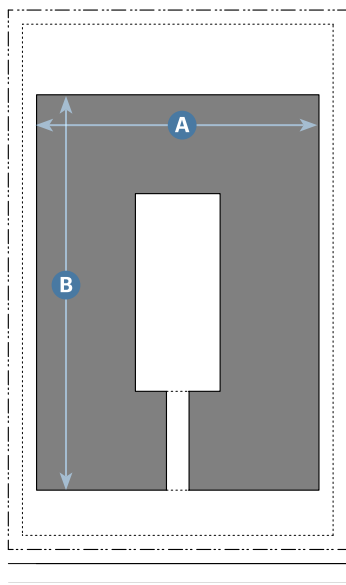
Local example in the Laguna neighborhood

A. Description

A detached or attached, Block-Scale Building that consists of stacked units, accessed from one or more shared courtyards. The shared courtyard is common open yard. The type is typically integrated into moderate-to-high-intensity neighborhoods and on streets with a nonresidential ground floor.

B. Number of Units/Buildings

	MUC	DE	DC
Units per Design Site	24 max.	50 max.	50 max.
Main Buildings per Design Site	2 max.		



Primary Front

Key

- - - Lot/Design Site Line
- Building
- Building Setback Line

C. Building Size and Massing

Height

Stories 4 max.

Main Body ¹

Width	200' max. ²	A
Depth	200' max. ²	B
Separation between Buildings	10' min.	

Wings

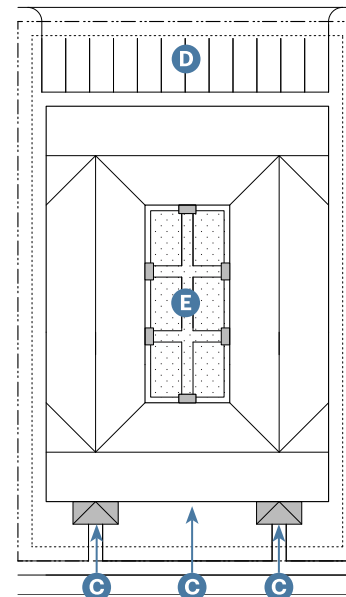
Not Allowed

Massing Types

"L" Courtyard	Table 25.04.150.A.3
"U" Courtyard	Table 25.04.150.A.5
"O" Courtyard	Table 25.04.150.A.6

¹ May be designed as two adjacent buildings, at least 15' but not more than 30' apart, in compliance with the standards of this Subsection.

² Façades along a primary or secondary front or along a community open space may be designed as multiple façades not exceeding 75 feet.



Primary Front

Key

- - - Lot/Design Site Line
- Frontage
- Building Setback Line
- Common Open Yard

D. Pedestrian Access

Main Entrance Location^{3,4} Courtyard or Primary Front **C**

Distance between Unit Entries 30' max.

³ Ground floor units shall be entered directly off of a courtyard, primary front, or secondary front.

⁴ The Courtyard shall be accessible and visible from the primary front via a Gateway (25.05.130) with an "O" Courtyard Massing Type.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **D**

Parking may be surface, garage/carport, tuck-under, podium, or subterranean.

F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards). **E**

25.04.140 Downtown Building



Local example in the Lower State neighborhood



Local example in the Downtown neighborhood



Local example in the Downtown neighborhood

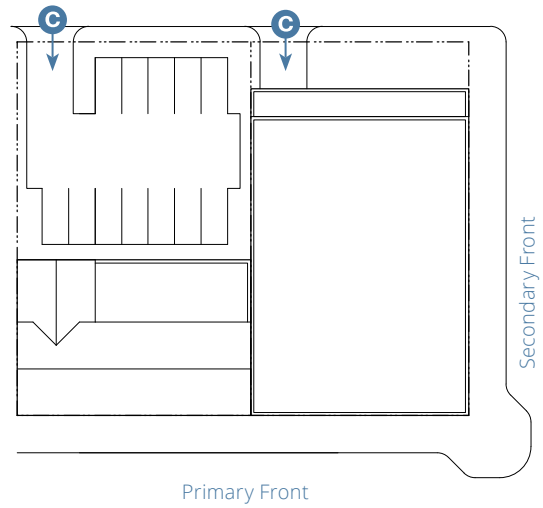
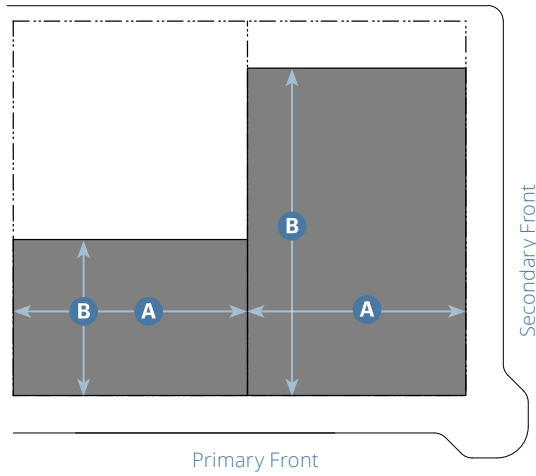
A. Description

A Block-Scale Building, typically attached, but sometimes detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor residential uses. Ground floor residential can occur behind retail, office, or services uses on the primary front, and along secondary front.

B. Number of Units/Buildings

Units per Building	Unrestricted ¹
Main Buildings per Design Site	1 max.

¹As allowed by General Plan maximum density.



Key

- - - Lot/Design Site Line
- Building
- Building Setback Line

C. Building Size and Massing

Height	
Stories	4 max.
Main Body	
Width	200 max. (A)
Depth	200 max. (B)
Wings	
Not Allowed	
Massing Types	
Narrow Box	Table 25.04.150.A.1
Wide Bar	Table 25.04.150.A.2
"L" Courtyard	Table 25.04.150.A.3
Wide "T"	Table 25.04.150.A.4
"U" Courtyard	Table 25.04.150.A.5
"O" Courtyard	Table 25.04.150.A.6

Key

- - - Lot/Design Site Line
- Frontage
- Building Setback Line

D. Pedestrian Access

Main Entrance Location	Primary Front ²
Distance between Entries along primary front, secondary front, open yard, community open space, or Paseo	50' max.

² Design sites on a corner may have unit entrances on the Secondary Front

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Chapter 25.02 (Zones), Subsection E (Parking) of the Zone. **(C)**

Parking may be surface, garage/carport, tuck-under, podium, or subterranean.

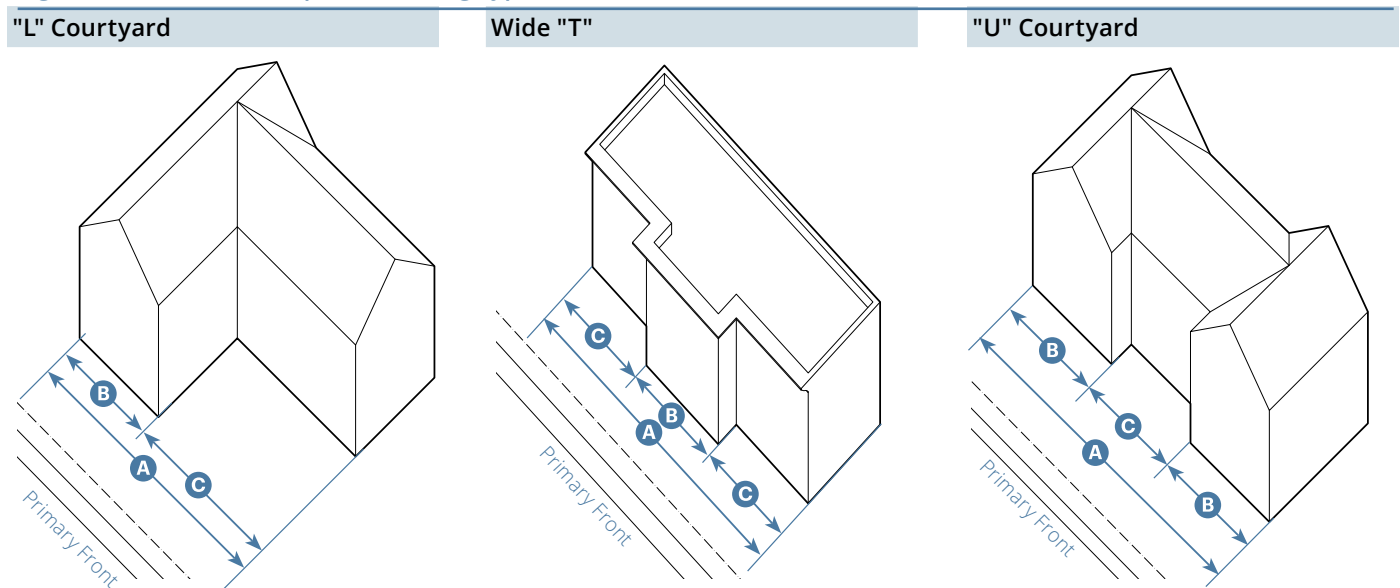
F. Open Yard

Open yard shall comply with standards in Section 25.03.040 (Open Yards).

25.04.150 Massing Types

- A. **Main Body.** The main body massing type serves as an organizational framework for the building form in Table 25.04.150.A (Main Body Massing Types).
1. Allowed massing types for building types are listed in Chapter 25.04 (Building Types), Subsection C (Building Size and Massing) of the Building Type.
 2. Each massing type has a regulated main body width, projecting volumes, and recessed volumes. Façades of intersecting volumes shall be offset by a minimum of three feet.
- B. **Architectural Massing Features.** A massing type does not preclude the incorporation of secondary architectural features such as bay windows, balconies, gables, dormers, tower elements, projections, recesses, stepbacks, or exterior stairs in compliance with Section 25.04.160 (Massing and Façade Composition) and the applicable zone standards.

Figure 25.04.150.1: Example of Massing Types

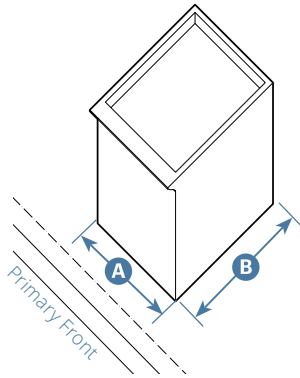


Key

A Main Body Width	Regulated by Subsection C (Building Size and Massing) of the Building Type.
B Projecting Volume	Regulated by the massing type.
C Recessed Volume	Regulated by the massing type.

Table 25.04.150.A: Main Body Massing Types

1. Narrow Box

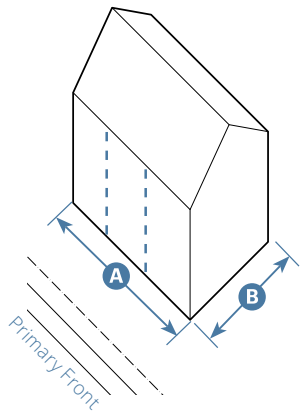


This massing type is a simple rectilinear form.

Main Body

Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	No min.	
Recessed Volume	No min.	
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	B

2. Wide Bar

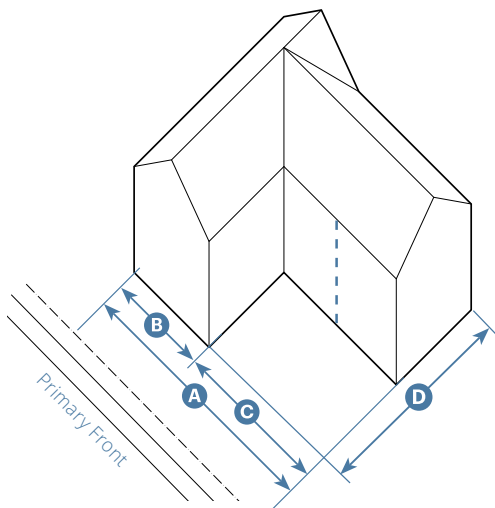


This massing type is a simple rectilinear form.

Main Body

Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	No min.	
Recessed Volume	No min.	
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	B

3. "L" Courtyard



This massing type divides the façade into two parts, with one part projecting and one part recessed to create a courtyard.

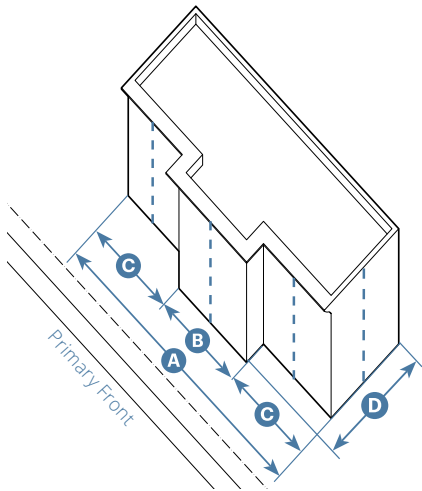
Main Body

Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	1 bay min.; 5 bays max. ¹	B
Recessed Volume	1 bay min.; 7 bays max. ¹	C
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	D

¹ No max. for Block-Scale Buildings.

Table 25.04.150.A: Main Body Massing Types

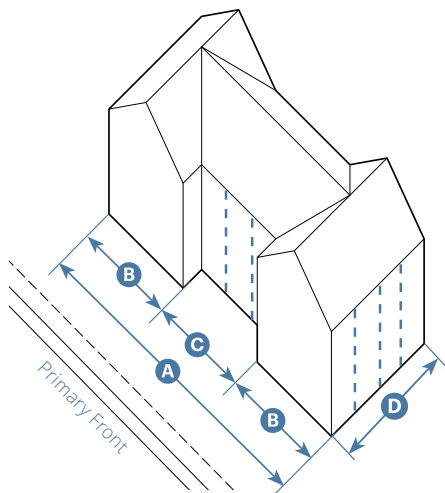
4. Wide "T"



This massing type divides the façade into three parts, with the middle part projecting.

Main Body		
Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	1 bay min.; 5 bays max. ¹	B
Recessed Volume	1 bay min.; 7 bays max. ¹	C
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	D

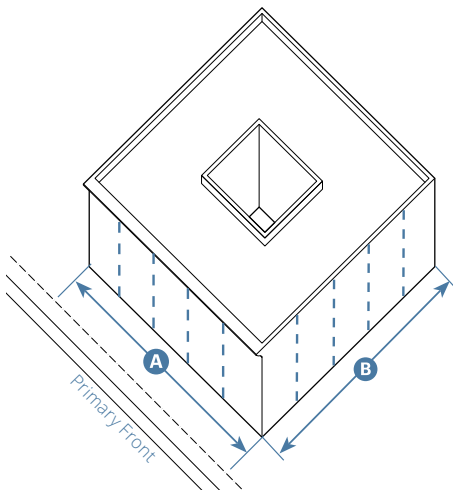
5. "U" Courtyard



This massing type divides the façade into three parts, with the middle part recessed slightly to create a forecourt.

Main Body		
Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	1 bay min.; 5 bays max. ¹	B
Recessed Volume	1 bay min.; 9 bays max. ¹	C
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	D

6. "O" Courtyard



This massing type fronts a courtyard with building façades on all four sides. The courtyard is separated from the right-of-way by the mass of the building.

Main Body		
Main Body Width	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	A
Projecting Volume	No min.	
Recessed Volume	No min.	
Main Body Depth	Max. allowed by Subsection C (Building Size and Massing) of the Building Type	B

¹ No max. for Block-Scale Buildings.

25.04.160 Massing and Façade Composition

- A. **Intent.** Santa Barbara's architecture reflects traditional design principles that contribute to a pleasant, human-scale environment. These include a clear representation of each building's relationship to the ground and sky, as well as how openings such as doors and windows establish an interface between the inside, the outside, and the building structure itself. Table 25.04.160.A (Massing and Façade Composition Overview) provides an overview of massing and façade composition standards that support these principles.

Table 25.04.160.A: Massing and Façade Composition Overview

Massing, Façade Composition and Architectural Elements Standards

Standard	Applicable Buildings
25.04.160.B (Tripartite Design)	Buildings of at least 2 stories.
25.04.160.C (Bay Composition)	Buildings of at least 2 stories.
25.04.160.D (Parapet Roof Distribution)	Buildings of at least 2 stories.
25.04.160.E (Architectural Massing Features)	Block-scale buildings of at least 2 stories and over 80' in length ¹ , measured along an adjacent right-of-way.

¹ Include main body and wings.

- B. **Tripartite Design.** Buildings of at least two stories have a base, middle, and top as required by Chapter 25.06 (Architectural Design), Subsection C (Wall) of the Architectural Style. See Figure 25.04.160.1 (Example of Base, Middle, and Top Divisions).
1. Base. See Chapter 25.06 (Architectural Design), Subsection C (Wall) for base standards and required articulation between base and middle, if applicable. If no base is required by the selected style or included as an optional element, base is considered to coincide with the building's foundation unless otherwise indicated by the applicant.
 2. Middle. See Chapter 25.06 (Architectural Design), Subsection C (Wall) for middle standards.
 3. Top. See Chapter 25.06 (Architectural Design), Subsection D (Roof), for top standards. Top includes all elements regulated by Chapter 25.06 (Architectural Design), Subsection E (Rake), Subsection F (Eave), Subsection G (Parapet), and Subsection J (Dormers).

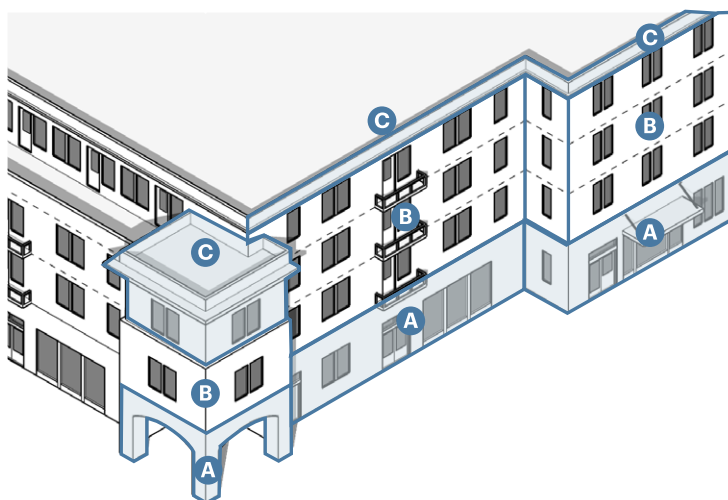


Figure 25.04.160.1: Example of Base, Middle, and Top Divisions

- C** Top
- B** Middle
- A** Base

- C. **Bay Composition.** The pattern of openings in the wall of a building is one of its most easily recognizable features, instantly providing a sense of scale, defining the relationship between the interior and the exterior, and providing both order and visual interest along a building face.
1. Each façade shall be arranged according to a pattern of vertical bays. See Figure 25.04.160.3 (Examples of Bay Compositions within a Massing Type) for examples that are consistent with the intent of this standard.
 2. For each volume/façade of main body massing, identify and apply a number of bays within the allowed range.
 3. Standards.
 - (a) Each bay shall be at least 4 feet wide and no wider than 17 feet; except that in the Downtown Edge (DE) and Downtown Core (DC) zones, bays within the building's base may be up to 25 feet wide.
 - (b) Bays are not required to be equal in width.
 - (c) Within each façade plane, the base, middle, or top may use a different horizontal rhythm of bays. Within the base, middle, or top, the horizontal rhythm of bays must be consistent. See Figure 25.04.160.2 (Example of Bay Composition).
 - (d) Walls without fenestration, material changes, or details shall not exceed 10 feet in length, measured horizontally from the edge of each opening to the nearest opening or façade edge.
 4. Measurement.
 - (a) Bay width shall be measured horizontally from one boundary to the opposite boundary.
 - (b) Bay boundary is the midpoint between successive openings unless marked by a projecting or recessed volume on the façade.
 - (c) Boundaries of each bay shall extend vertically from the lower boundary of the base, middle, or top to the upper boundary of the same division and shall not intersect any opening.
 - (d) Where applicable, bay boundary shall coincide with the boundary of any massing feature type identified in accordance with Subsection 25.04.160.E (Architectural Massing Features).

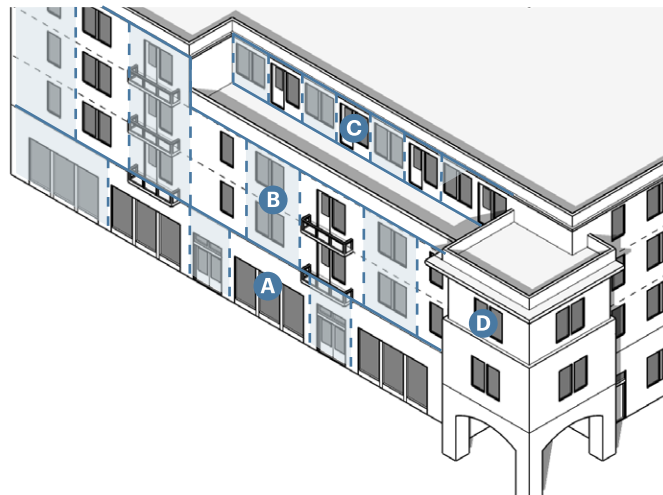


Figure 25.04.160.2:
Example of Bay Composition

- A** Bay Composition: Base
- B** Bay Composition: Middle
- C** Stepped-back façade plane may have different bay composition from foremost façade plane
- D** Tower element is treated independently

Figure 25.04.160.3: Examples of Bay Compositions within a Massing Type



Key

 Building Base

See Subsection 25.04.160.B (Tripartite Design).

D. **Parapet Roof Distribution.** Application of parapets to roofs is regulated according to Chapter 25.06 (Architectural Design), Subsection D (Building Roof) of the Architectural Style.

1. Roof Form Terminations. See Figure 25.04.160.4 (Example of Parapet Roofs).
 - (a) Where sloped roof parapet adjoins a side wall or shared lot line, sloped profile shall terminate at lot line or side wall and shall not wrap the corner. Flat roof parapet may extend to the rear along lot line or side wall.
 - (b) A flat roof parapet adjacent to a sloped roof parapet shall extend or return to establish continuity between the two.

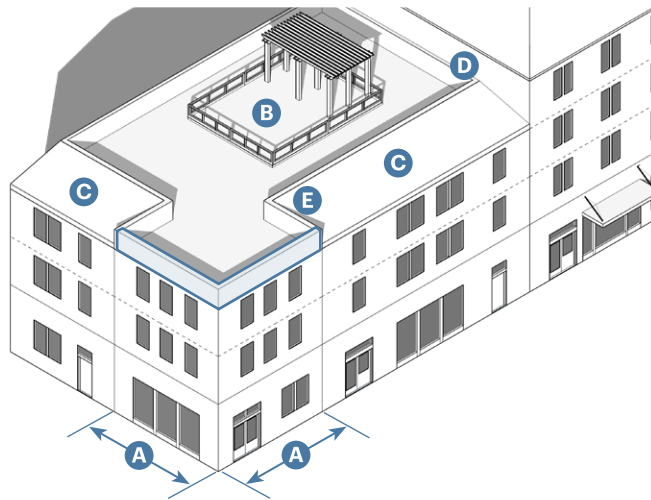


Figure 25.04.160.4:
Example of Parapet Roofs

- | | |
|----------|---|
| A | Allowed length of flat roof parapet along each primary or secondary front elevation |
| B | Rooftop deck (Section 25.03.140) |
| C | Sloped roof parapet |
| D | Roof Form Termination: Sloped roof parapet adjoining side wall |
| E | Roof Form Termination: Flat roof parapet returning to link with sloped roof parapet |

- E. **Architectural Massing Features.** Block-Scale Buildings shall include massing features to add interest and improve the legibility of the streetscape.
1. Block-Scale Buildings of at least two stories in height and greater than 80 feet in length shall meet the standards in this Subsection for each primary front and secondary front elevation. For house-scale buildings, refer to the standards in Section 25.04.150 (Massing Types).
 2. For the purpose of satisfying the required number of massing features, separate instances may be counted toward the required minimum number.

Table 25.04.160.B: Required Architecture Massing Features by Elevation Length	
Elevation Length	Quantity of Massing Features Required ¹
Up to 80'	None required
Greater than 80', up to 120'	1 min.
Greater than 120', up to 160'	2 min.
Over 160'	3 min.

¹A single elevation may include more than one instance of an architectural massing feature type.

Figure 25.04.160.5: Example of Massing Features by Elevation Length



3. Projecting Volume. A projecting volume extends outward from the building to create a visual focal point on the buildings façade.
 - (a) Projecting Volumes must project three feet min. from the adjacent façade.
 - (b) Projecting Volumes must be a minimum of 10 feet wide and no longer than 40 feet.
 - (c) Projecting Volumes shall extend vertically throughout the building's middle and may also extend through the top and/or base.
 - (d) The roof form of a Projecting Volume shall correspond to that of the volume from which it projects and shall maintain the same eave height. Gable or hip roofs shall include a ridge running perpendicular to the projecting façade.
4. Recessed Volume. A recessed volume adds visual interest and creates depth and variation to the buildings façade.
 - (a) Recessed Volumes must recess three feet min. from the adjacent façade.
 - (b) Recessed Volumes must be a minimum of eight feet wide and no longer than 40 feet.
 - (c) Recessed Volumes shall extend vertically throughout the building's middle and top and may also extend through the base.
 - (d) Gable or hip roofs shall break at Recessed Volumes by maintaining the same eave height on all sides of the recessed volume where eaves occur.
 - (e) When extending to the ground plane, Recessed Volumes shall incorporate landscape, outdoor seating, and/or an extension of the sidewalk pavement.
 - (f) Recessed Volume may coincide with a frontage type such as the dooryard or forecourt. See Chapter 25.05 (Frontages).
 - (g) Where a Recessed Volume is identified, adjacent façades from which the recess is measured may not be counted as a Projecting Volume.
5. Tower Element. A tower element adds interest to the roofline and further shapes the public realm.
 - (a) Tower Elements must project or recess a minimum of three feet from adjacent façades.
 - (b) Tower Elements must have a minimum footprint of 10 feet by 10 feet and maximum footprint of 30 feet by 30 feet.
 - (c) When the highest story of the building is at the maximum height allowed by the zone, Tower Element may exceed maximum height allowed by the zone by up to 10 feet unless further limited in height in compliance with Section 25.02.030 (General Requirements).
 - (1) A Tower Element exceeding maximum height allowed by the zone shall not add occupiable floor area to the structure, in compliance with *Subsection 30.140.100.A (Exceptions to Height Limitations)*.
 - (d) Where a Tower Element is identified, adjacent façades may not be counted as a Projecting Volume or Recessed Volume.

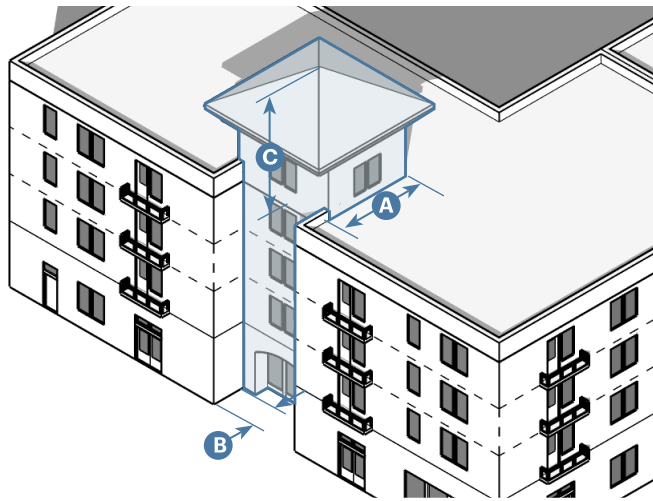


Figure 25.04.160.6:
Example of Tower Element

- A** Tower element footprint
- B** Projection or recess
- C** Height allowance

6. Additional Massing Stepback. An additional massing stepback creates depth and variation to the upper stories of a building.
 - (a) Additional Massing Stepbacks must stepback a minimum of 10 feet from the primary façade.
 - (b) Additional Massing Stepbacks must be a minimum of 30 feet wide and no longer than 80 feet.
 - (c) Additional Massing Stepbacks shall modify the building's uppermost story and may also modify the second-highest story.
 - (d) The elevated area created by the Additional Massing Stepback shall be roofed in compliance with Chapter 25.06 (Architectural Design), Subsection D (Building Roof) of the Architectural Style.
 - (e) The Additional Massing Stepback may overlap with the front stepback required by the zone, provided the required front stepback portion does not include a deck. In zones where there is no required front setback, the Additional Massing Stepback may include a deck and can be used for open yard in compliance with Section 25.03.040 (Open Yards).
 - (f) A corner element that is at least five feet lower in height than the surrounding building volume in compliance with Subsection 25.04.170.C (Specific to Corner Parcels) may be counted as an Additional Massing Stepback in fulfillment of this Subsection.

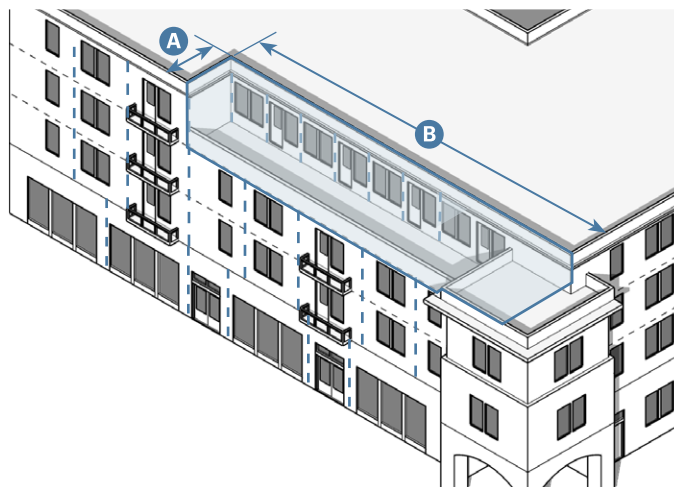


Figure 25.04.160.7:
Example of Upper-Story Stepback

- A** Stepback from Primary Façade
- B** Length of Stepback

25.04.170 Adjacency and Height Standards

- A. **Intent.** This Section establishes adjacency standards to ease transitions from newer buildings to existing buildings in relation to the site and surrounding neighborhood and height standards to protect public views at corner parcels.
- B. **Block-Scale Buildings Adjacent to House-Scale Buildings.** A 20-foot minimum Transition Area is required along the length of the shared interior property line where a new Block-Scale Building is proposed adjacent to an existing House-Scale Building that is 30 feet or less in height and 80 feet or less in length. See Figure 25.04.170.1 (Transition to House-Scale Building Size).
 - 1. Within 20 feet of the shared interior property line:
 - (a) The new Block-Scale Building height shall not exceed 30 feet; and
 - (b) The new Block-Scale Building volume shall be no longer than the longest existing House-Scale Building dimension. Multiple volumes of this or smaller size are allowed within the 20-foot Transition Area provided they are separated with a minimum 15 foot distance between each volume.

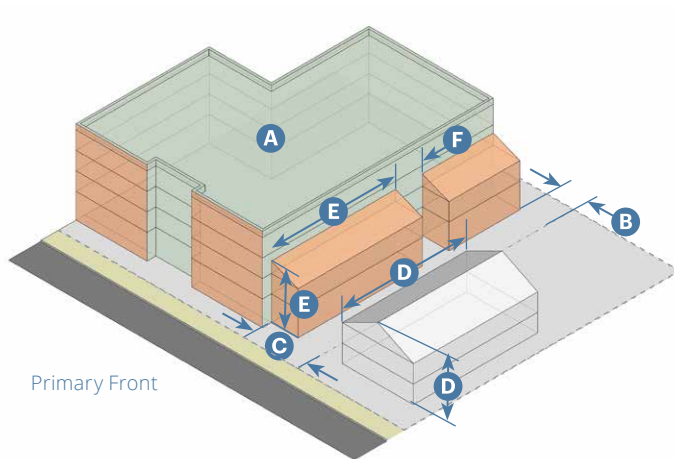


Figure 25.04.170.1:
Transition to House-Scale Building Size

- A New Building (Max. height allowed by zone— e.g., 4 stories)
- B Required Min. Interior Setback
- C Required Transition Area: 20' min.
- D Existing Building: Height and longest dimension along adjacent interior property line
- E New building massing not to exceed existing building's height and length
- F 15' min. Separation Between Volumes

- C. **Specific to Corner Parcels.** Buildings shall not exceed 30 feet in height within a minimum 25 feet of a corner measured along both of the intersecting streets extending to a 25-foot min. depth from each right-of-way. Parcels with a street frontage of less than 60 feet along the primary front are exempt from this height limit. See Figure 25.04.170.2 (Height Limit at Corners).

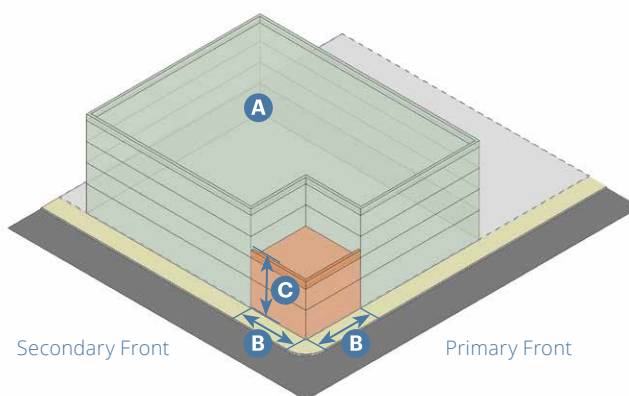


Figure 25.04.170.2:
Height Limit at Corners

- A New Building (Max. height allowed by zone— e.g., 4 stories)
- B 25' min. x 25' min. Area at Corner
- C Height Limit: 30' max.

- D. **New Building Adjacent to Historic Resource.** The following historic sensitivity standards are required when at least one historic resource building is located within 20 feet of the shared interior lot line of a new building:
1. **Front Setback.** The front setback of the new building shall be the minimum front setback of the zone or equal to the smallest front setback of the historic resource, whichever is greater. At no point shall the front setback exceed 20 feet, regardless of the setback of the historic resource.
 2. **Expression Line.** The façade of the new building along the primary or secondary front shall have a ground floor expression line or entablature at the same height as the ground floor expression line or entablature on the existing adjacent historic resource building. The top of the expression line or entablature shall be used for the purpose of determining this height. Where two existing historic resource buildings abut the site, the resource with the taller expression line applies. See Figure 25.04.170.3 (Required Ground Floor Height Alignment).
 3. **Transition Area.** Within a Transition Area measured 20 feet inward from the front façade of the existing historic resource and 20 feet inward from the shared interior lot line, the new building volume shall not exceed the height, width, and length of the adjacent existing historic resource or 30 feet, whichever is greater, in compliance with the zone standards. Multiple volumes of this or smaller size are allowed within the Transition Area provided they are separated with a minimum 15 foot distance between each volume. See Figure 25.04.170.4 (Transition to Historic Resource Building Size).

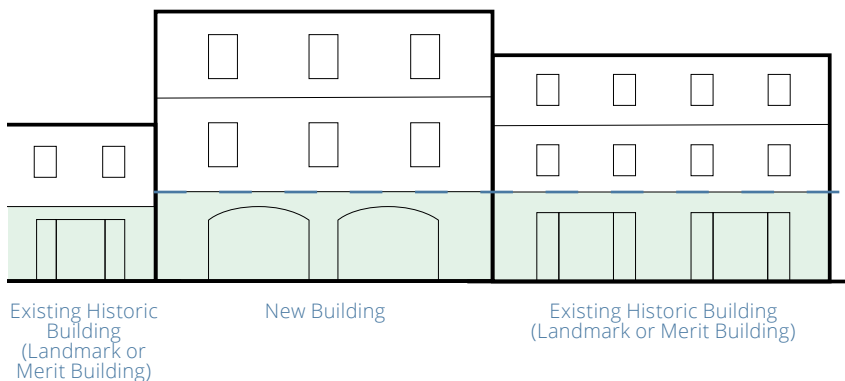


Figure 25.04.170.3:
Required Ground Floor Expression Line Alignment

- - Ground Floor Expression Line
- Ground Floor

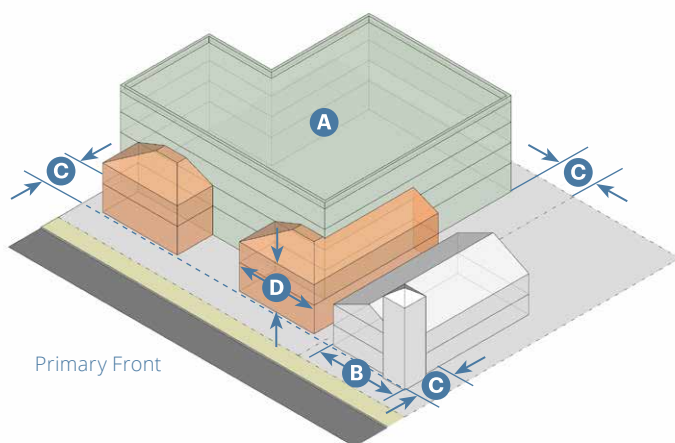


Figure 25.04.170.4:
Transition to Historic Resource Building Size

- A** New Building (Max. height allowed by zone—e.g., 4 stories)
- B** Existing 1- to 2-story Historic Resource Footprint along primary front
- C** Required Transition Area: 20'
- D** New building massing not to exceed existing Historic Resource width, length, and height, or 30 feet, whichever is greater

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Chapter 25.05 Frontages

Sections:

25.05.010	Purpose
25.05.020	General Requirements
25.05.030	Allowed Frontage Types
25.05.040	Porch Projecting
25.05.050	Porch Recessed
25.05.060	Dooryard
25.05.070	Stoop
25.05.080	Forecourt
25.05.090	Maker Shopfront
25.05.100	Shopfront
25.05.110	Terrace
25.05.120	Gateway
25.05.130	Arcade

25.05.010 Purpose

This Chapter provides the standards for frontages to create pedestrian-oriented environments that are attractive, functional, safe, and accessible to all people. Frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building at/near the sidewalk).

25.05.020 General Requirements

- A. **Names.** The names of the frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by nonresidential uses including, but not limited to, a restaurant or office, as allowed by the zone.
- B. **Location.**
 - 1. Each building is required to include at least one frontage type to provide access to the ground floor occupiable/usable space along the primary front. Buildings with entries along a secondary front or community open space are required to include at least one frontage type on those façades.
 - 2. Each frontage type shall be located in compliance with the façade zone per Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone.
 - 3. Frontages can encroach into the primary and secondary front setbacks by a maximum of 10 feet in the Neighborhood Medium (NM), Neighborhood Large (NL), and Mixed-Use Corridor (MUC) zones and Chapter 25.05 (Frontages), Subsection B (Required Elements) of the Frontage. See *Section 30.140.090 (Encroachments into Setbacks and Open Yards)* for other allowed encroachments.

- C. **Multiple and Combined Frontages.** Buildings may include more than one frontage type in compliance with the allowed types in Chapter 25.02 (Zones), Subsection F (Frontages) of the Zone and may assemble more than one frontage type together, such as a forecourt with a shopfront, in compliance with Table 25.05.030.B (Allowed Combinations of Frontage Types).
- D. **Coverings.** An awning or recessed entry may be required or allowed in compliance with the frontage type and standards in Chapter 25.06 (Architectural Design) for the Architectural Style and shall provide a minimum eight foot vertical clearance above the side walk and a minimum two foot setback from curb.
- E. **Design.** Frontage types shall be designed in compliance with the standards in Chapter 25.06 (Architectural Design) for the Architectural Style.
- F. **Ramps.** Ramps connecting a frontage type and right-of-way shall be designed in compliance with the following:
 - 1. Located along the side of the building; or
 - 2. Parallel to the front façade and not exceed 18 inches in rise; ramp shall include a wall up to 36 inches tall that includes a landscape planter at least two feet wide or a bench. The wall shall be designed using any of the wall materials on the main building.

25.05.030 Allowed Frontage Types

A. Table 25.05.030.A (Allowed Frontage Types) provides a summary of frontage types allowed in each zone.

Table 25.05.030.A: Allowed Frontage Types						
Frontage	Specific Standards	Zones				
		NM	NL	MUC	DE	DC
House-Scale						
Porch Projecting	25.05.040	A	A	A ¹	A ¹	A ¹
Porch Recessed	25.05.050	A	A	A ¹	A ¹	A ¹
Dooryard	25.05.060	A	A	A	A ²	A ²
Stoop	25.05.070	A	A	A	A	A
Block-Scale						
Forecourt	25.05.080	—	—	A	A	A ³
Maker Shopfront	25.05.090	—	—	A ³	A ³	A ³
Shopfront	25.05.100	—	A ³	A ³	A ³	A ³
Terrace	25.05.110	—	A	A	A ³	A ³
Gateway	25.05.120	—	—	—	A	A
Arcade	25.05.130	—	—	—	A	A
Key		A = Allowed			— = Not Allowed	

¹ Frontage only allowed on House-Scale Buildings.

² Only on secondary front and at least 60 feet back from the primary front design site line.

³ Only for ground floor nonresidential frontages.

B. Table 25.05.030.B (Allowed Combinations of Frontage Types) provides a summary of which frontage types can be combined, consistent with the frontages allowed by zone.

Table 25.05.030.B: Allowed Combinations of Frontage Types										
Frontage	Porch Projecting	Porch Recessed	Dooryard	Stoop	Forecourt	Maker Shopfront	Shopfront	Terrace	Gateway	Arcade
Porch Projecting	—	—	—	—	—	—	—	—	—	—
Porch Recessed	—	—	—	—	—	—	—	A	—	—
Dooryard	—	—	—	A	—	A	A	—	—	—
Stoop	—	—	A	—	A	—	—	—	—	—
Forecourt	—	—	—	A	—	A	A	A	—	A
Maker Shopfront	—	—	A	—	A	—	—	A	—	—
Shopfront	—	—	A	—	A	—	—	A	A	A
Terrace	—	A	—	—	A	A	A	—	—	—
Gateway	—	—	—	—	—	—	A	—	—	—
Arcade	—	—	—	—	A	—	A	—	—	—
Key		A = Allowed					— = Not Allowed			

25.05.040 Porch Projecting



Local example in the West Downtown neighborhood



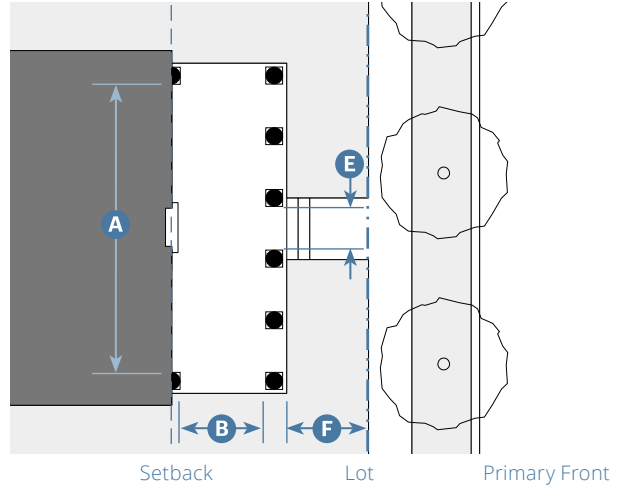
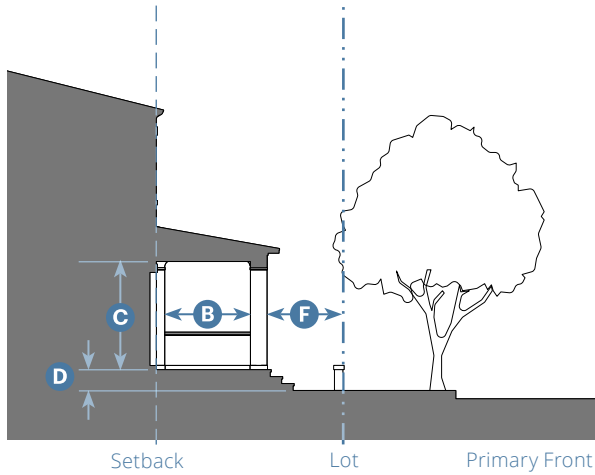
Local example in the Upper State neighborhood



Local example in the Oak Park neighborhood

A. Description

A Projecting Porch is a covered structure extending from the front façade of the building and may encroach into the front setback. It is one story and open on three sides.



Key

--- Lot/Design Site Line - - - - - Setback Line

B. Required Elements		
Width, Clear	15' min. ¹ ; 100% façade length, max.	A
Depth, Clear	6' min.; 10' max.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min. ² ; 4' max.	D
Pedestrian Access	3' wide min.	E
Distance between Porch Elements and ROW/Design Site Line	5' min. ³	F

¹Reduce to 6' min. when applied to Cottage Court Building Type (Section 25.04.070).
²Common entries may be set at grade per local and federal accessibility standards.
³Outside porch steps may be located 2' min. from ROW.

C. Additional Requirements

Porch shall be open on three sides and have a roof.
 Pedestrian access allowed at the front or end side of Porch.

25.05.050 Porch Recessed



Local example in the West Downtown neighborhood



Local example in the Oak Park neighborhood

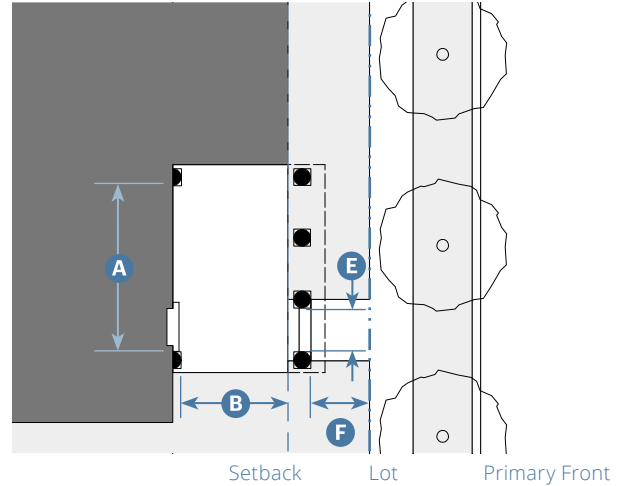
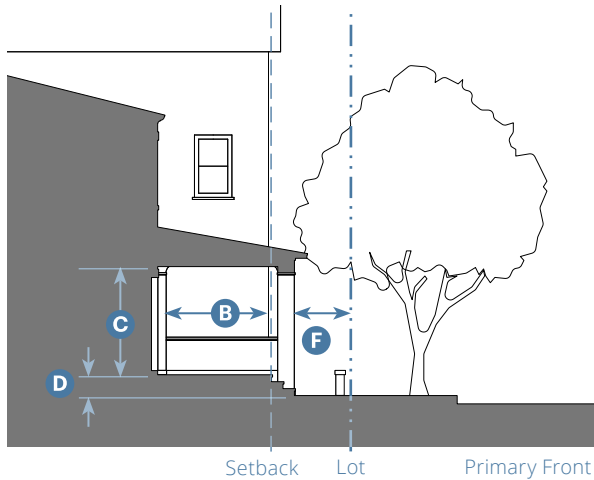


Local example in the Laguna neighborhood

A. Description

A Recessed Porch is a covered structure embedded within the front façade. It is one or two stories and has one or two open sides.

The Recessed Porch may be combined with a Terrace (25.05.110).



Key

--- Lot/Design Site Line Setback Line

B. Required Elements		
Width, Clear	8' min. ¹ ; 50% façade length, max.	A
Depth, Clear	6' min.; 10' max.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. ² ; 4' max.	D
Pedestrian Access	3' wide min.	E
Distance between Porch Elements and ROW/Design Site Line	5' min. ³	F

¹ Reduce to 6' min. when applied to Cottage Court Building Type (Section 25.04.070).

² Common entries may be set at grade per local and federal accessibility standards.

³ Outside porch steps may be located 2' min. from ROW.

C. Additional Requirements

Porch shall be engaged with the building on a minimum of two sides, open on at least one side, and have a roof.
Pedestrian access allowed at the front or end side of Porch.

25.05.060 Dooryard



Local example in the Eastside neighborhood



Local example in the Lower West neighborhood

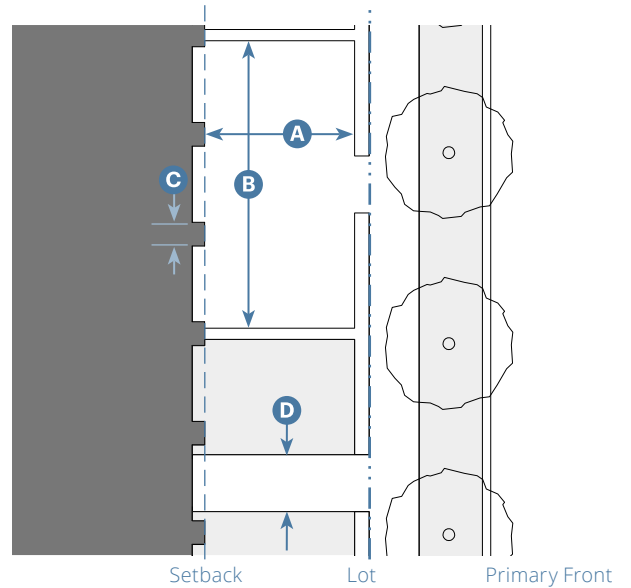
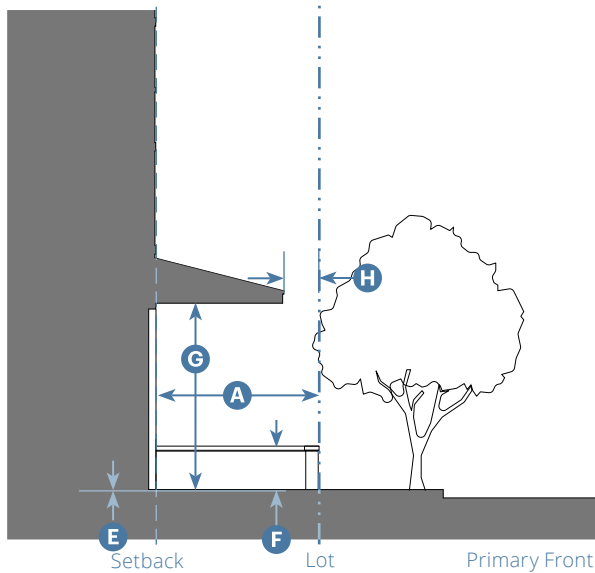


Local example in the East Beach neighborhood

A. Description

A Dooryard is a small private area between the right-of-way and the front façade. It is separated from the right-of-way and adjacent dooryards by a low wall or hedge and may be raised or at grade.

The Dooryard may be combined with a Stoop (25.05.070), Maker Shopfront (25.05.090), or Shopfront (25.05.100).



Key

--- Lot/Design Site Line - - - - - Setback Line

B. Required Elements

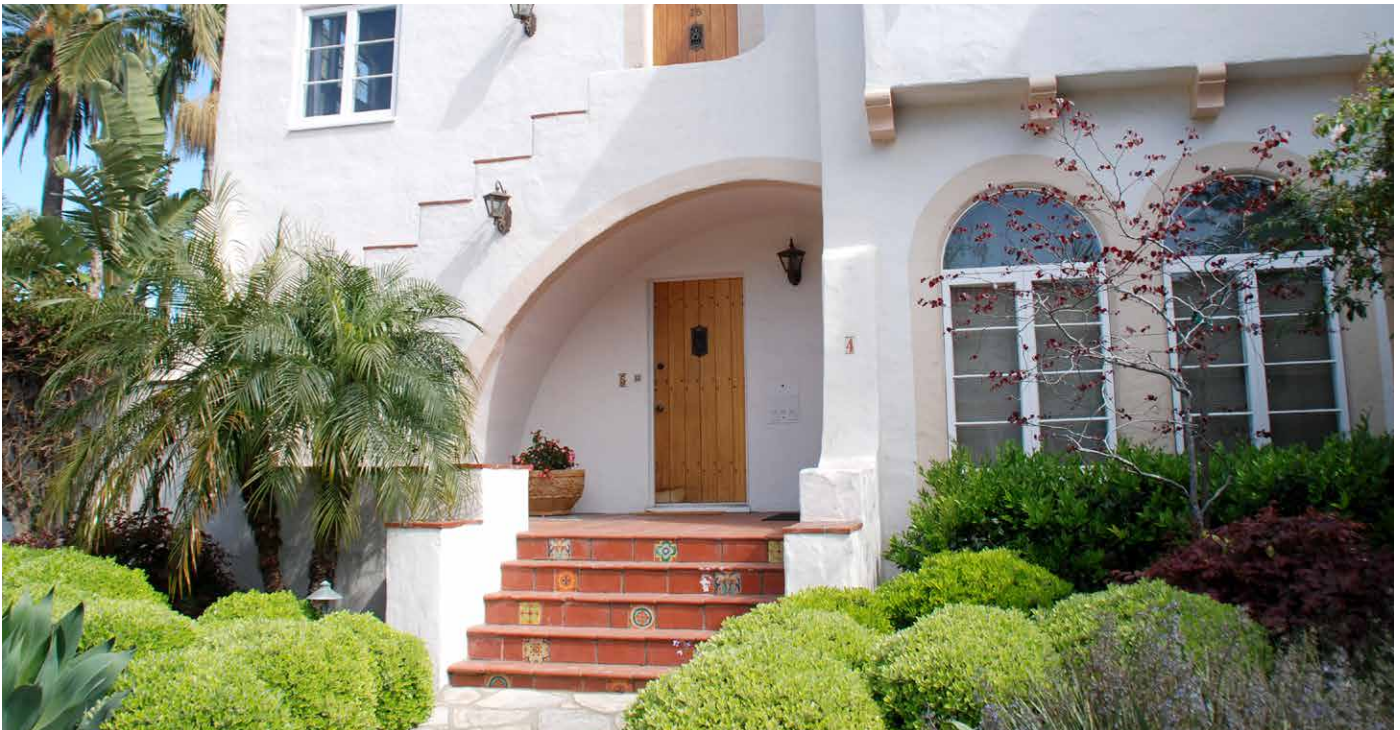
Depth, Clear	Minimum front setback A per zone, or 5' min., whichever is greater; 10' max.
Length, Clear	15' min.; 100% façade B length max.
Distance between Glazing	4' max. C
Pedestrian Access	3' wide min. D
Finish Level above Sidewalk	12" max. ¹ E
Height of Dooryard Fence/Wall	42" max. F
Vertical Clear Height	8' min. G
Distance Between Covered Entry and ROW/Design Site Line	2' min. H

¹ Common entries may be set at grade per local and federal accessibility standards.

C. Additional Requirements

Each Dooryard shall provide access to only one ground floor entry.
Dooryard shall include a covered entry.

25.05.070 Stoop



Local example in the West Beach neighborhood



Local example in the Lower Riviera neighborhood

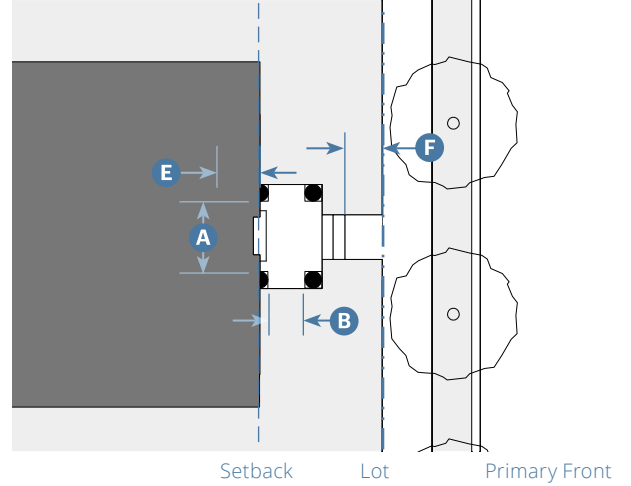
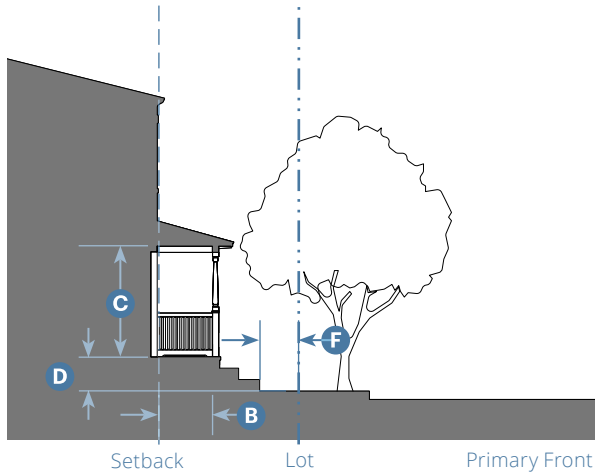


Local example in the Eastside neighborhood

A. Description

A Stoop is a small, covered entrance with a stair or ramp from the right-of-way to the unit entrance. It may be recessed or projecting.

The Stoop may be combined with a Dooryard (25.05.060) or Forecourt (25.05.080).



Key

--- Lot/Design Site Line Setback Line

B. Required Elements		
Width, Clear	4' min.; 10' max.	A
Projecting Stoop Depth, Clear	3' min.; 8' max.	B
Height, Clear	8' min.	C
Finish Level above Sidewalk	4' max.	D
Recessed Stoop, Depth	5' max.	E
Distance Between Stoop Stair and ROW/Design Site Line	3' min.	F

- C. Additional Requirements**
- Stairs are perpendicular or parallel to the building façade.
 - Stoop shall include a covered entry.
 - Gates are not allowed.
 - All doors shall face the street.

25.05.080 Forecourt



Local example in the Downtown neighborhood



Local example in the Oak Park neighborhood

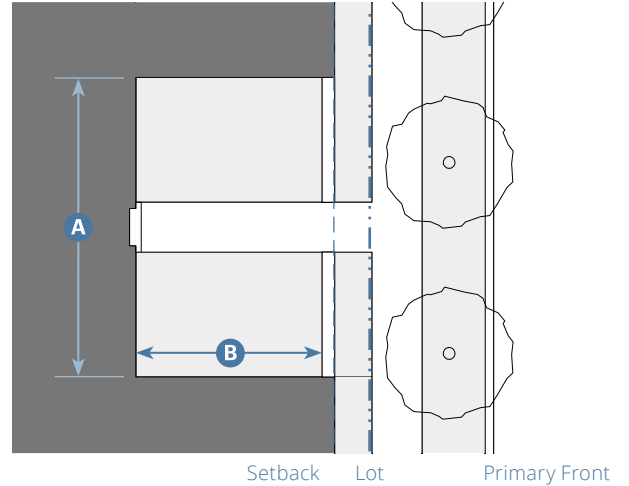
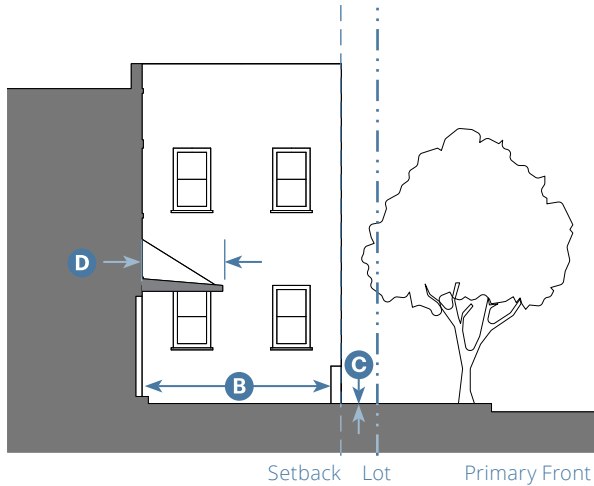


Local example in the West Beach neighborhood

A. Description

A Forecourt is embedded in the front façade to create an uncovered and shared space for a main building entrance or serving multiple unit entrances. It is open to the sky except for allowed encroachments and can include a low fence or wall that separates it from the right-of-way. The Forecourt is distinct from a Community Open Space (Plaza) in that it occurs only once per design site and may not overlap with a Plaza.

A Forecourt may be combined with a Stoop (25.05.070), Maker Shopfront (25.05.090), Shopfront (25.05.100), Terrace (25.05.110), or Arcade (25.05.130).



Key

- - - Lot/Design Site Line ····· Setback Line

B. Required Elements

Width, Clear	25' min. if 3 stories; 35' min. if 4 stories; 50' max.	A
Depth, Clear	15' min.; 50' max.	B
Finish Level above Sidewalk	12" max.	C
Along the ground floor of the Forecourt, the following are allowed to encroach a total of 1/3 of the Forecourt's width: Stoop, Shopfront, Maker Shopfront, or Arcade.		D

C. Additional Requirements

- Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
- A 42" max. height fence or wall is allowed, using materials consistent with the main building.
- The Forecourt is not required to be open to the public.
- The Forecourt is included in the length of façade required within or abutting the façade zone.

25.05.090 Maker Shopfront



Local example in the Lower State neighborhood



Local example in the Lower State neighborhood

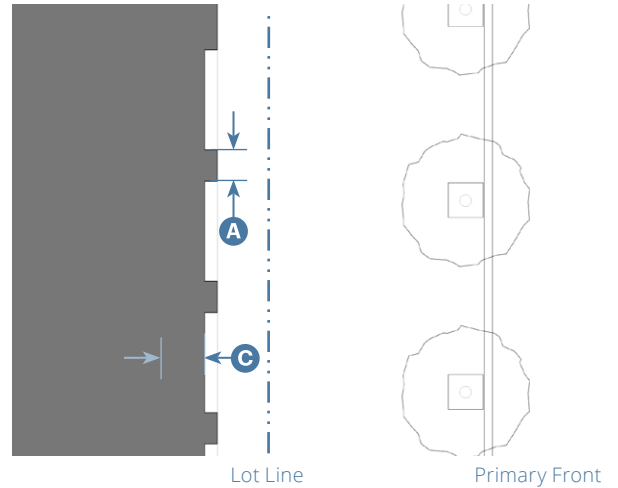
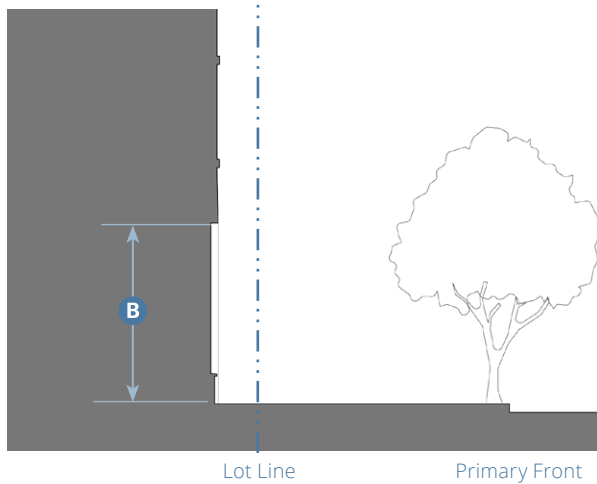


Local example in the Lower State neighborhood

A. Description

The Maker Shopfront is a nonresidential entrance from the right-of-way to the primary front or secondary front façade. It is intended for nonresidential uses to showcase their activity to pedestrians with large, transparent glazed areas. Alternatively, transparency can be accommodated with an overhead or sliding door.

A Maker Shopfront may be combined with a Dooryard (25.05.060), Forecourt (25.05.080), or Terrace (25.05.110).



Key

--- Lot/Design Site Line - - - - - Setback Line

B. Required Elements		
Distance between Glazing or Door	12' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	B
Depth of Recessed Entries	No max.	
Shopfront Base/Bulkhead	48" max.	C D

C. Additional Requirements
 The type is only allowed in the Contemporary Style Group. Overhead, folding, or sliding doors or operable windows that roll up and allow the space to open to the street are allowed.

25.05.100 Shopfront



Local example in the Downtown neighborhood



Local example in the Lower State neighborhood

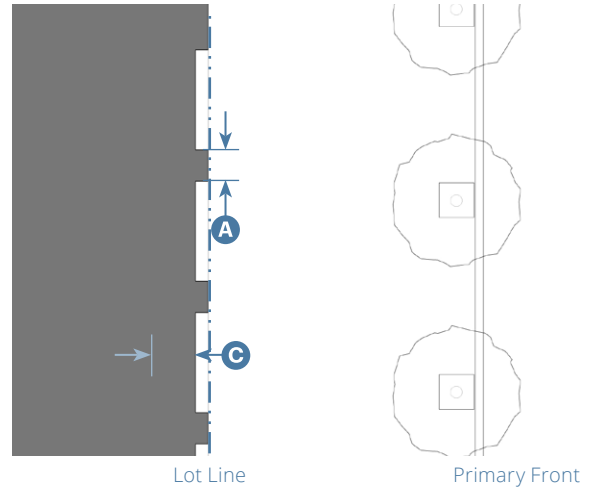
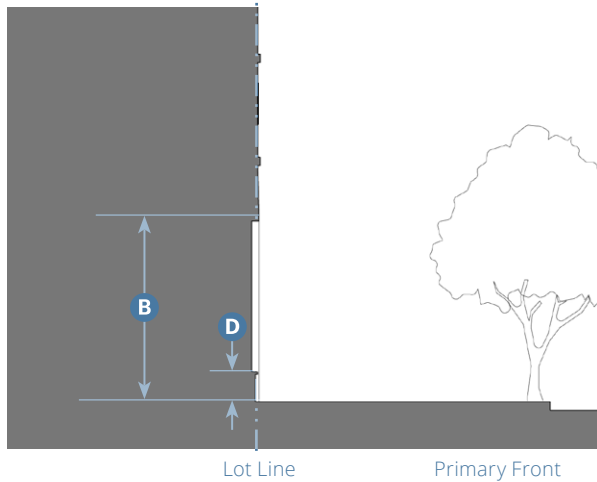


Local example in the Downtown neighborhood

A. Description

The Shopfront is a nonresidential entrance from the right-of-way to the primary front or secondary front façade. It is intended for nonresidential uses to show their activity to pedestrians with a high level of transparency through substantial glazing.

A Shopfront may be combined with a Dooryard (25.05.060), Forecourt (25.05.080), Terrace (25.05.110), Gateway (25.05.120), or Arcade (25.05.130).



Key

- - - Lot/Design Site Line - - - - - Setback Line

B. Required Elements

Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	B
Depth of Recessed Entries	5' max.	C
Shopfront Base/Bulkhead ¹	6" min.; 24" max.	D

¹ Not applicable to doors.

C. Additional Requirements

Operable doors and windows that do not roll up, but allow the space to open to the street, are allowed in compliance with Chapter 25.06 (Architectural Design).

25.05.110 Terrace



Local example in the Oak Park neighborhood



Local example in the Oak Park neighborhood

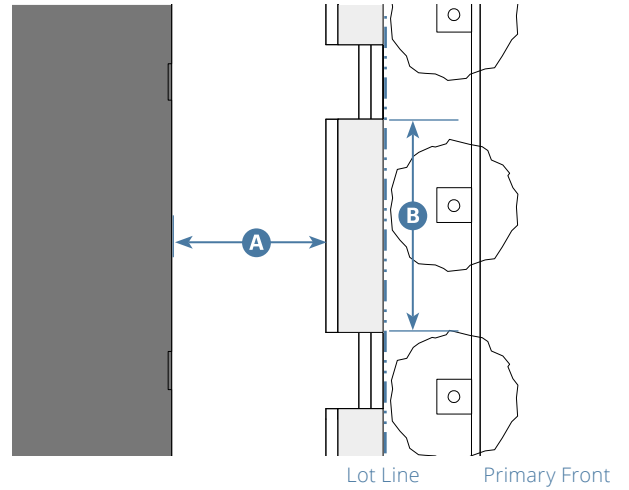
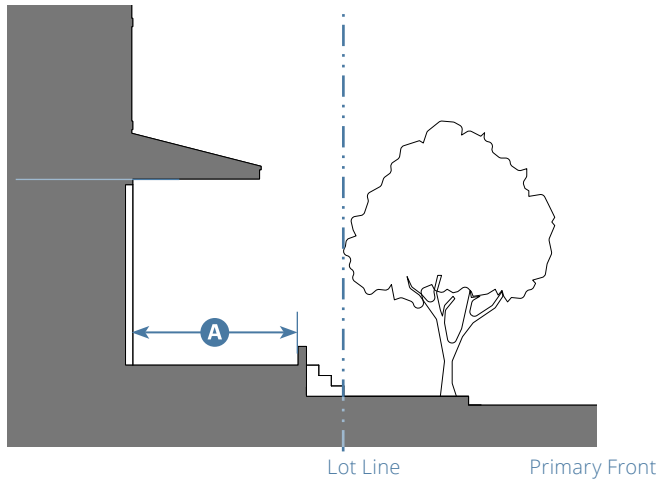


Local example in the Downtown neighborhood

A. Description

A Terrace is an elevated area abutting the right-of-way that provides pedestrian circulation to a main entrance along the primary front or secondary front façade or serving multiple unit entrances. It is accessible from the sidewalk corridor via stairs and ramps.

A Terrace may be combined with a Recessed Porch (25.05.050), Forecourt (25.05.080), Maker Shopfront (25.05.090), or Shopfront (25.05.100).



Key

- - - Lot/Design Site Line ····· Setback Line

B. Required Elements

Depth of Terrace	6' min. residential; A 10' min. nonresidential; 15' max.
Finish Level above Sidewalk	36" max.
Distance between Stairs	25' max. B

C. Additional Requirements

All nonresidential ground floor Shopfronts that front onto the Terrace shall be accessed from the Terrace.
A covered entry is allowed but not required.

25.05.120 Gateway



Local example in the East Beach neighborhood



Local example in the Upper East neighborhood

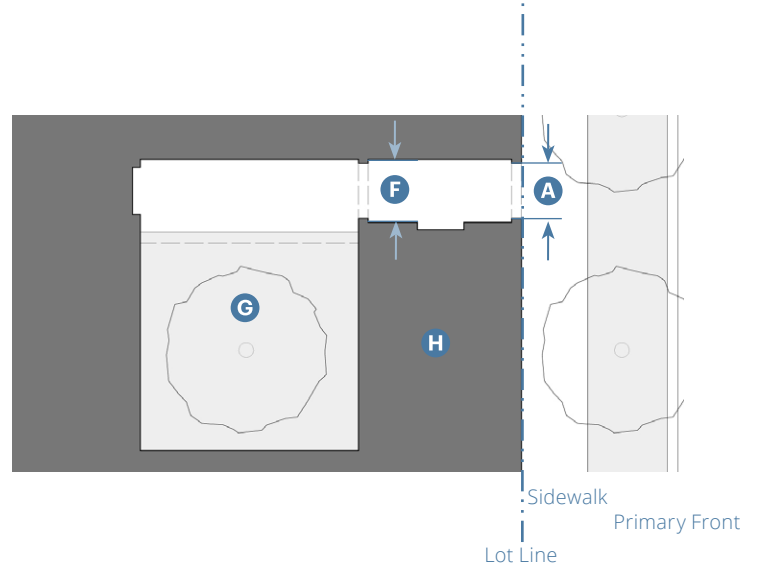
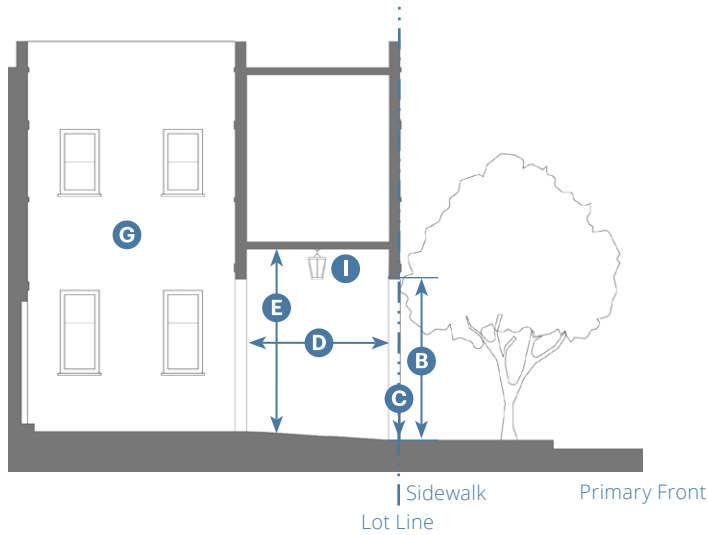


Local example in the Downtown neighborhood

A. Description

A Gateway links the right-of-way to an uncovered interior courtyard by way of a covered passage. Building entrances may occur in the interior courtyard or along the covered passageway.

A Gateway may be combined with a Shopfront (25.05.100).



Key

--- Lot/Design Site Line Setback Line

B. Required Elements		
Portal (into Passageway)		
Width, Clear	6' min.; 12' max.	A
Height, Clear	10' min.; 20' max.	B
Finish Level above Sidewalk	24" max.	C
Passageway (into Courtyard)		
Depth, Clear	10' min.; 40' max.	D
Height, Clear	10' min.; 20' max.	E
Width, Clear	6' min.	F
Courtyard		
As required by Section 25.04.130 (Large Courtyard). G		

C. Additional Requirements	
Occupiable space is required between the Courtyard H and right-of-way.	H
Lighting is required within the Gateway in compliance with Section 25.03.060 (Lighting).	I

25.05.130 Arcade



Local example in the Oak Park neighborhood



Local example in the Downtown neighborhood

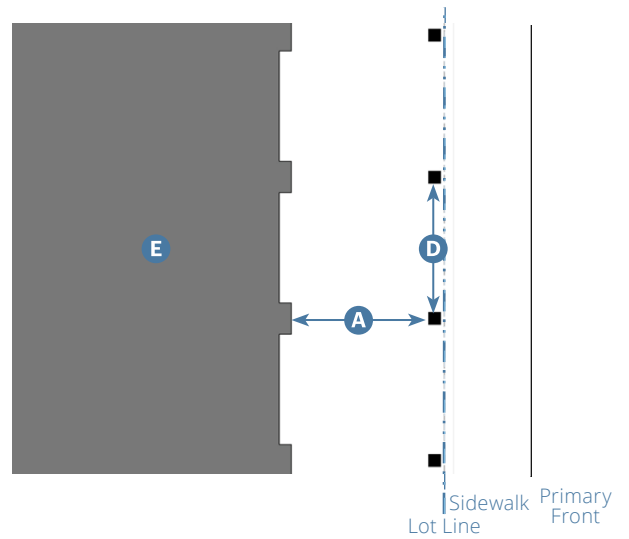
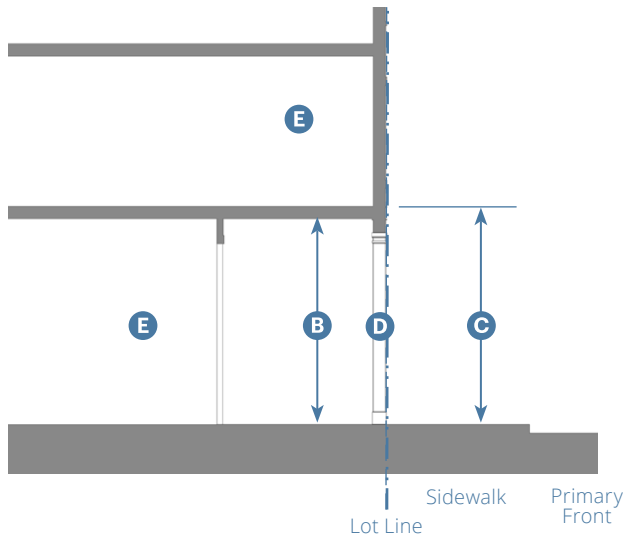


Local example in the Downtown neighborhood

A. Description

An Arcade is a recessed, one-story pedestrian circulation area provided at grade that is articulated with a colonnade or arches that span the majority of the façade. It provides access to the main entrance along the primary front or secondary front façade.

An Arcade may be combined with a Forecourt (25.05.080) or Shopfront (25.05.100).



Key

- - - Lot/Design Site Line
- Setback Line

B. Required Elements

Depth, Clear	10' min.; 20' max.	A
Ground Floor Height, Clear	12' min.	B
Height	1 story max.	C

Columns & Openings

Column Proportions (width to height)	1:4 min. ¹ ; 1:8 max.	D
Column Diameter	1' min.; 2'-6" max.	
Opening Proportions (width to height)	1:1.6 min.; 1:2 max.	
Spacing Between Columns	10'-0" min.; 15'-0" max. on center	

The distance from the top of the arch to bottom of the next structural floor plate above shall be greater than the width of any supporting column and less than the radius of any arch.

¹ 1:5 min. for columns expressed with entasis.

C. Additional Requirements

- Occupiable space **E**
- Arcades shall have a consistent depth across the entire primary front and/or secondary front façade.
- Arcades shall occupy at least 50% of façade on lots over 50 feet wide; no minimum for lots 50 feet wide or less.
- Lighting is required within the Arcade in compliance with Section 25.03.060 (Lighting).

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Chapter 25.06 Architectural Design

Sections:

25.06.010	Purpose
25.06.020	General Requirements
25.06.030	Quick Code Guide: Architectural Design Standards
25.06.040	Craftsman Style Group
25.06.050	Mediterranean Style Group
25.06.060	Contemporary Style Group

25.06.010 Purpose

This Chapter sets forth architectural design standards to further refine intended building form and physical character. The styles were created to be harmonious with Santa Barbara's distinctive built environment and were selected to represent the most prevalent existing architectural styles. The Architectural Styles Map requires certain styles in areas of the city including those that are highly visible to the public or adjacent to sensitive historic resources. These standards supplement the standards in Chapter 25.02 (Zones), Chapter 25.04 (Building Types), and Chapter 25.05 (Frontages).

25.06.020 General Requirements

- A. **Façades.** All façades shall be designed in compliance with the standards of this Chapter, Chapter 25.05 (Frontages) and Section 25.04.160 (Massing and Facade Composition).
1. Unless stated otherwise, all subsections within each architectural style group ('style') identified in this Chapter apply to all façades of a building, including primary front façades, secondary front façades, interior façades, and interior courtyard façades.
- B. **Architectural Styles.**
1. One architectural style shall be selected for each new building in compliance with Section 25.01.120 (Architectural Styles Map).
 2. Projects located in Historic Districts, Landmark Districts, or Potential Historic Districts are limited to the architectural styles required for that district, as described in either *Chapter 30.57 (Landmark District and Historic District Overlay Zone)*, or the *City's Historic Resource Design Guidelines*, as applicable. If an architectural style is required in a Historic District, Landmarks District, or Potential Historic District, but is not available in this Chapter, it is not allowed to be approved under this Title.
 3. Projects using styles not included in this Chapter are not allowed to be approved under this Title.
 4. The Industrial sub-style is limited to projects in the M-C Manufacturing Commercial or CO-CAR Coastal-Oriented Commercial, Arts, and Recreation base zones as shown on the Architectural Styles Map.
 5. All buildings on a single design site shall use the same style.

C. Elements.

1. Within each style, the standards for architectural elements apply to each architectural element wherever that element appears on a new building.
2. Individual element types (e.g., balconies, storefronts) or components (e.g., cornice, brackets) may be included or omitted on any given façade, but where included shall comply with the standards for the selected style, including the stated nominal dimensional standards.
3. Elements and components are required only where explicitly indicated.

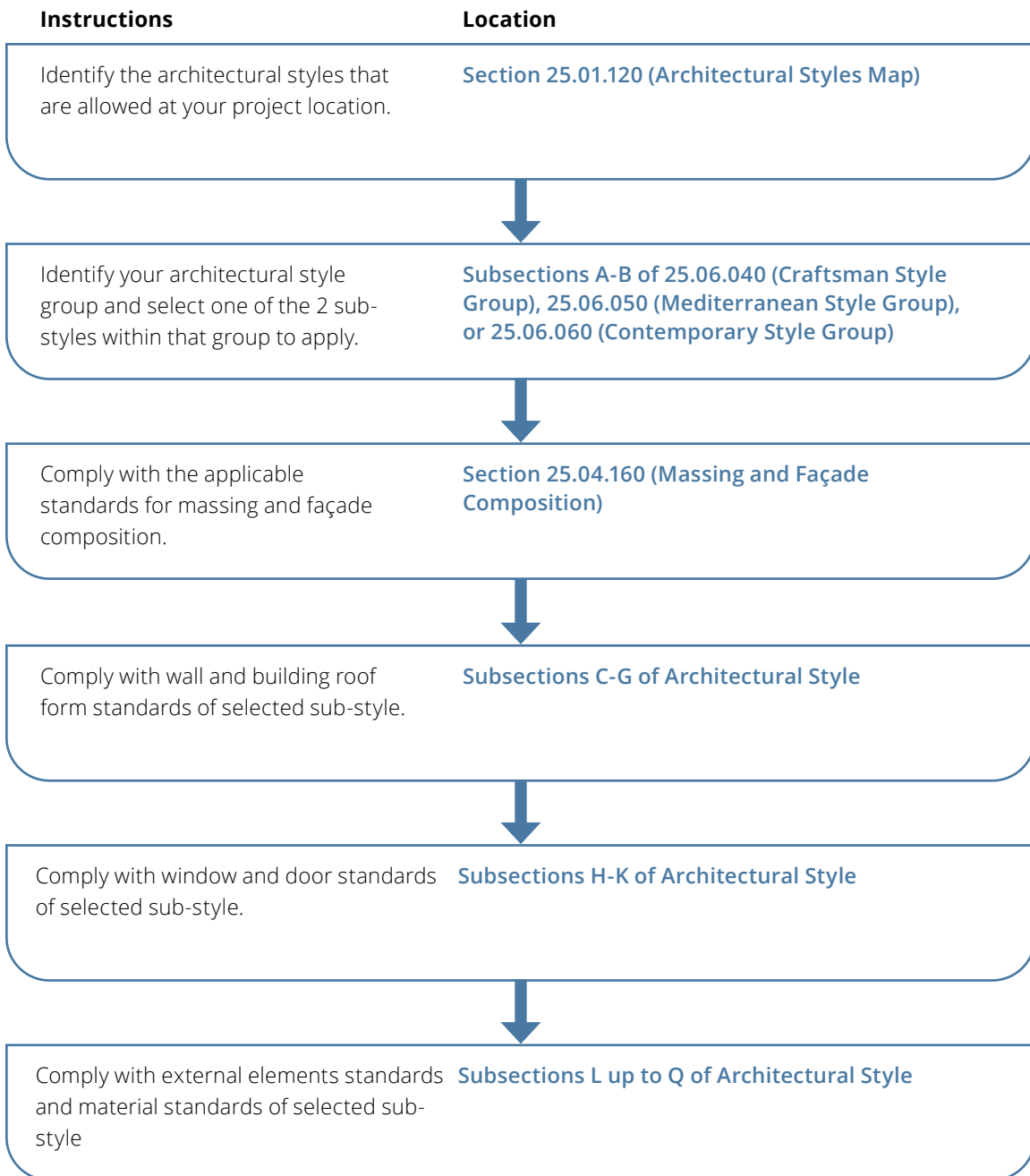
D. All Styles Requirements. The following standards apply to each architectural style group.

1. Walls.
 - (a) Structural expansion joints shall be concealed by placement, color selection, or use of façade plane change.
 - (b) Stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of two inches below finish grade.
 - (c) Wall flashing to be anodized or painted to match wall, trim, or other main color of the building.
2. Skylights.
 - (a) Skylights shall be curb or deck mounted in line with the roof pitch. Domed skylights are not allowed.
 - (b) Skylights shall not be publicly visible. Skylights may be screened by the building form, landscape, or parapet.
3. Windows
 - (a) Glazing divisions shall be positioned exterior to glass panes.
4. Dimensions. Lumber dimensions for trellises and carports are nominal.
5. Materials and Colors
 - (a) Wood and composite wood shall be stained, sealed, or painted.
 - (b) Where used, metal shall be painted or treated to prevent shiny or reflective finishes.
 - (c) Paint, textile, and metal colors shall be selected from the *Santa Barbara Guide: A Guide to Painting Buildings*.
 - (d) Wrought iron shall have a minimum one-half-inch cross section.

25.06.030 Quick Code Guide: Architectural Design Standards

Before you begin

Identify your zone. If you have not done this yet, go back to the Quick Code Guide: Development Standards (Section 25.01.130).



25.06.040 Craftsman Style Group



A. General Description

Craftsman Sub-Style

The Craftsman style emerged in the American west and was inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900s to the 1940s. Since that time, it has been adapted to multi-unit and mixed-use prototypes.

Cottage Sub-Style

Prevalent in the early 20th century, the Cottage style, like Craftsman, was influenced by the English Arts and Crafts movement and its affinity for pre-industrial models. In Santa Barbara, the Cottage style accommodates a range of primarily Northern European vernacular expressions. Windows, bay windows, balconies, porches, and materials are based on elements used in these traditions.



B. Character Description: Craftsman

- Massing of two and a half stories or less

- Low-pitched roofs with deep eaves and exposed rafter tails

- Horizontally proportioned openings made from ganged vertical windows

- Emphasis on natural-appearing materials, including composite wood shingles

- Asymmetrical composition with wall plane broken by projecting gable ends

- Wall plane broken by projecting and/or recessed elements

B. Character Description: Cottage

- Massing of two and a half stories or less

- Asymmetrical massing with front-facing gables

- Steeply-pitched shingle roof with low eaves; minimal projection at eave and rake

- Windows with evenly-spaced divided lites

- Stucco walls with or without half-timbering

- Mix of arched doors and square, though occasionally segmented arched, windows

Elements of Craftsman Style



Example Building Elevation: Craftsman

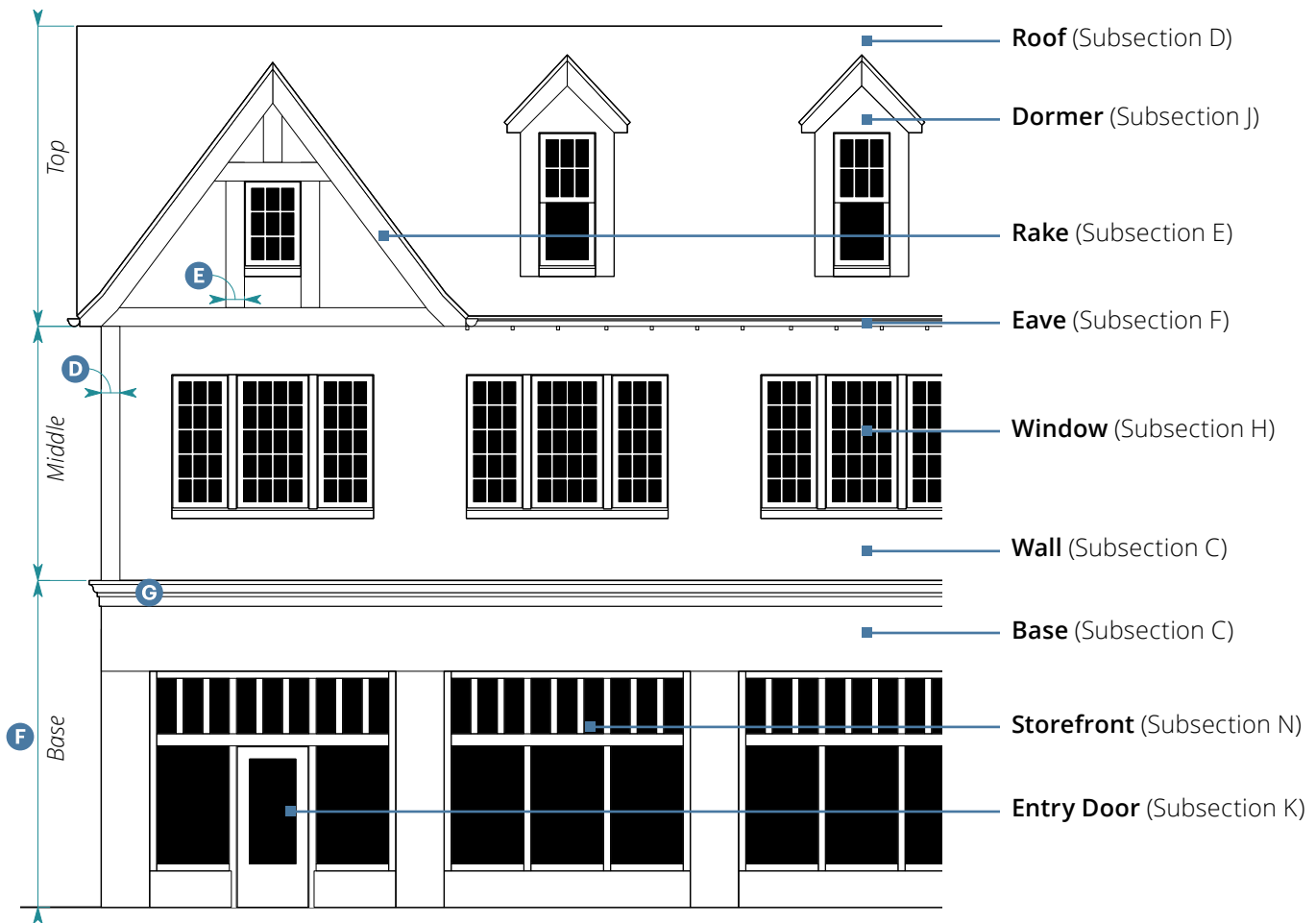
C.1 Wall: Craftsman	
Height Limitation	
Building Height	2.5 stories max.
Trim¹	
Width	6" min. A

¹Trim not required on portions of buildings where stucco, masonry, or stone is the primary wall material.

C.1. Wall: Craftsman (Continued)	
Base	
Height	1'-0" min.; 1 story max. B
Required	Projecting Profile/Molding C
Articulation	

Base is required for this sub-style.

Elements of Cottage Style



Example Building Elevation: Cottage

C.2. Wall: Cottage

Height Limitation

Building Height 2.5 stories max.

Trim²

Edge Trim Width 4" min. D

Half-Timbering Width 8" min. E

C.2. Wall: Cottage (Continued)

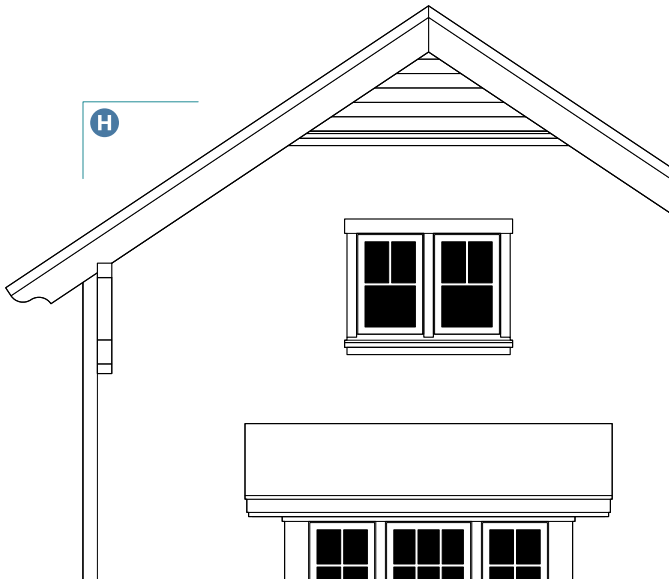
Base

Height 1 story max. F

Required Articulation Projecting Profile/Molding G

Base is not required for this sub-style.

²Trim not required on portions of buildings where stucco, masonry, or stone is the primary wall material.



Gable End Elevation

D.1. Building Roof: Craftsman

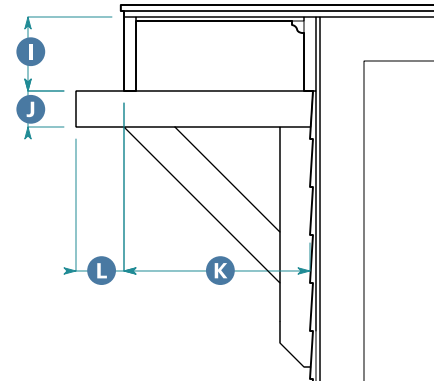
Roof Form	
Type	Gable, Hip, Shed ³
Pitch	3:12 min.; 8:12 max. (H)

³ High side of shed roof must terminate into wall.

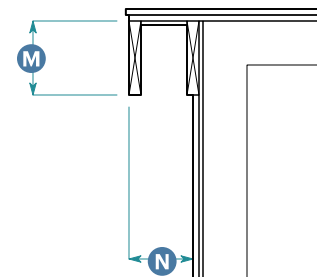
D.2. Building Roof: Cottage

Roof Form	
Type	Gable, Shed ⁴
Pitch	8:12 min. (H)

⁴ High side of shed roof must terminate into wall.



Rake Section: Craftsman with Bracket



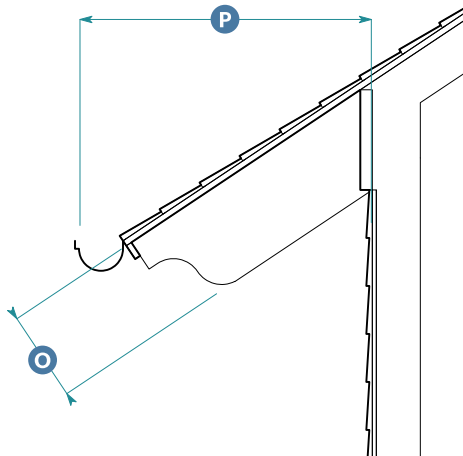
Rake Section: Cottage

E.1. Rake: Craftsman

Height		
Fascia	10" min.	(I)
Bracket Bracing Member	4" min.	(J)
Horizontal Projection		
To Fascia: Main Roof Form	1'-8" min. 3'-0" max;	(K)
To Fascia: Dormer	8" min. 1'-2" max;	(K)
Bracket Projection Beyond Fascia	No min.; 1'-0" max.	(L)

E.2. Rake: Cottage

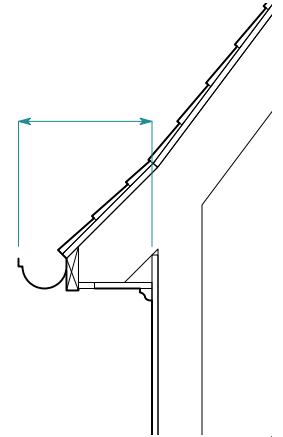
Height		
Fascia	8" min.	(M)
Horizontal Projection		
Projection to Fascia	8" min.	(N)



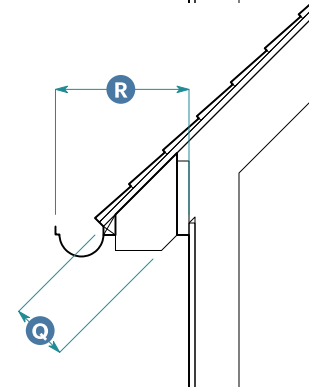
Open Eave Elevation: Craftsman

F.1. Eave: Craftsman			
Standards	Open Eave	Closed Eave	
Height			
Rafter	8" min.	N/A	O
Horizontal Projection⁵			
Main Roof Form	2'-6" min.	N/A	P
Dormer	8" min.	N/A	P

⁵Horizontal projection includes gutter, where occurs.



Closed Eave Elevation: Cottage



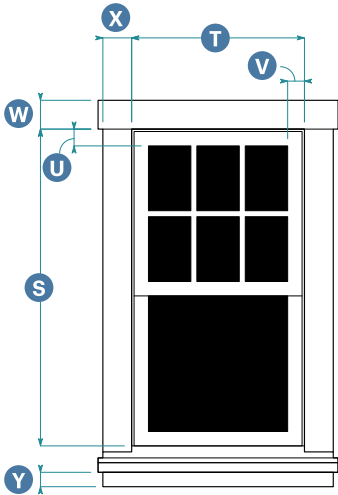
Open Eave Elevation: Cottage

F.2. Eave: Cottage			
Standards	Open Eave	Closed Eave	
Height			
Rafter	8" min.	N/A	Q
Horizontal Projection⁶			
Overall	1'-0" min.	1'-0" min.	R

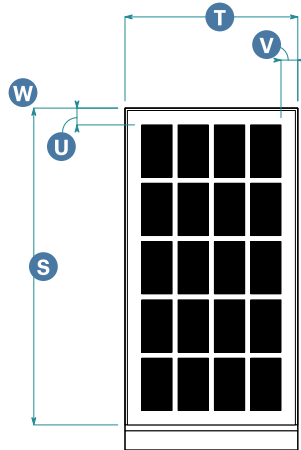
⁶Horizontal projection includes gutter, where occurs.

G. Parapet: All

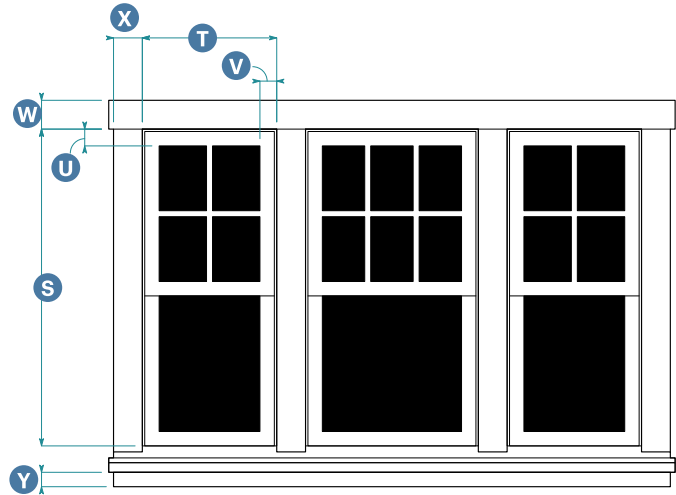
Flat roofs with parapets are not allowed in this style group. See Subsection E (Rake) and Subsection F (Eave) for standards applicable to sloped roofs.



Typical Window Elevation: Craftsman (Shown with 6 over 1 Glazing Division)



Typical Window Elevation: Cottage (Shown with 20 Parts Glazing Division)



Ganged Window Elevation: Craftsman with 4 over 1 and 6 over 1 Glazing Divisions

H. Windows: All

Opening Proportion, Height **S to Width **T****

Typical Window	
Ground Floor	2:1 min.
Typical Upper Floor	7:4 min.
Accent Window	
Rectangle	3:2 min. (2'-6" max. width)
Square	1:1 min. (3'-0" max. width)
Ganged Window	3:5 min.
Picture Window	6:5 min.
Dormer Window	7:4 min.

Window

Sash Widths		
Rail	2" min.	U
Stile	2" min.	V
Trim Widths ⁷		
Head	6" min.	W
Jamb	6" min.	X
Apron	3" min.	Y

H. Windows: All (Continued)

Window Frame Recess

Depth	2" min. from face of surround to face of sash
-------	---

Sill Projection

Depth	2" min. from face of surround
-------	-------------------------------

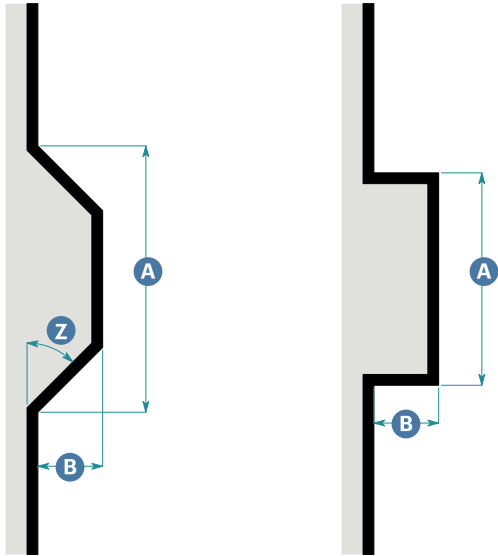
Pediment

Allowed	No
---------	----

Mullions

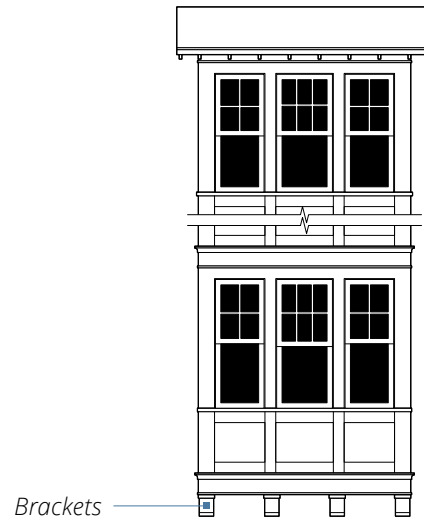
Mullions required between ganged windows.

⁷Trim required for windows only on buildings or parts of buildings with lap siding.



Bay Window Plan: Chamfered

Bay Window Plan: Square



Bay Window Elevation

H.1. Windows: Craftsman

Opening

Shape Rectangular

Window

Operation Double-Hung, Single-Hung, Awning, Casement, Fixed

Glazing Divisions 4 over 1, 6 over 1, or 10 over 1

Width of lites shall be no greater than their height.

H.2. Windows: Cottage

Opening

Shape Rectangular, Arched

Window

Operation Double-Hung, Single-Hung, Awning, Casement, Fixed

Glazing Divisions 6 parts min.;
24 parts max.

Width of lites shall be no greater than their height.

I. Bay Windows: All

Form

Type Square, Chamfered

Interior Angle for Chamfered Form 30 degrees min.; 55 degrees max. **Z**

Continuous horizontal articulation on building shall wrap bay window form.

Dimensions

Width 6'-0" min.; 12'-0" max. **A**

Depth 1'-0" min.; 4'-0" max. **B**

Bay window that does not extend to grade shall be supported on brackets.

Bay window form shall be vertically continuous from lowest bay window to highest bay window.

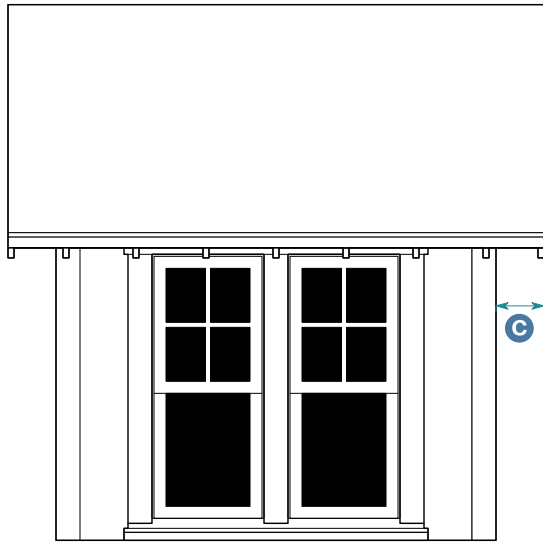
Allowed Cornice Treatments

Bay window stops below building eave (provide roof or cornice for bay window).

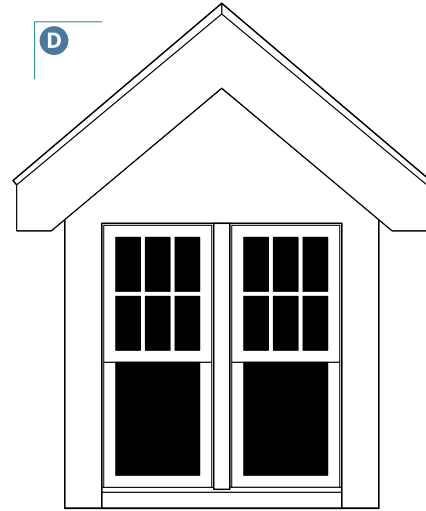
Corner Placement

At building corner, square bay window may be rotated 45 degrees.

When wrapping a corner, chamfered bay window may incorporate up to five faces instead of the typical three.



Dormer Elevation: Craftsman



Dormer Elevation: Cottage Shown with Gable Roof

J.1. Dormers: Craftsman

Roof Form

Type	Shed
Pitch	3:12 min.; 7:12 max.

Horizontal Projection

Rake	See Subsection E.1 (Rake) C for rake standards.
Eave	See Subsection F.1 (Eave) for eave standards.

Placement

Setback from Side Façade	3'-0" min.
Setback from Façade to Face of Dormer	1'-0" min.
Dormers shall not interrupt continuity of main building roof eave.	

Window

See Subsection H (Windows) for window standards.

J.2. Dormers: Cottage

Roof Form

Type	Gable, Hip
Pitch	6:12 min.; 10:12 max. D

Horizontal Projection

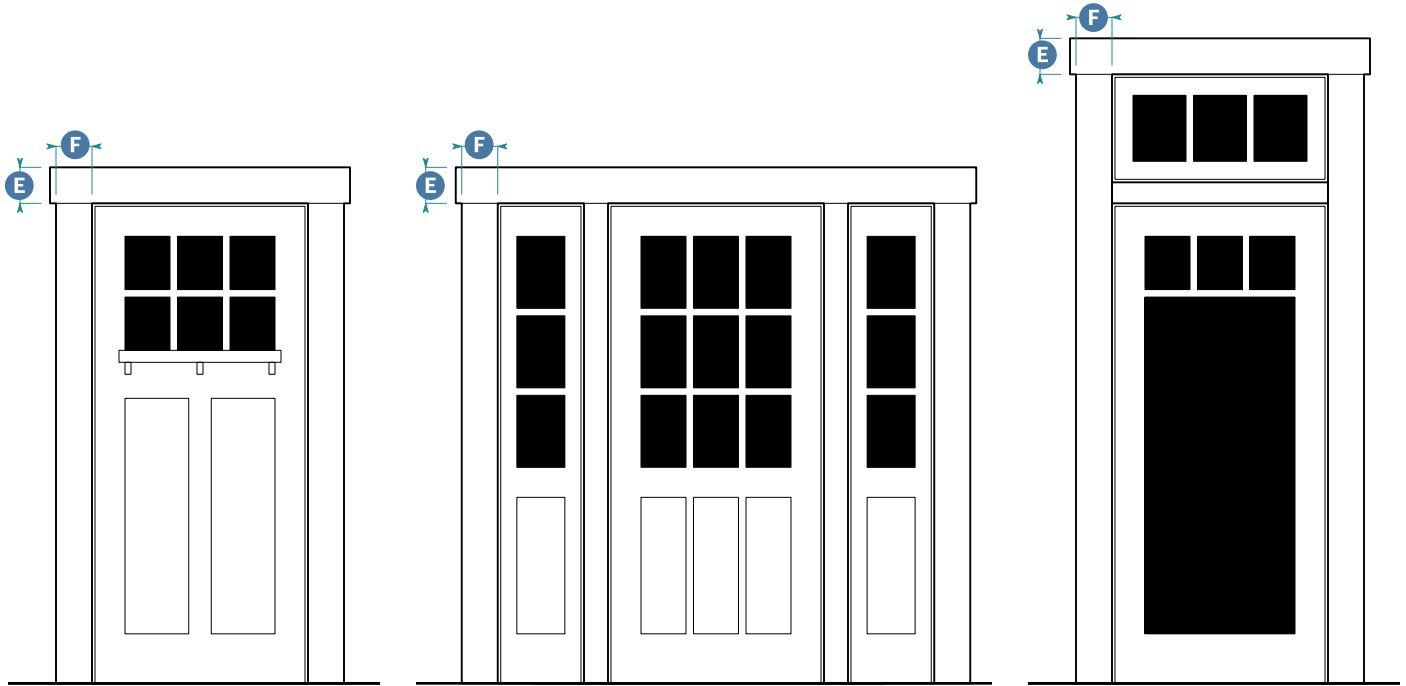
Rake	See Subsection E.2 (Rake) for rake standards.
Eave	See Subsection F.2 (Eave) for eave standards.

Placement

Setback from Side Façade	3'-0" min.
Setback from Façade to Face of Dormer	1'-0" min.
Dormers shall not interrupt continuity of main building roof eave.	

Window

See Subsection H (Windows) for window standards.



Vision Glass Door Elevation with Two Panels and Square Span

Half Glass Door Elevation with Three Panels and Sidelights

Full Glass Door Elevation with Transom: Craftsman

K.1. Entry Doors: Craftsman

Door

Number of Panels 2 min.⁸

Lite Types/Glazing Divisions

Vision Glass 3 parts min.

Half Glass 6 parts min.

Full Glass 3 parts min. over 1

Surround

Span Type Lintel

Head Width 6" min. **E**

Jamb Width 4" min. **F**

Glazed Openings

Transom Allowed

Sidelights Allowed

Placement

No portion of door shall be allowed within 1'-6" of outside corners of building.

Doors shall be centered along width of balconies and arches, where occurs.

⁸ Panels not required for full glass lite type.

K.2. Entry Doors: Cottage

Door

Number of Panels 2 min.⁹

Lite Types/Glazing Divisions

Vision Glass 4 parts min.

Half Glass 8 parts min.

Full Glass 16 parts min.

Surround

Span Type Lintel, Arch

Head Width 6" min. **E**

Jamb Width 4" min. **F**

Glazed Openings

Transom Allowed

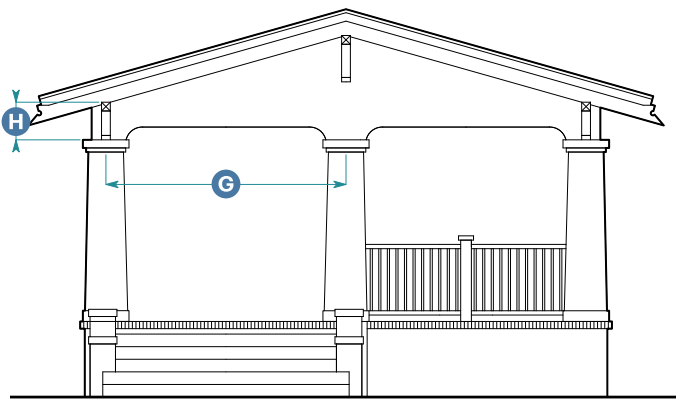
Sidelights Allowed

Placement

No portion of door shall be allowed within 1'-6" of outside corners of building.

Doors shall be centered along width of balconies and arches, where occurs.

⁹ Panels not required for full glass lite type.



One-Story Porch with Square Tapered Column and Capital Connection: Craftsman

L.1. Columns/Pilasters: Craftsman

Columns + Pilasters

Shape	Square, Square Tapered
Width/Diameter	9" min. each
Spacing	9'-6" min., 12'-0" max. on center G
Pedestal Height ¹⁰	3'-0" min.
Entablature/Beam Connection	Capital, Mortise and Tenon

Columns may be paired.
Columns must not span multiple stories.

Additional Features

Paneling	Allowed
Fluting	Not Allowed

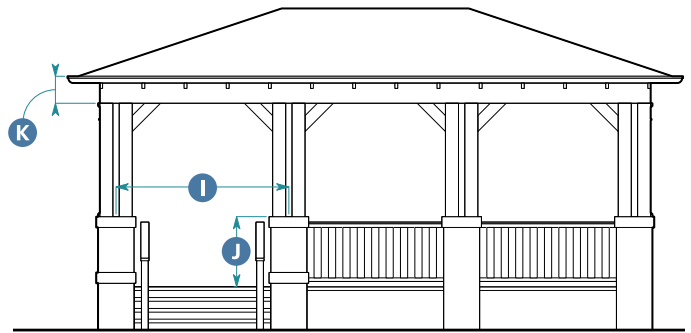
Entablature Height

Topmost Floor	1'-6" min. H
Intermediate Floor	10" min.

Guard/Railing

Allowed Types	Square, Flat Sawn
Width Between Posts	3'-0" min. on center

¹⁰ Pedestal may be omitted.



One-Story Porch with Paired Square Columns on Pedestals and Mortise and Tenon Connection: Cottage

L.2. Columns/Pilasters: Cottage

Columns + Pilasters

Shape	Square
Width/Diameter	6" min. each
Spacing	8'-0" max. on center I
Pedestal Height ¹¹	3'-0" min. J
Entablature/Beam Connection	Capital, Mortise and Tenon

Columns may be paired.
Columns must not span multiple stories.

Additional Features

Paneling	Allowed
Fluting	Not Allowed

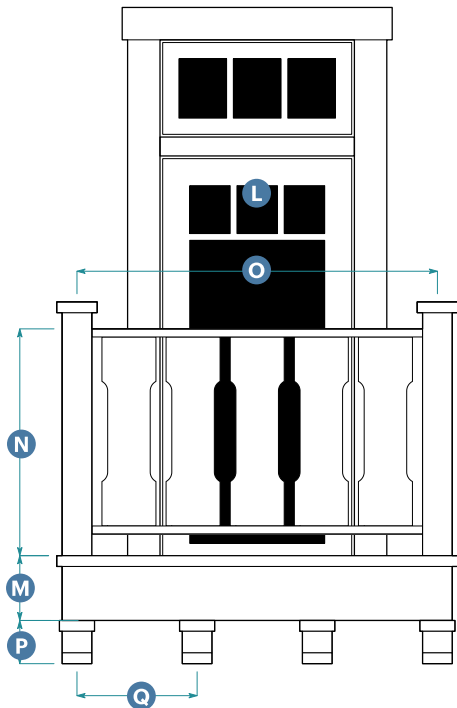
Entablature

Topmost Floor	1'-6" min. K
Intermediate Floor	10" min.

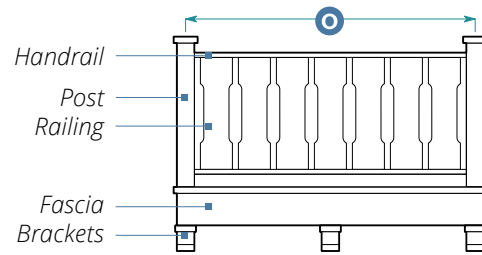
Guard/Railing

Allowed Types	Square, Flat Sawn
Width Between Posts	3'-0" min. on center

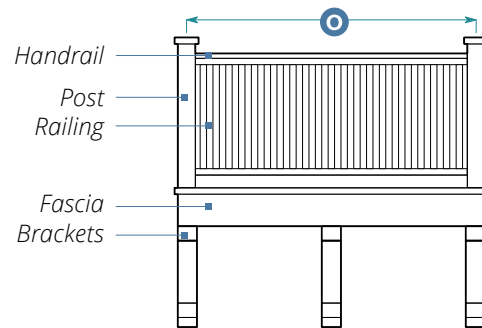
¹¹ Pedestal may be omitted.



Juliet Balcony with Flat Sawn Railing, Front Elevation



Occupiable Balcony with Flat Sawn Railing, Front Elevation



Occupiable Balcony with Square Railing, Front Elevation

M. Balconies: All

Allowed Types

Type 1 - Juliet Balcony

Inward-swinging door with full glazing required	L
Base Height	3" min. M
Base Projection	4" min.; 2'-0" max.

Type 2 - Occupiable Balcony

Clear Depth	6'-0" min.
Area	48 sq. ft. min.
Recess into Façade	4'-6" max.
Overall Width	10'-0" max.

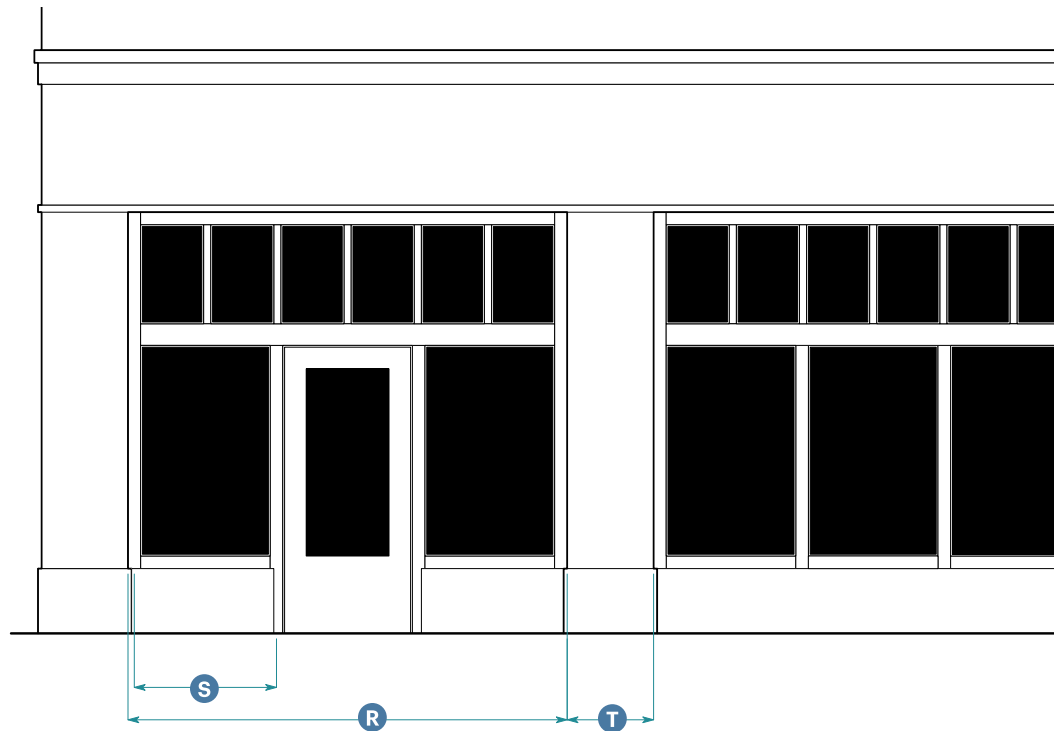
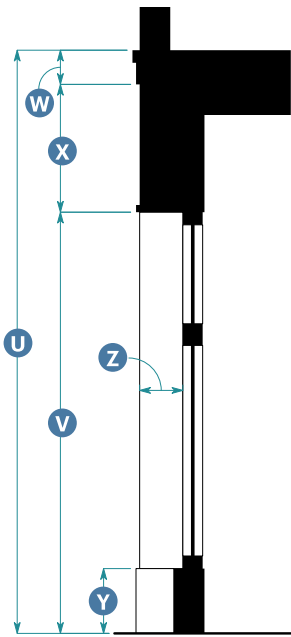
M. Balconies: All (Continued)

Guard/Railing

Allowed Types	Square, Flat Sawn
Height	Per Building Code N
Width Between Posts	3'-0" min. on center O

Brackets/Supports

Allowed Types	Brackets, Cantilevered Beams
Depth	80% of projection depth at bracket, min.
Height	50% of bracket depth, min. P
Spacing	6'-0" on center, max. Q



Storefront Section

Storefront Elevation

N. Storefronts: All

Width

Storefront Module ¹²	10'-0" min.; 25'-0" max.	R
Display Window	3'-0" min.; 6'-0" max.	S
Distance Between Storefront Modules	1'-0" min.; 6'-0" max.	T

Height

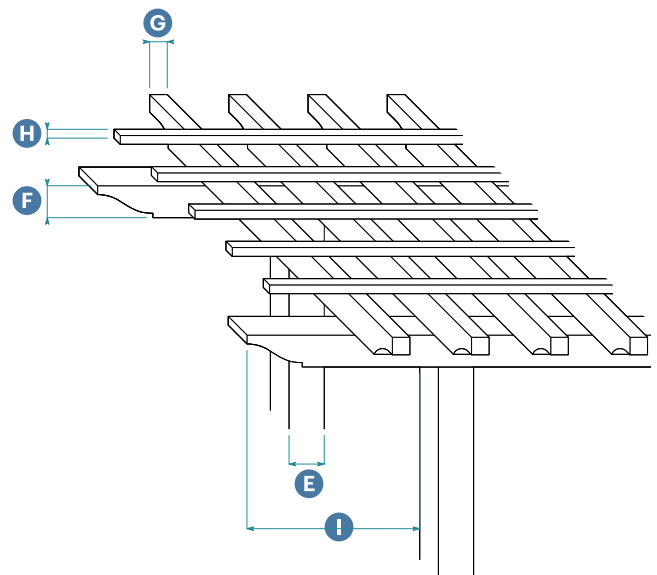
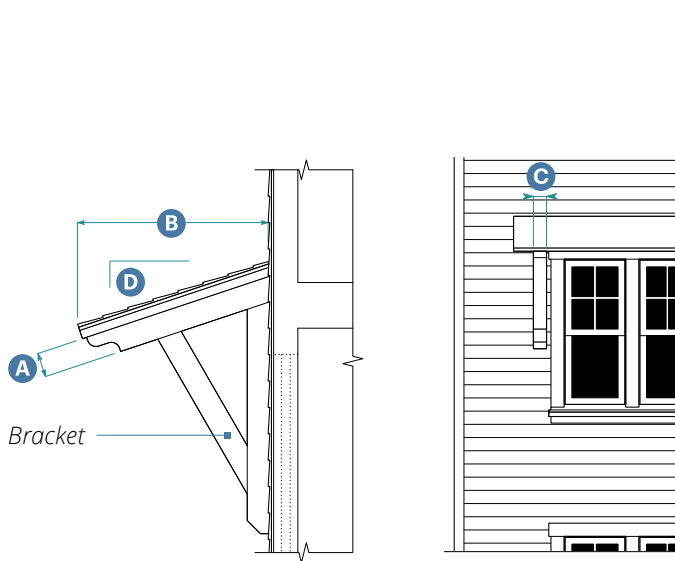
Overall	13'-0" min.	U
Head Height	10'-0" min.	V
Cornice	10" min.	W
Signage Band	1'-6" min.	X
Bulkhead	1'-0" min.; 2'-0" max.	Y

Horizontal Recess

Depth	6" min.; 1'-0" max. ¹³	Z
Bulkhead shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

¹² May be expressed as a pilaster. See Subsection L (Columns/Pilasters)

¹³ No max. depth for residential entries.



Awning Section: Craftsman

Awning Elevation: Craftsman

Trellis Diagram

O. Awning: All		
Awning		
Eave Height	6" min.	A
Horizontal Projection ¹⁴	3'-0" min.	B
Required Support Elements	Brackets	
Bracket Width	4" min.	C
Roof Pitch	3:12 min.	D

¹⁴ Horizontal projection includes gutter, where occurs.

P. Trellises and Carports: All		
Dimensions		
Post	8" x 8" min.	E
Main and Cross Beam	4" x 8" min. ¹⁵	F
Rafter	2" x 4" min.	G
Purlin or Lattice	2" x 2" min.	H
Overhang		I
Beams	3'-0" max.	
Purlin or Lattice	2'-0" max.	
Trellis	1'-6" max.	

¹⁵ Paired 2" x 8" members are allowed when placed on both sides of the supporting posts.

Q.1. Materials: Craftsman	
Element	Allowed Materials
Building Walls	
Cladding	Shingle or lap siding (wood, composite wood, fiber cement), stucco
Base or Foundation	Stucco, stone, cast stone, colored or painted concrete
Roof and Roof Elements	
Roofing	Shingles (composite wood, slate, dimensional or luxury asphalt shingles to mimic the look of wood or slate); standing seam metal (black, white, or reflective metal finishes are prohibited)
Rake and Eave	Wood, composite wood
Cornice	Wood, composite wood
Brackets	Wood, composite wood, fiberglass
Gutter	Half-round copper, metal
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Wood, composite wood, fiber cement
Entry Door	Wood, composite wood, aluminum-clad wood, fiberglass
Window Frames	Wood, aluminum-clad wood
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door ¹⁶	Wood, composite wood, fiberglass
Balconies	
Post, Handrail, Fascia, and Support Members	Wood, composite wood, solid metal
Railing	Wood, composite wood, metal
Porches	
Columns	Wood, composite wood, sandstone, metal
Railing	Wood, composite wood, solid metal

Q.1. Materials: Craftsman (Continued)	
Element	Allowed Materials
Storefronts	
Storefront Module	Wood, composite wood, metal, fiberglass
Storefront Base (Bulkhead)	Wood, brick, stone, tile, fiber cement
Chimneys	
Cap	Copper, steel
Body	Brick, stone, cast stone (including veneers of any of the above)
Exterior Building Lighting	
Body and Mount	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Stairs and Ramps	
Treads and Risers	Wood, composite wood, stucco, brick, stone
Handrails	Wood, composite wood, stucco, stone, wrought iron, metal
Trellises and Carports	
Spanning Members	Wood, composite wood
Trellis Posts	Wood, composite wood
Carport Support Posts	Wood, composite wood, stucco
Trash Enclosure	
Walls	Wood, composite wood, stucco
Fences and Hedges	
Walls	Stucco, brick, stone (faux manufactured stone veneer is prohibited), concrete block (coated and painted or pigmented to match the main building)
Fences ¹⁷	Wood, composite wood, wrought iron, metal, chain link (vinyl-coated black or green)

¹⁶ Metal roll up doors are allowed only if not publicly visible.

Metal security grilles are allowed for parking structures.

¹⁷ Publicly visible fences may not be chain link unless screened with vines.

Q.2. Materials: Cottage

Element	Allowed Materials
---------	-------------------

Building Walls

Cladding	Wood, composite wood, stucco, brick, stone, fiber cement
Base or Foundation	Stucco, brick, stone, cast stone, colored or painted concrete

Roof and Roof Elements

Roofing	Shingles (composite wood, slate, dimensional or luxury asphalt shingles to mimic the look of wood or slate)
Rake and Eave	Wood, composite wood
Cornice	Wood, composite wood
Brackets	Wood, composite wood, fiberglass
Gutter	Half-round copper, metal

Windows, Bay Windows, and Entry Doors

Trim or Surround	Wood, composite wood, fiber cement
Entry Door	Wood, composite wood, aluminum-clad wood, fiberglass
Window Frames	Wood, aluminum-clad wood
Glazing	Clear glass; shall not be tinted, mirrored, or colored

Garages

Garage Door ¹⁸	Wood, composite wood, fiberglass
---------------------------	----------------------------------

Balconies

Post, Handrail, Fascia, and Support Members	Wood, composite wood, solid metal
Railing	Wood, composite wood, metal

Porches

Columns	Wood, composite wood, metal, fiberglass
Railing	Composite wood, wood, solid metal

Storefronts

Storefront Module	Wood, composite wood, metal
Storefront Base (Bulkhead)	Wood, stucco, brick, fiber cement

Q.2. Materials: Cottage (Continued)

Element	Allowed Materials
---------	-------------------

Chimneys

Cap	Copper, steel
Body	Brick, stone, cast stone (including veneers of any of the above)

Exterior Building Lighting

Body and Mount	Wrought iron, metal
Shield	Clear, translucent, punched, louvers

Stairs and Ramps

Treads and Risers	Wood, composite wood, stucco, brick, stone
Handrails	Wood, composite wood, stucco, stone, wrought iron, metal

Trellises and Carports

Spanning Members	Wood, composite wood
Trellis Posts	Wood, composite wood
Carport Support Posts	Wood, composite wood, stucco

Trash Enclosure

Walls	Wood, composite wood, stucco
-------	------------------------------

Fences and Hedges

Walls	Stucco, brick, stone (faux manufactured stone veneer is prohibited), concrete block (coated and painted or pigmented to match the main building)
Fences ¹⁹	Wood, composite wood, wrought iron, metal, chain link (vinyl-coated black or green)

¹⁸ Metal roll up doors are allowed only if not publicly visible. Metal security grilles (including roll up function) are allowed for parking structures.

¹⁹ Publicly visible fences may not be chain link unless screened with vines.

25.06.050 Mediterranean Style Group



A. General Description

Spanish Colonial Revival Sub-Style

The Spanish Colonial Revival style is a reflection of Santa Barbara's Spanish architectural tradition. The sub-style adheres to simple building massing, the impression of traditional masonry construction, prominence of clay tile roof forms, and craftsmanship with an emphasis on raw materials.

Italian Mediterranean Sub-Style

While similar to the Spanish Colonial Revival style in terms of cladding and materials, the Italian Mediterranean style is expressed through the symmetrical and formal composition of openings, the cornice detailing at rakes and eaves, and the types of columns and pilasters used.



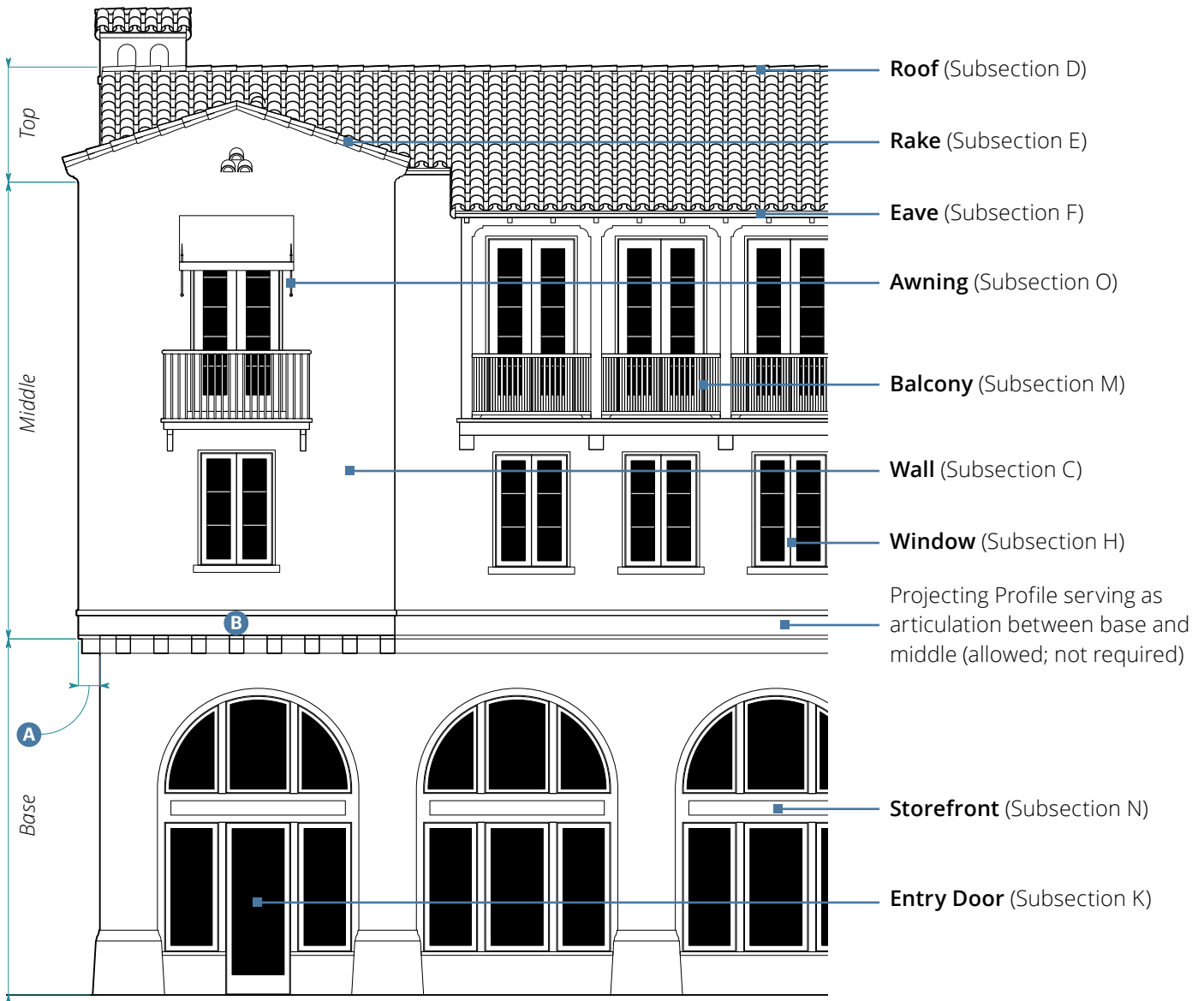
B.1. Character Description: Spanish Colonial Revival

- Flat roofs or low-pitched gabled and/or hipped roofs, often stepped and with simple eave and cornice details
- Red cap-and-pan, terra-cotta clay roof tile installed with a scattered field pattern, random mortar lifts, and selectively placed booster tile
- Flat, rectilinear wall plane with symmetrical or asymmetrical compositions of vertically proportioned punched openings without trim
- Stucco as primary façade material with stucco or wood attached elements, and decorative tile at surrounds/stairs
- Architectural details and materials display influence of Spanish and Moorish architecture
- Ornamental elements, such as chimneys, vents, and gutters

B.2. Character Description: Italian Mediterranean

- Low-pitched hipped roofs clad in red tile with boxed eaves, often bracketed
- Flat, rectilinear wall plane with vertically proportioned punched openings without trim
- Stucco as primary façade material with stucco, wood, or metal attached elements
- Formal and/or symmetrical composition of doors and windows
- Use of classical orders, including columns and pilasters, to accentuate entrances and openings

Elements of Spanish Colonial Revival Style



Example Building Elevation: Spanish Colonial Revival

C. Wall: All

Base

Base is not required for this style group.

C. Wall: All (Continued)

Wall Projections

Wall projections are allowed, but not required.

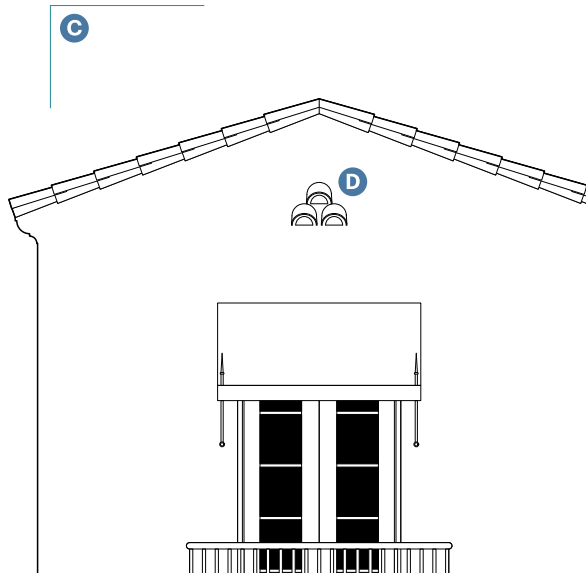
Depth 1'-0" min. **A**

Provide lintel for full width of projection. **B**

Elements of Italian Mediterranean Style

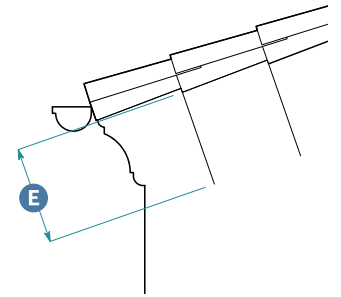


Example Building Elevation: Italian Mediterranean

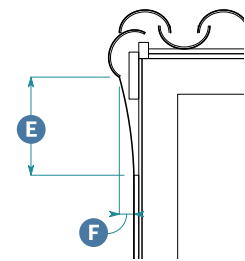


Gable End Elevation

D. Building Roof: All		
Standards	Sloped Roof	Flat Roof
Roof Form		
Type	Gable, Hip, Shed ¹	Flat ^{2,3}
Pitch	3:12 min.; 6:12 max.	N/A
Applicable Subsections		
E. Rake	Applies	N/A
F. Eave	Applies	N/A
G. Parapet	N/A	Applies
Roof Tile Installation Standards		
Starter course shall be double tiled, min.		
Unpigmented mortar required at birdstops, hips, and ridges.		
Attic Vents		
Placement	Centered within gable	

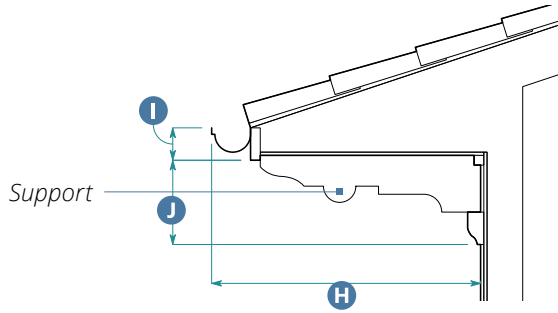


Rake Elevation (with Ornamental Scored Scallop Pattern)

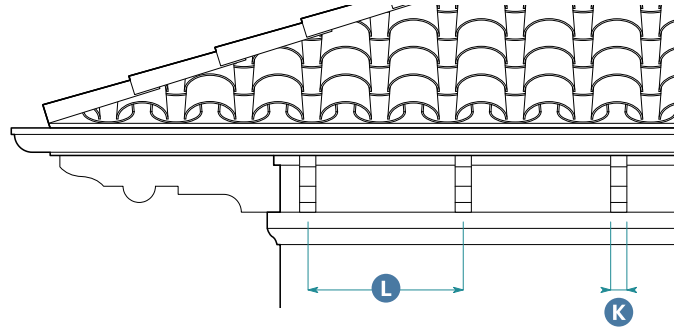


Rake Section (with Ornamental Scored Scallop Pattern)

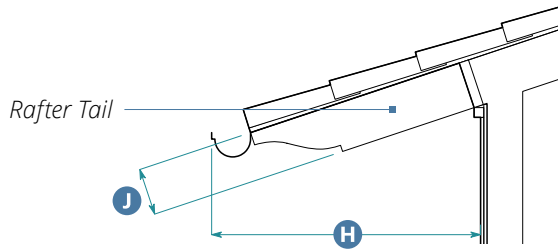
D. Building Roof: All (Continued)		
¹ High side of shed roof must terminate into wall.		
² Flat roof parapets that are publicly visible cannot exceed 25% of the building length, or 25' max., whichever is greater.		
³ In the El Pueblo Viejo Landmark District, flat roof parapets cannot be publicly visible.		
E. Rake: All		
Allowed Ornament ⁴		
Height	1'-0" min.	
Projection to Rake Tile	3" min.	
⁴ Scored scallop pattern shall align with tile breaks, where occurs.		



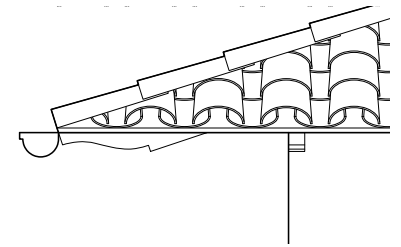
Returned Eave Section: Italian Mediterranean



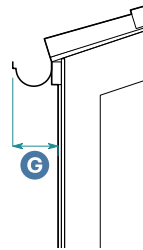
Returned Eave Elevation: Italian Mediterranean



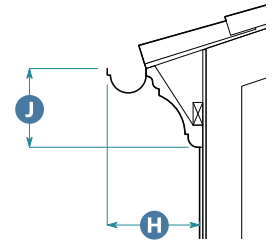
Open Eave Section: Italian Mediterranean



Open Eave Elevation: Italian Mediterranean



Closed Eave Section: Spanish Colonial Revival



Closed Eave Section: Italian Mediterranean

F.1. Eave: Spanish Colonial Revival			
Standards	Closed	Open	Returned
Horizontal Projection⁵			
Overall	3" min.	N/A	N/A

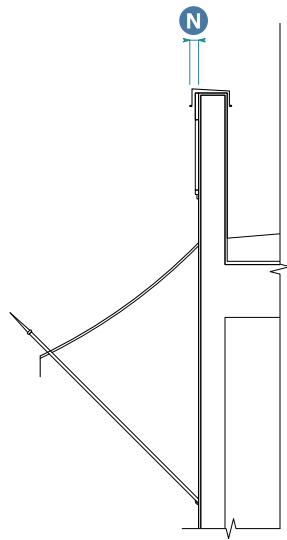
⁵Horizontal projection includes gutter.

F.2. Eave: Italian Mediterranean			
Standards	Closed	Open	Returned
Horizontal Projection⁶			
Overall	1'-0" min.	3'-0" min.	2'-6" min.

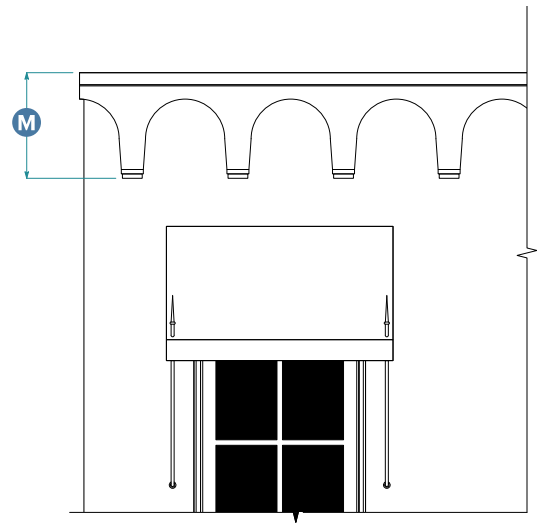
Fascia/Cornice Molding			
Height	1'-0" min.	N/A	6" min.

Allowed Rafter Tails and Supports			
Type	N/A	Shaped, Plumb Cut	Shaped
Height	N/A	8" min.	1'-0" min.
Width	N/A	3" min.	3" min.
Spacing	N/A	2'-0" max. on center	2'-0" max. on center
Placement	N/A	Below decking	Below fascia

⁶Horizontal projection includes gutter.



Parapet Section: Spanish Colonial Revival

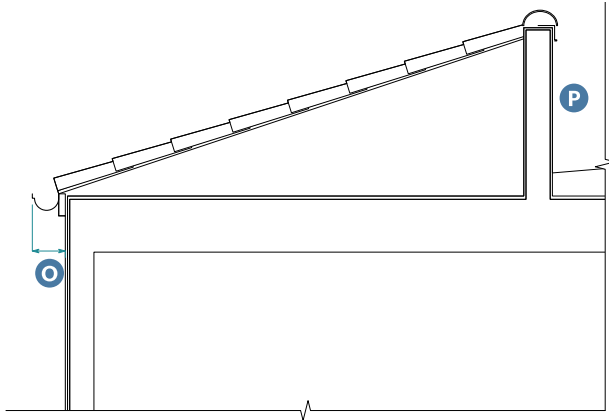


Parapet Elevation: Spanish Colonial Revival

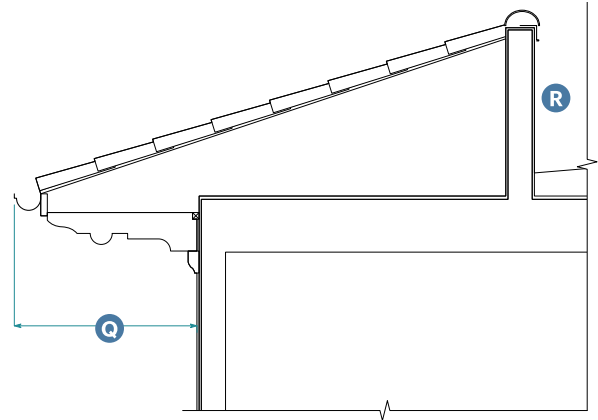
G. Parapet: All

Allowed Ornament

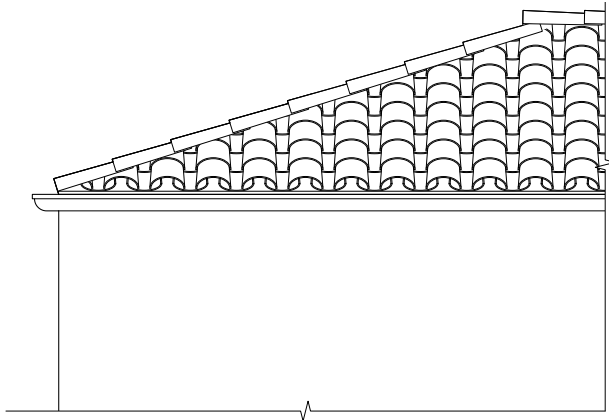
Type	Wall Moulding at Top of Parapet	
Height	2'-0" max.	M
Projection	1'-0" max.	N
Placement	Continuous with Parapet Cap	



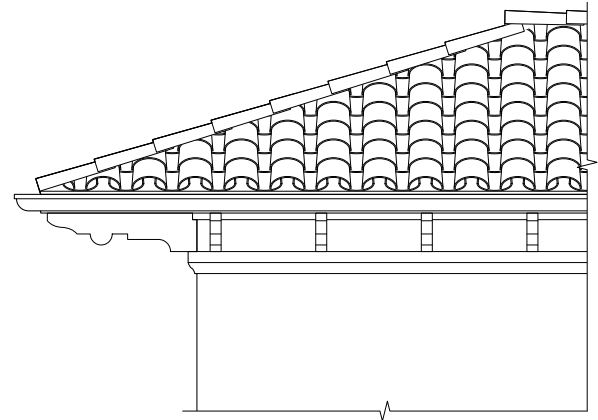
Sloped Roof Parapet Section: Spanish Colonial Revival



Sloped Roof Parapet Section: Italian Mediterranean



Sloped Roof Parapet Elevation: Spanish Colonial Revival



Sloped Roof Parapet Elevation: Italian Mediterranean

G.1. Parapet: Spanish Colonial Revival

Sloped Roof with Parapet

Eave Projection See Subsection F.1 (Eave) for eave standards. O

Parapet Height 2'-6" min. P

Sloped roof shall extend to reach full height of parapet.

Sloped roof portion shall comply with all standards applicable to sloped roofs in Subsection D (Building Roof).

G.2. Parapet: Italian Mediterranean

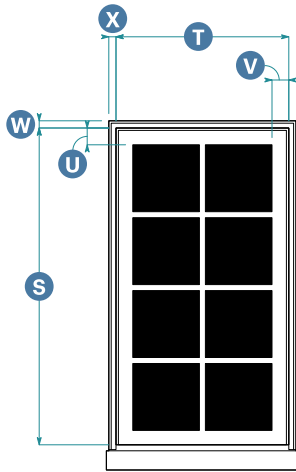
Sloped Roof with Parapet

Eave Projection, Profile, and Supports See Subsection F.2 (Eave) for eave standards. Q

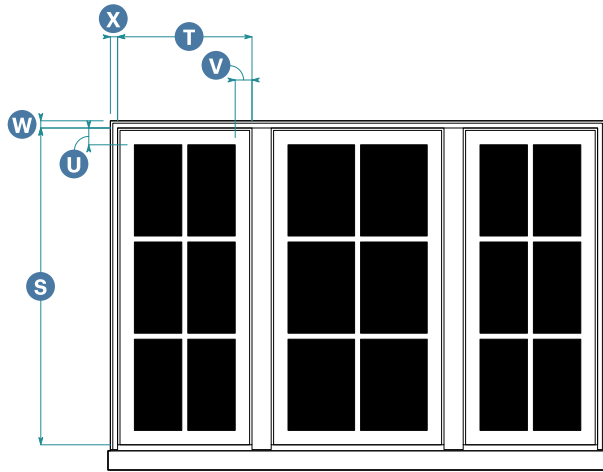
Parapet Height 2'-6" min. R

Sloped roof shall extend to reach full height of parapet.

Sloped roof portion shall comply with all standards applicable to sloped roofs in Subsection D (Building Roof).



Typical Window Elevation with 8 Parts Glazing Divisions:
Spanish Colonial Revival



Ganged Window Elevation with 6 Parts Glazing Divisions:
Italian Mediterranean

H. Windows: All

Opening Proportion, Height **S to Width **T****

Typical Window	
Ground Floor	2:1 min.
Typical Upper Floor	7:4 min.
Accent Window	
Rectangle	3:2 min. (2'-6" max. width)
Square	1:1 min. (3'-0" max. width)
Ganged Window	3:5 min.
Picture Window	6:5 min.
Dormer Window	7:4 min.

Opening

Shape	Rectangular, Arched
-------	---------------------

Window

Operation	Casement, Fixed
Glazing Divisions ⁷	6 or 8 parts

Width of lites shall be no greater than their height.

Sash Widths

Rail	2" min.	U
Stile	2" min.	V

Moulding Widths

Head	2" min.	W
Jamb	2" min.	X
Apron	None	

Window Frame Recess

Depth	2" min. from face of surround to face of sash.
-------	--

H. Windows: All (Continued)

Sill Projection

Depth	2" min. from face of surround.
-------	--------------------------------

Pediment

Allowed	Italian Mediterranean only
---------	----------------------------

Mullions

Mullions required between ganged windows.

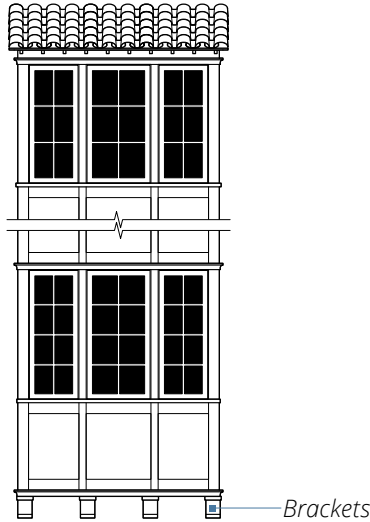
Placement

No portion of window shall be allowed within 1'-6" of outside corners of building.

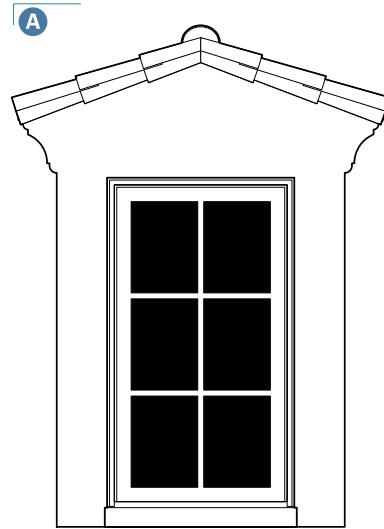
⁷Glazing divisions for picture and accent windows may be one part. Italian Mediterranean may also have 10, 12, or 15 equal parts.



Bay Window Plan



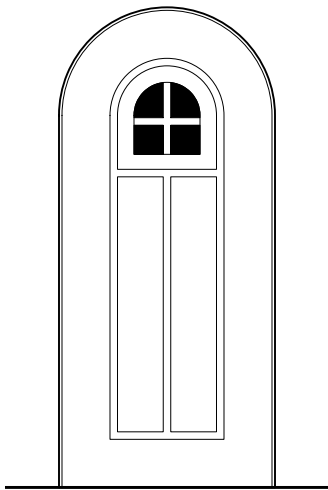
Bay Window Elevation



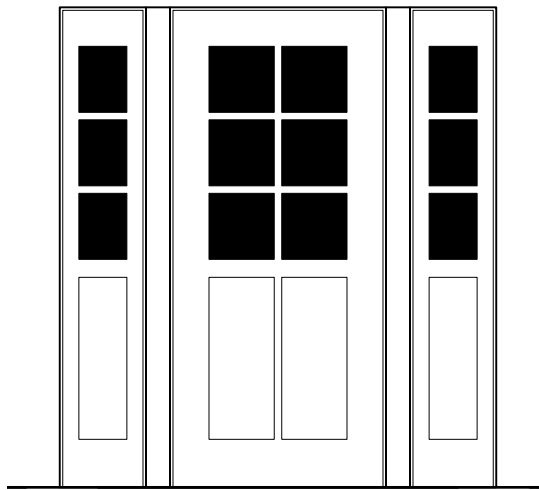
Dormer Elevation with Gable Roof

I. Bay Windows: All	
Form	
Type	Square
Continuous horizontal articulation on building shall wrap bay window form.	
Dimensions	
Width	6'-0" min.; 12'-0" max. Y
Depth	1'-0" min.; 4'-0" max. Z
Height	
Bay window may extend from second story to top story.	
Bay window may occupy first story on buildings less than 3 stories tall.	
Bay window that does not extend to grade shall be supported on brackets.	
Bay window form shall be vertically continuous from lowest bay window to highest bay window.	
Allowed Cornice Treatments	
Building parapet wraps bay window.	
Bay window stops below building eave (provide roof or cornice for bay window).	
Bay window terminates into building eave (bay window shall not project vertically or horizontally beyond building eave).	

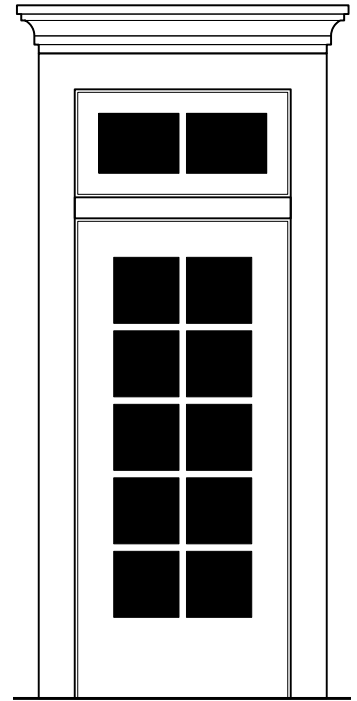
J. Dormers: All	
Roof Form	
Type	Gable
Pitch	3:12 min.; 6:12 max. A
Horizontal Projection	
Rake	See Subsection E (Rake) for rake standards.
Eave	See Subsection F (Eave) for eave standards.
Placement	
Setback from Side Façade	3'-0" min.
Setback from Façade to	1'-0" min.
Face of Dormer	
Dormers shall not interrupt continuity of main building roof eave.	
Window	
See Subsection H (Windows) for window standards.	



Vision Glass Door Elevation with Two Panels and Arched Span



Half Glass Door Elevation with Two Panels and Sidelights



Full Glass Door Elevation with Transom and Entablature: Italian Mediterranean

K. Entry Doors: All

Door

Number of Panels	2 min. ⁸
Frame Recess	4" min. from face of door to face of surround.

Lite Types/Glazing Divisions

Vision Glass	0 parts min.; 4 parts max.
Half Glass	6 parts
Full Glass	8 parts min.; 15 parts max.

Surround

Span Type	Square, Arch
-----------	--------------

Glazed Openings

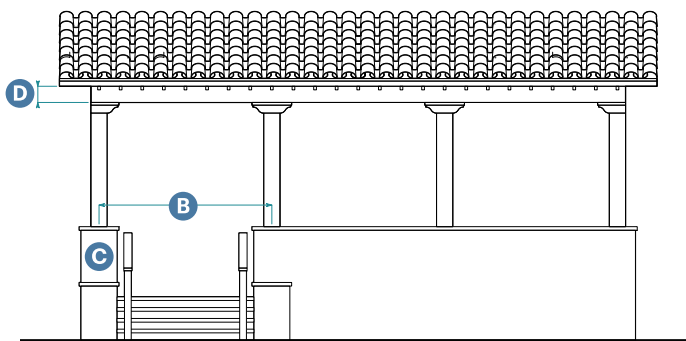
Transom	Allowed
Sidelights	Allowed
Entablature	Italian Mediterranean only
Pediment	Italian Mediterranean only

Placement

No portion of door shall be allowed within 1'-6" of outside corners of building.

Doors shall be centered along width of balconies and arches, where occurs.

⁸ Panels not required for full glass lite type.



One-Story Porch with Square Column and Capital Connection:
Spanish Colonial Revival

L.1. Columns/Pilasters: Spanish Colonial Revival

Columns + Pilasters

Shape	Square, Round
Width/Diameter	8" min. each
Spacing	9'-0" max. on center B
Pedestal Height ⁹	3'-0" min. C
Entablature/Beam Connection	Capital, Bracket, Corbel

Columns must not span multiple stories.

Additional Features

Paneling	Allowed
Fluting	Not Allowed

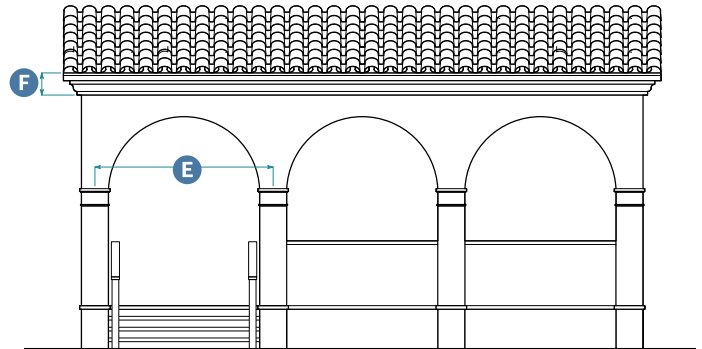
Entablature Height

Topmost Floor	1'-6" min. D
Intermediate Floor	10" min.

Guard/Railing

Allowed Types	Square, Turned (includes balustrade), Wall
Width Between Posts	3'-0" min. on center

⁹ Pedestal may be omitted.



One-Story Porch with Round Column and Capital Connection:
Italian Mediterranean

L.2. Columns/Pilasters: Italian Mediterranean

Columns + Pilasters

Shape	Square, Round, Tuscan (Tapered)
Width/Diameter	8" min. each
Spacing	9'-0" max. on center E
Pedestal Height ¹⁰	3'-0" min.
Entablature/Beam Connection	Capital

Columns must not span multiple stories.

Additional Features

Paneling	Allowed
Fluting	Not Allowed

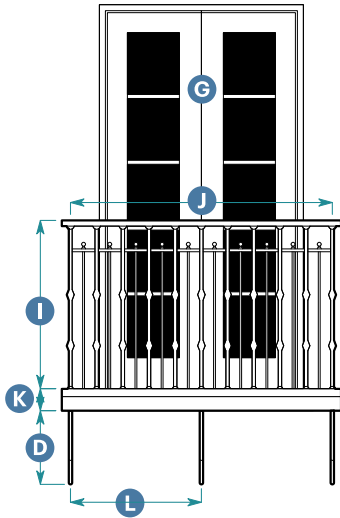
Entablature Height

Topmost Floor	1'-6" min. F
Intermediate Floor	10" min.

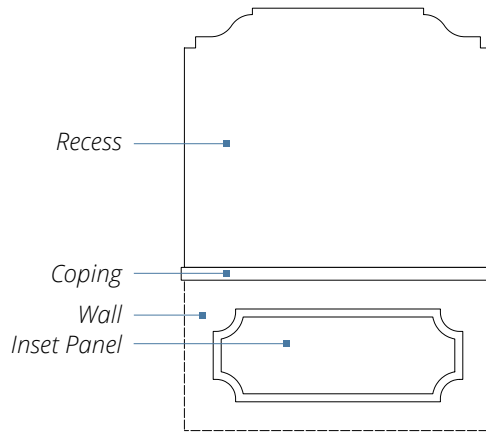
Guard/Railing

Allowed Types	Square, Turned (includes balustrade), Wall
Width Between Posts	3'-0" min. on center

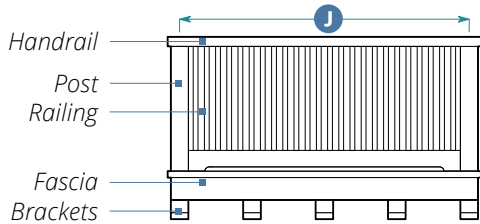
¹⁰ Pedestal may be omitted.



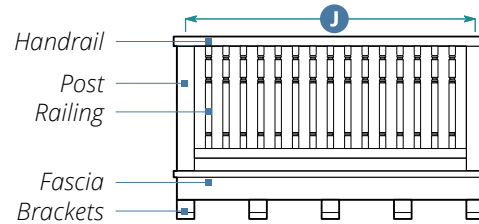
Juliet Balcony with Decorative Metal Railing, Front Elevation



Recessed Balcony with Stucco Wall, Front Elevation



Balcony with Square Railing, Front Elevation



Balcony with Turned Railing, Front Elevation

M. Balconies: All

Allowed Types

Type 1 - Juliet Balcony

Inward-swinging door with full glazing required	G
Base Height	3" min. H
Base Projection	4" min.; 2'-0" max.

Type 2 - Occupiable Balcony

Clear Depth	6'-0" min.
Area	48 sq. ft. min.
Recess into Façade	6'-8" max.
Overall Width	10'-0" max.

M. Balconies: All (Continued)

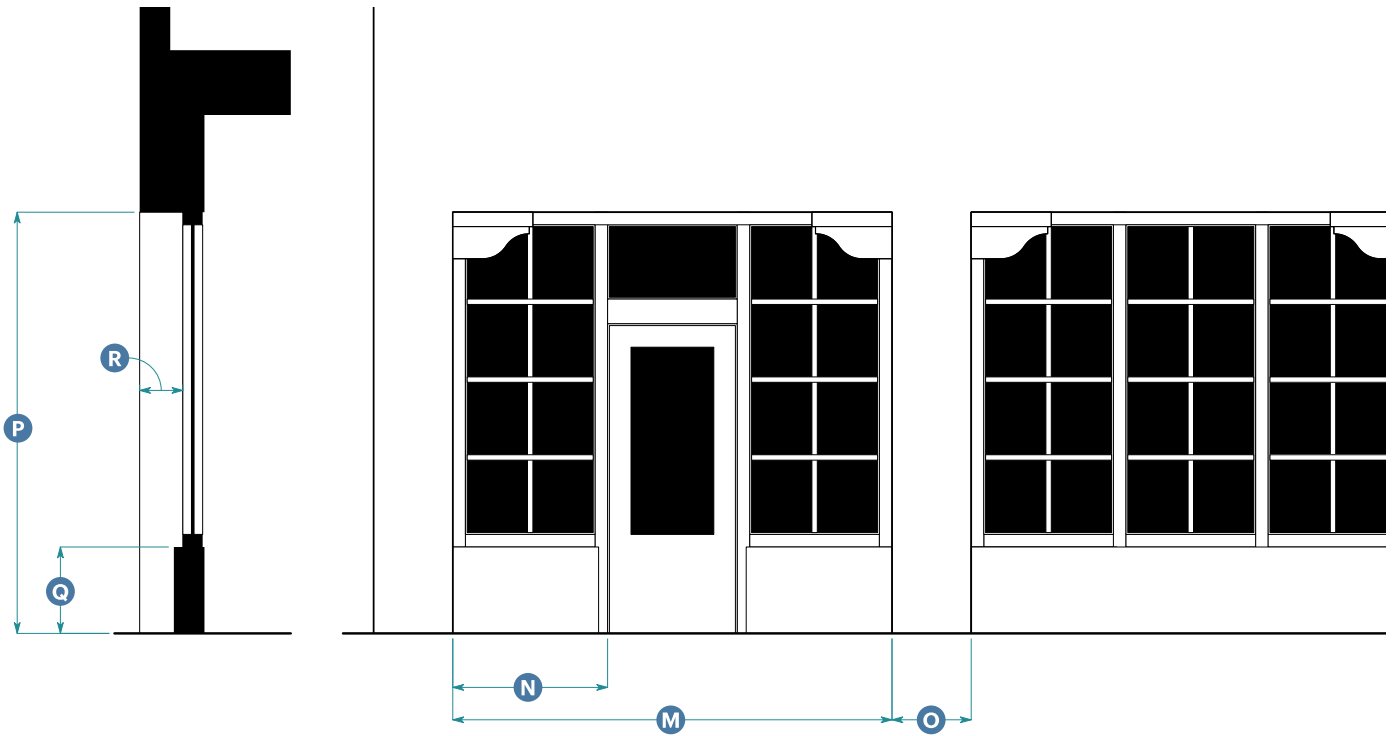
Guard/Railing

Allowed Types	Square, Turned (includes balustrade), Wall ¹¹
Height	Per Building Code I
Width Between Posts	3'-0" min. on center J

Brackets/Supports

Allowed Types	Brackets, Cantilevered Beams
Depth	80% of projection depth at bracket, min.
Height	50% of bracket depth, min. K
Spacing	4'-0" on center, max. L

¹¹ Wall is allowed only for recessed balconies and shall not be used for Juliet Balcony.



Storefront Section

Storefront Elevation

N. Storefronts: All

Width

Storefront Module ¹²	10'-0" min.; 25'-0" max.	M
Display Window	3'-0" min.; 6'-0" max.	N
Distance Between Storefront Modules	1'-6" min.; 6'-0" max.	O

Height

Overall	None	
Head Height	10'-0" min.	P
Cornice	None	
Signage Band	None	
Bulkhead	1'-0" min.; 2'-0" max.	Q

Horizontal Recess

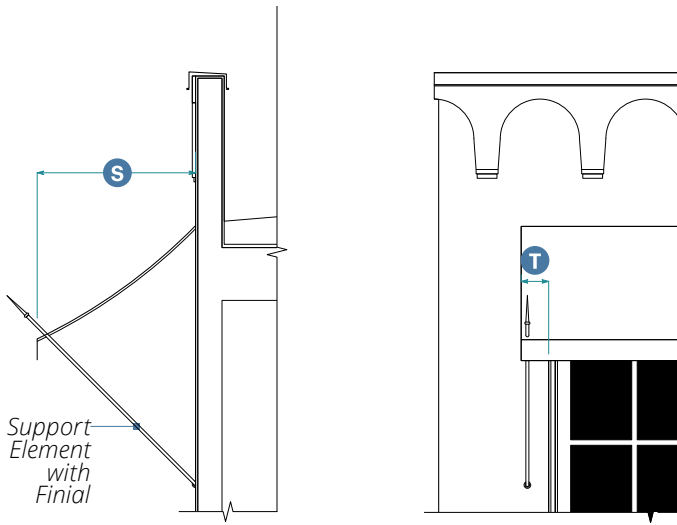
Depth	1'-0" min.; 2'-0" max. ¹³	R
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Bulkhead shall be continuous, unless divided by pilaster, and align with base height of building (if any).

For arched storefronts, see Section 25.05.130 (Arcades).

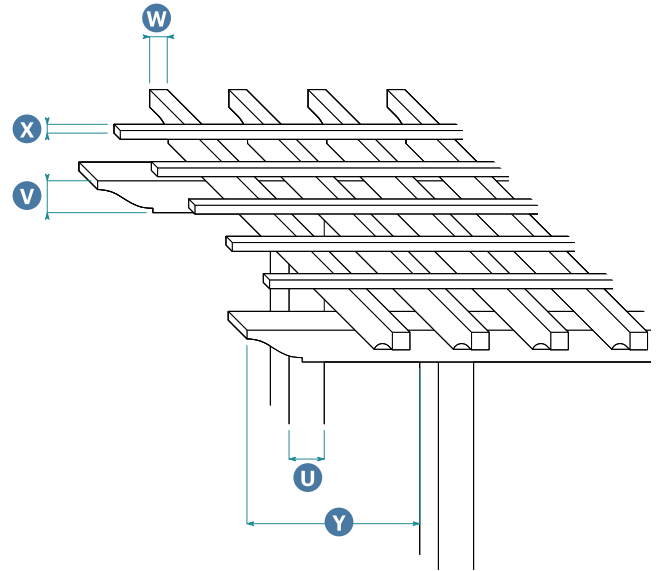
¹² May be expressed with pilasters. See Subsection L (Columns/Pilasters)

¹³ No max. depth for residential entries.



Awning Section

Awning Elevation with Straight Valance



Trellis Diagram

O. Awning: All		
Awning Design		
Horizontal Projection	3'-0" min.	S
Offset from Opening	6" max.	T
Surface Shape ¹⁴	Angled Surface with Open Sides	
Valance Shape	Straight	
Required Support Elements	Finials ¹⁵	

The bottom edge of the valance shall fall below the window or door head height, unless this conflicts with minimum clear height standards.

Supports shall not be installed horizontally, and shall angle up from the point of wall attachment at an angle equal to the slope of the awning surface.

¹⁴Horizontally segmented, curved, and domed awnings are prohibited, except that curved awnings are allowed for an arched opening if placed within the arch such that the form and depth of the arch are still visible.

¹⁵ Finials must be spear points in the Spanish Colonial Revival sub-style.

P. Trellises and Carports: All		
Dimensions		
Post	8" x 8" min.	U
Main and Cross Beam	4" x 8" min. ¹⁶	V
Rafter	2" x 4" min.	W
Purlin or Lattice	2" x 2" min.	X
Overhang		
Beams	3'-0" max.	Y
Purlin or Lattice	2'-0" max.	
Trellis	1'-6" max.	

¹⁶ Paired 2" x 8" members are allowed when placed on both sides of the supporting posts.

Q.1. Materials and Colors: Spanish Colonial Revival

Element	Allowed Materials
Building Walls	
Cladding	Stucco
Accent Materials	Stone, tile
Projection Materials	Wood, cast-stone
Roof and Roof Elements	
Roofing ¹⁷	Two-piece (cap-and-pan) terra-cotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets and Corbels	Wood, composite wood, stucco, fiberglass
Parapet Cap	Stucco, two-piece (cap-and-pan) terra-cotta clay barrel tiles
Finials	Metal (copper, cast iron, steel)
Attic and Mechanical Vents	
Vent	Masonry, terra-cotta clay barrel tiles, wood louvers, wrought iron grill
Gutters, Downspouts, and Leaderheads	
Gutter Profile	Half-round
Downspout Profile	Round
Materials	Copper ¹⁸ , metal
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, composite wood, aluminum-clad wood, fiberglass
Window Frames	Wood, aluminum-clad wood, steel
Door/Window Surrounds	Stucco, stone, cast stone, tile
Sill	Stucco, stone, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door ¹⁹	Wood, composite wood, fiberglass
Balconies	
Post, Handrail, Fascia, Railing, and Brackets	Wood, composite wood, wrought iron, metal ²⁰
Deck Soffit	Wood, composite wood, stucco, wrought iron, tile (glazed, terra-cotta), metal

Q.1. Materials and Colors: Spanish Colonial Revival (Con't)

Element	Allowed Materials
Porches	
Columns	Wood, composite wood, stucco fiberglass, metal
Railing	Wood, composite wood, wrought iron
Storefronts	
Storefront Module	Wood, composite wood, metal
Storefront Base (Bulkhead)	Stucco, tile
Chimneys	
Cap	Stucco, terra-cotta clay barrel tiles, copper, steel
Body	Stucco, brick, stone, cast stone (including veneers of any of the above)
Exterior Building Lighting	
Body and Mount	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Stairs and Ramps	
Treads and Risers	Wood, composite wood, stucco, brick, stone, tile, concrete ²⁰
Handrails	Wood, composite wood, stucco stone, wrought iron, metal
Trellises and Carports	
Spanning Members	Wood
Trellis Posts	Wood
Carport Support Posts	Wood, composite wood, stucco,
Connections	Steel, iron
Trash Enclosure	
Walls	Wood, composite wood, stucco
Fences and Hedges	
Walls	Stucco, stone (faux manufactured stone veneer is prohibited)
Fences ²¹	Wood, composite wood, wrought iron, metal, chain link (vinyl-coated black or green)
Stucco wall finish shall be smooth trowel, with 1/2" to 3/4" bull-nosed corners.	
Accent tile shall be 6" x 6" minimum.	

Q.1. Materials and Colors: Spanish Colonial Revival (Con't)

Element	Allowed Materials
---------	-------------------

Where used, "metal" and "wrought iron" shall be solid metal (not hollow tube).

¹⁷ Applies to pitched roof forms; visible birdstops not allowed.

¹⁸ Required on façades facing rights-of-way and community open spaces.

¹⁹ Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.

²⁰ Allowed on façades not facing streets and community open spaces.

²¹ Chain link fences are prohibited within the El Pueblo Viejo Landmark District. In other locations, publicly visible chain link fences are prohibited unless screened with vines.

Q.2. Materials and Colors: Italian Mediterranean

Element	Allowed Materials
---------	-------------------

Wall

Cladding	Stucco
----------	--------

Accent Materials	Tile, stone
------------------	-------------

Roof and Roof Elements

Roofing ²²	Two-piece (cap-and-pan) terra-cotta clay barrel tiles
-----------------------	---

Rake and Eave	Wood, composite wood, stucco
---------------	------------------------------

Cornice	Wood, composite wood, stucco, cast stone, fiberglass
---------	--

Brackets and Corbels	Wood, composite wood, stucco, fiberglass
----------------------	--

Parapet Cap	Stucco, two-piece (cap-and-pan) terra-cotta clay barrel tiles
-------------	---

Finials	Metal (copper, cast iron, steel)
---------	----------------------------------

Attic and Mechanical Vents

Vent	Masonry, terra-cotta clay barrel tiles, wood louvers, wrought iron grill
------	--

Gutters, Downspouts, and Leaderheads

Gutter Profile	Half-round
----------------	------------

Downspout Profile	Round
-------------------	-------

Materials	Copper ²³ , metal
-----------	------------------------------

Windows, Bay Windows, and Entry Doors

Entry Door	Wood, composite wood aluminum-clad wood, steel, fiberglass
------------	--

Window Frames	Wood, aluminum-clad wood, steel
---------------	---------------------------------

Door/Window Surrounds	Stucco, stone, cast stone, tile
-----------------------	---------------------------------

Sill	Stucco, stone, cast stone
------	---------------------------

Glazing	Clear glass; shall not be tinted, mirrored, or colored
---------	--

Garages

Garage Door ²⁴	Wood, composite wood, fiberglass
---------------------------	----------------------------------

Balconies

Post, Handrail, Fascia, Railing, and Brackets	Wood, composite wood, cast stone, wrought iron, metal, fiberglass
---	---

Q.2. Materials and Colors: Italian Mediterranean (Con't)

Element	Allowed Materials
Deck Soffit	Wood, composite wood, stucco, tile (glazed, terra-cotta), wrought iron, metal
Porches	
Columns	Wood, composite wood, stucco, cast stone, metal, fiberglass
Railing	Wood, composite wood, cast stone, wrought iron, fiberglass
Storefronts	
Storefront Module	Wood, composite wood, metal
Storefront Base (Bulkhead)	Stucco, tile
Chimneys	
Cap	Stucco, terra-cotta clay barrel tiles, copper, steel
Body	Stucco, brick, stone, cast stone (including veneers of any of the above)
Exterior Building Lighting	
Body and Mount	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Stairs and Ramps	
Treads and Risers	Stucco, brick, stone, tile, concrete ²⁵
Handrails	Wood, composite wood, stucco, stone, wrought iron, metal
Trellises and Carports	
Spanning Members	Wood
Trellis Posts	Wood
Carport Support Posts	Wood, composite wood, stucco,
Connections	Steel, iron
Trash Enclosure	
Walls	Wood, composite wood, stucco
Fences and Hedges	
Walls	Stucco, stone (faux manufactured stone veneer is prohibited)
Fences ²⁶	Wood, composite wood, wrought iron, metal, chain link (vinyl-coated black or green)

Q.2. Materials and Colors: Italian Mediterranean (Con't)

Element	Allowed Materials
	Stucco wall finish shall be smooth trowel, with 1/2" to 3/4" bull-nosed corners.
	Accent tile shall be 6" x 6" minimum.
	Where used, "metal" and "wrought iron" shall be solid metal (not hollow tube).
	²² Applies to pitched roof forms; visible birdstops not allowed.
	²³ Required on façades facing streets and community open spaces.
	²⁴ Metal roll up doors are allowed only if not publicly visible. Metal security grilles (including roll up function) are allowed for parking structures.
	²⁵ Allowed on façades not facing streets and community open spaces.
	²⁶ Chain link fences are prohibited within the El Pueblo Viejo Landmark District. In other locations, publicly visible chain link fences are prohibited unless screened with vines.



A. General Description

Contemporary Sub-Style

Contemporary style buildings have a sleek aesthetic and minimal ornamentation. This style focuses on combining simple rectilinear massing forms with changes in material and color. The use of glass and cantilevered elements imbues buildings with a sense of lightness and simplicity.

Industrial Sub-Style

The Industrial style similarly uses simple building forms, but utilizes gabled roof forms as well as flat roofs. Openings are simple and laid out in a rational manner. Thoughtful aging of industrial material, often metal, is allowed.



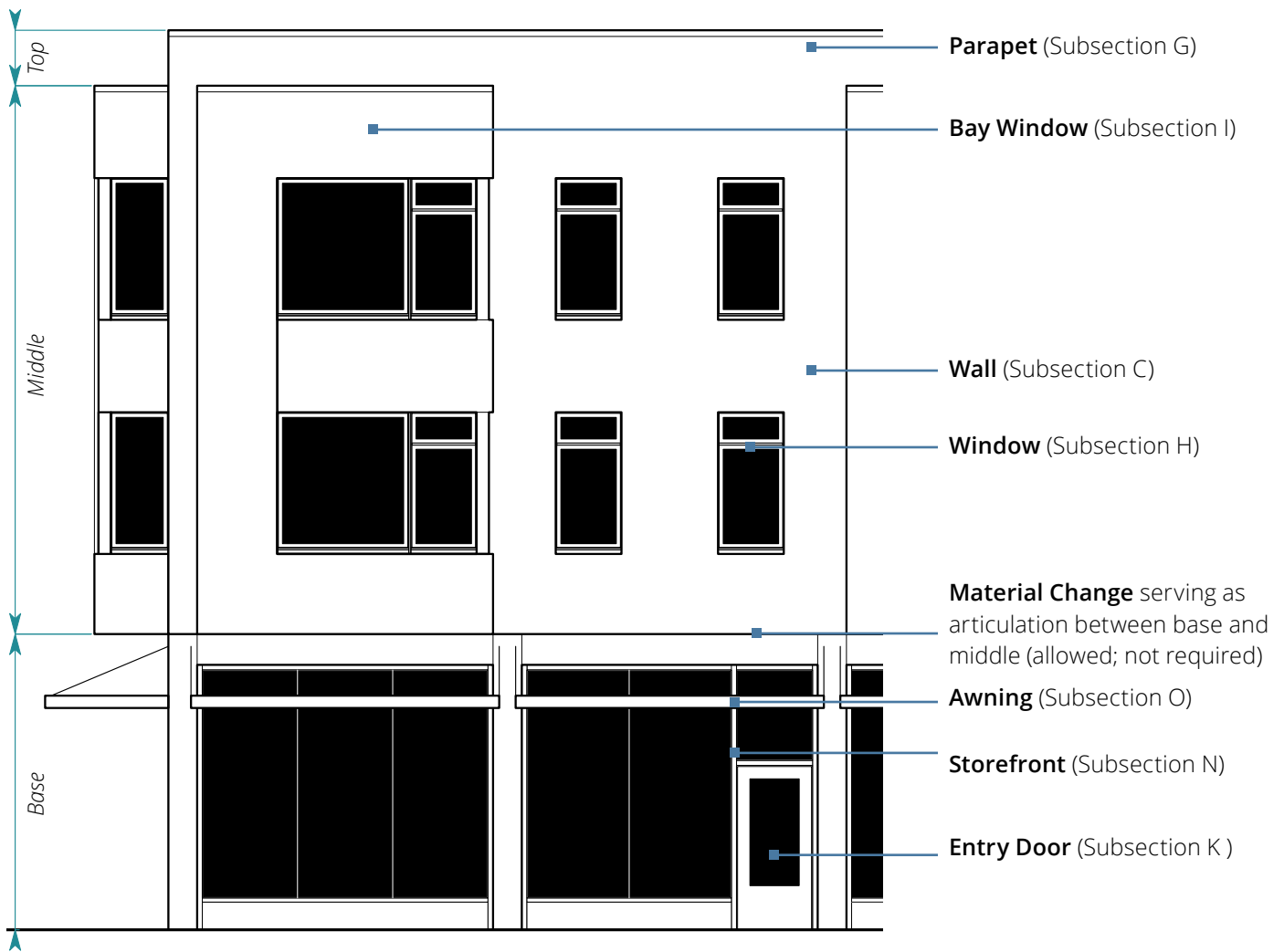
B.1. Character Description: Contemporary

- Simple rectilinear massing volumes
- Limited pushing and pulling of massing forms, delineated by changes in materials, colors, and finishes
- Limited ornamentation and simple punched openings
- Bay windows, awnings, balconies, and trellises used to break down façade and volume

B.2. Character Description: Industrial

- Low- and medium-pitched or flat roofs with shallow eave or parapet
- Simple gable roof forms
- Horizontally proportioned opening made from ganged vertical windows

Elements of Contemporary Style



Example Building Elevation: Contemporary

C.1. Wall: Contemporary

Base

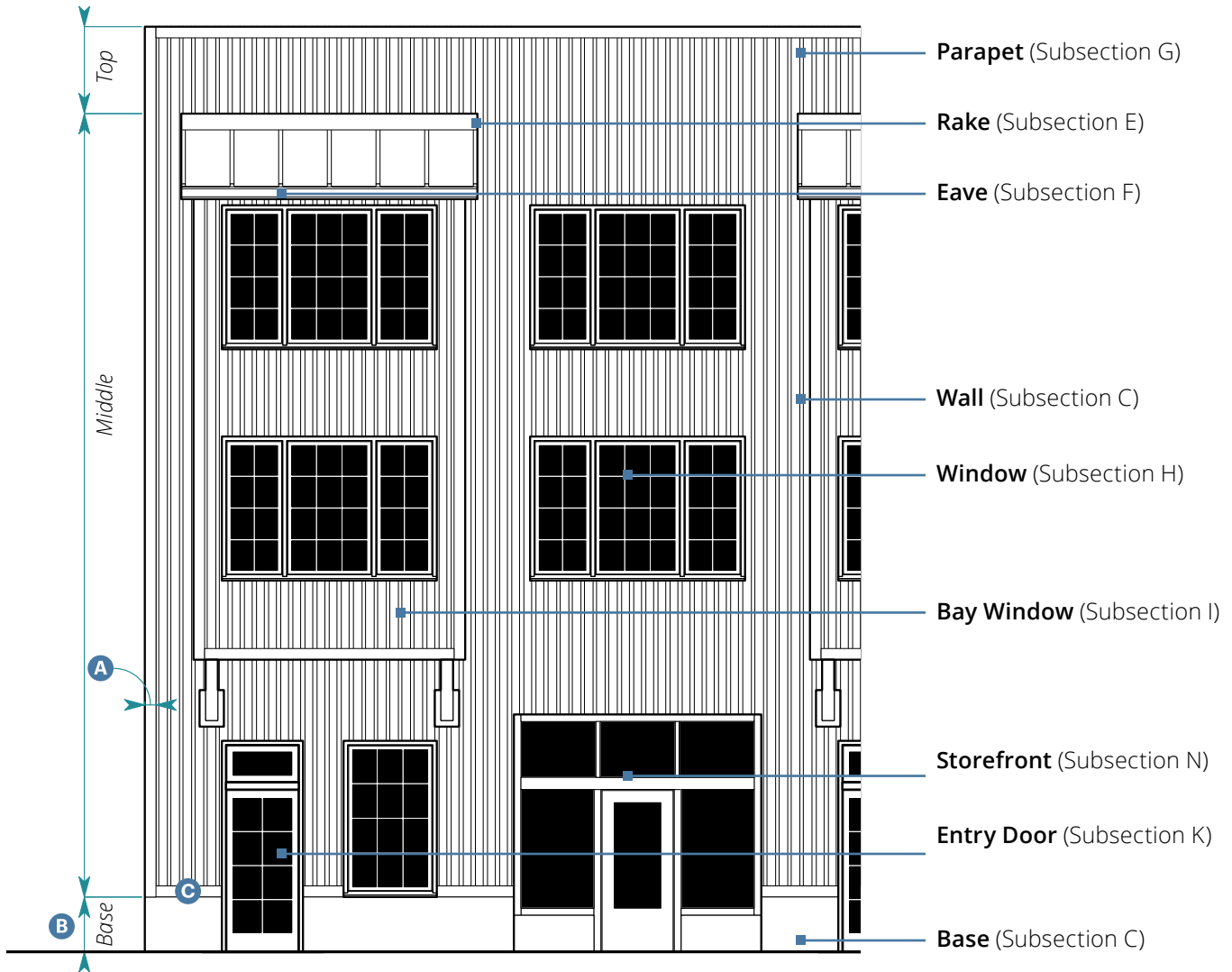
Base is not required for this sub-style.

Middle and Top

Cantilever without 6'-0" max. projection
visually supportive
column

Material changes may only occur at convex corners both
vertical and horizontal.

Elements of Industrial Style



Example Building Elevation: Industrial

C.2. Wall: Industrial

Trim¹

Width 3" min. **A**

¹Trim not required on buildings or portions of buildings where stucco or stone is the primary wall material.

Base

Height 1'-0" min.; 1/2 story max. **B**

Required Articulation Change in finish material **C**

Base is required for this sub-style.

C.2. Wall: Industrial (Continued)

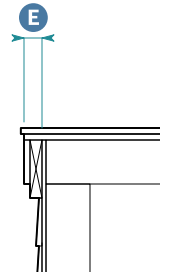
Middle and Top

Cantilever without visually supportive column 6'-0" max. projection

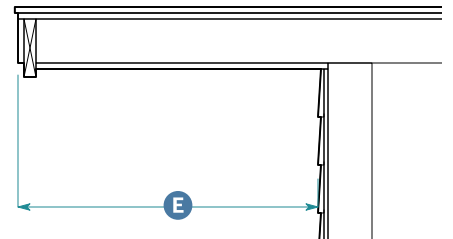
Material changes may only occur at convex corners both vertical and horizontal.



Shed Roof Elevation



Flush Rake Section



Projecting Rake Section

D. Building Roof: All		
Building Roof	Sloped Roof	Flat Roof
Standards		
Roof Form		
Type	Shed, Gable	Flat
Pitch	2:12 min.; 8:12 max.	N/A

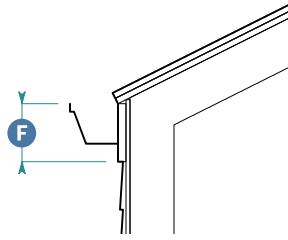
Applicable Subsections		
E. Rake	Applies	N/A
F. Eave	Applies	N/A
G. Parapet	N/A	Applies

E.1. Rake: Contemporary		
Standards	Flush Profile	Projecting Profile
Horizontal Projection	No min.; 2" max.	2'-6" min.; 6'-0" max.

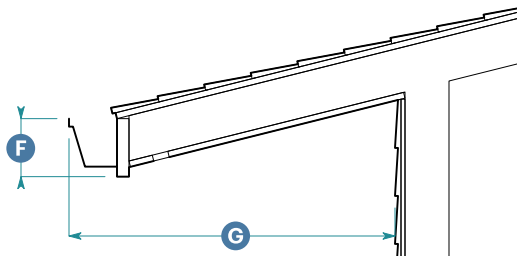
See Subsection F (Eave) for height standards.

E.2. Rake: Industrial		
Standards	Flush Profile	Projecting Profile
Horizontal Projection	No min.; 2" max.	6" min.; 1'-6" max.

See Subsection F (Eave) for height standards.



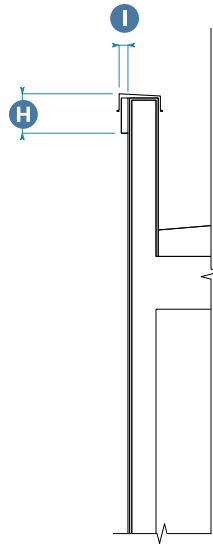
Closed Eave Section



Open Eave Section

F. Eave: All		
Standards	Open Eave	Closed Eave
Height		
Fascia	6" min.	6" min.
Horizontal Projection²		
Overall	1'-6" min.	N/A

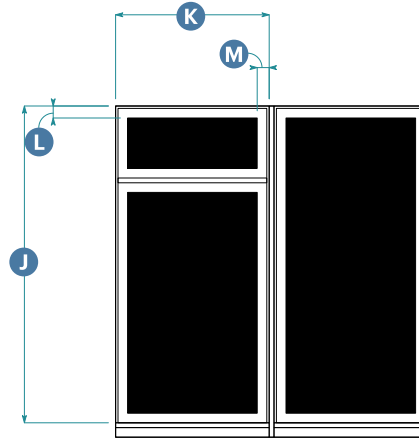
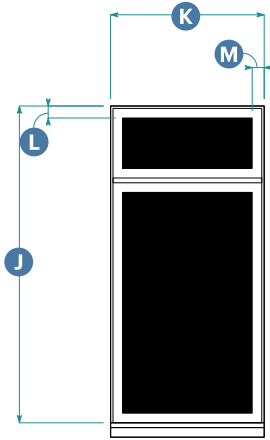
²Horizontal projection includes gutter.



Parapet Section

G.1. Parapet: Contemporary		
Parapet Cap/Molding		
Height	0" min.; 1'-0" max.	H
Horizontal Projection	0" min.; 3" max.	I

G.2. Parapet: Industrial		
Parapet Cap/Molding		
Height	0" min.; 6" max.	H
Horizontal Projection	0" min.; 3" max.	I



Typical Window Elevation: Contemporary

Ganged Window Elevation: Contemporary

H.1. Windows: Contemporary

Opening Proportion, Height J to Width K

Typical Window	
Ground Floor	11:5 min.
Typical Upper Floor	2:1 min.
Accent Window	
Rectangle	3:2 min. (2'-6" max. width)
Square	1:1 min. (3'-0" max. width)
Ganged Window	3:5 min.
Picture Window	11:10 min.
Dormer Window	2:1 min.

Opening

Shape	Rectangular
-------	-------------

Window

Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed
-----------	---

Glazing Divisions	None required
-------------------	---------------

Sash Widths

Rail	2" min.	L
Stile	2" min.	M

Trim Widths³

Head	2" min.
Jamb	2" min.
Apron	2" min.

H.1. Windows: Contemporary (Continued)

Window Frame Recess

Depth	2" min. from face of sash
-------	---------------------------

Sill Projection

Depth	2" min. from face of trim or surround
-------	---------------------------------------

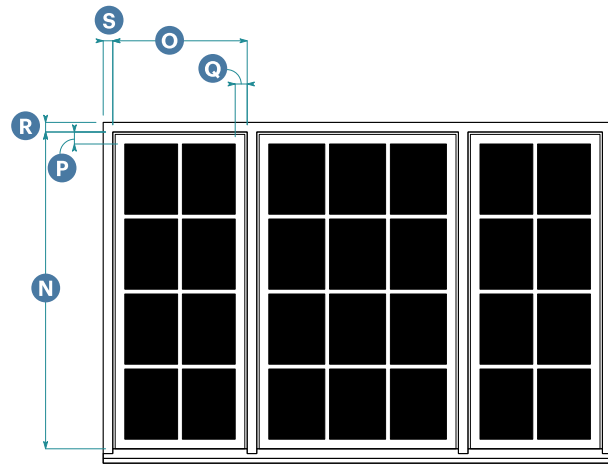
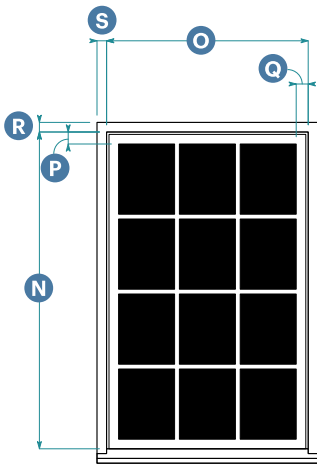
Pediment

Allowed	No
---------	----

Mullions

Mullions required between ganged windows.

³Trim required for windows only on buildings or parts of buildings with lap siding.



Typical Window Elevation with 12 Parts Glazing Division: Industrial

Ganged Window Elevation with 8 Parts and 12 Parts Glazing Divisions: Industrial

H.2. Windows: Industrial

Opening Proportion, Height **N to Width **O****

Typical Window	
Ground Floor	11:5 min.
Typical Upper Floor	2:1 min.
Accent Window	
Rectangle	3:2 min. (2'-6" max. width)
Square	1:1 min. (3'-0" max. width)
Ganged Window	3:5 min.
Picture Window	11:10 min.
Dormer Window	2:1 min.

Opening

Shape	Rectangular
-------	-------------

Window

Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed
-----------	---

Glazing Divisions ⁴	6 equal parts min.; 12 equal parts max.
--------------------------------	--

Sash Widths

Rail	2" min.	P
Stile	2" min.	Q

Trim Widths⁵

Head	2" min.	R
Jamb	2" min.	S
Apron	None	

H.2. Windows: Industrial (Continued)

Window Frame Recess

Depth	2" min. from face of sash
-------	---------------------------

Sill Projection

Depth	2" min. from face of trim or surround
-------	---------------------------------------

Pediment

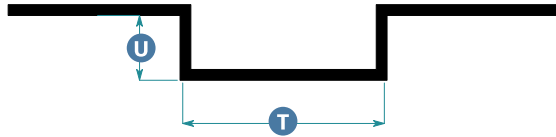
Allowed	No
---------	----

Mullions

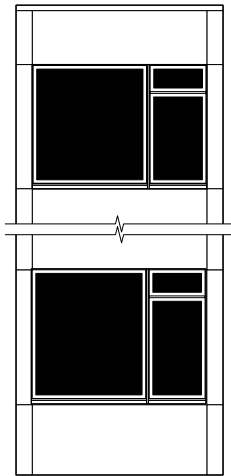
Mullions required between ganged windows.

⁴Glazing divisions for picture windows may be one part.

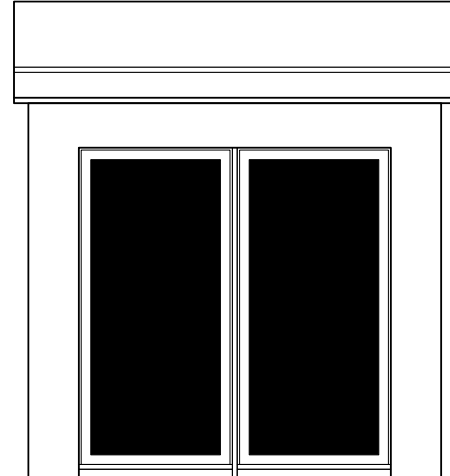
⁵Trim required for windows only on buildings or parts of buildings with lap siding.



Bay Window Plan



Bay Window Elevation



Dormer Elevation

I. Bay Windows: All

Form

Type Square

Dimensions

Width 6'-0" min.; 12'-0" max. **T**

Depth 8" min.; 4'-0" max. **U**

Height Standards

Bay window may extend from second story to top story.

Bay window may occupy first story on buildings less than 3 stories tall.

Bay window form shall be vertically continuous from lowest bay window to highest bay window.

Allowed Cornice Treatments

Building parapet wraps bay window form.

Bay window stops below building eave (provide roof or cornice for bay window).

Bay window terminates into building eave (bay window form shall not project vertically or horizontally beyond building eave).

J. Dormers: All

Roof Form

Type Shed

Pitch 2:12 min.; 6:12 max.

Horizontal Projection

Rake See Subsection E (Rake) for rake standards.

Eave See Subsection F (Eave) for eave standards.

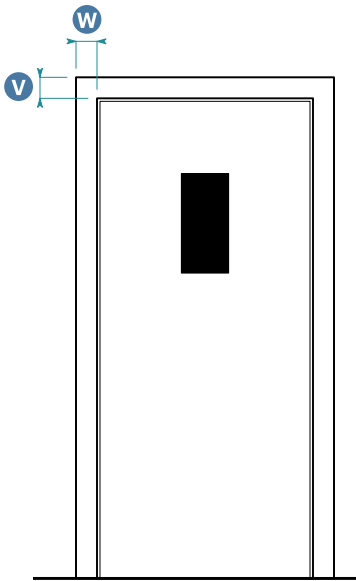
Placement

Setback from Façade to Face of Dormer 1'-0" min.

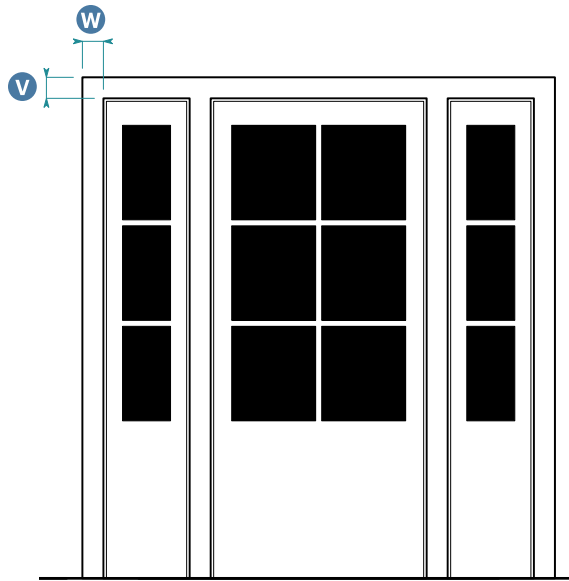
Dormers shall not interrupt continuity of main building roof eave.

Window

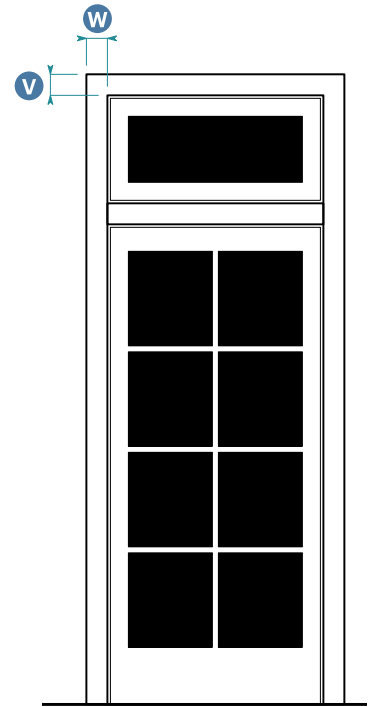
See Subsection H (Windows) for window standards.



Vision Glass Door Elevation with Square Span



Half Glass Door Elevation with Sidelights



Full Glass Door Elevation with Transom

K.1. Entry Doors: Contemporary

Door

Number of Panels 0 min.

Lite Types/Glazing Divisions

Vision Glass 0 min.

Half Glass 0 min.

Full Glass 0 min.

Surround

Span Type Square

Glazed Openings

Transom Allowed

Sidelights Allowed

K.2. Entry Doors: Industrial

Door

Number of Panels 0 min.

Lite Types/Glazing Divisions

Vision Glass 0 parts min.; 4 parts max.

Half Glass 4 parts min.

Full Glass 8 parts min.

Surround

Span Type Square

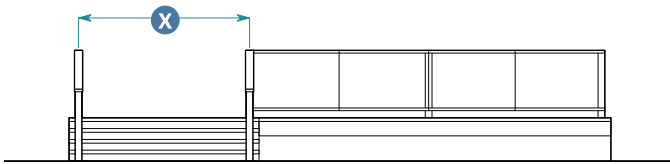
Head Width 2" min. (V)

Jamb Width 2" min. (W)

Glazed Openings

Transom Allowed

Sidelights Allowed



One-Story Porch: Contemporary

L.1. Columns/Pilasters: Contemporary

Columns + Pilasters

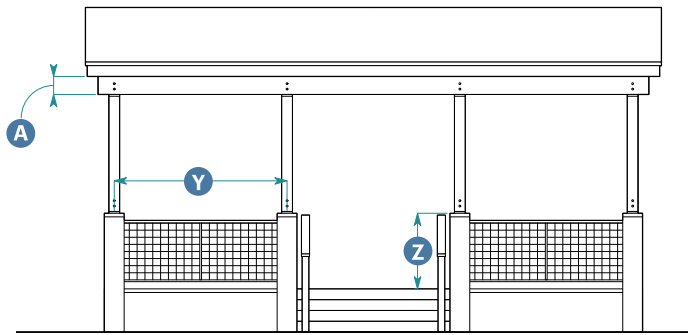
Shape	Square, Steel Section
Width/Diameter	6" min.; 4" min. for Steel Section
Spacing	8'-0" max. on center X
Pedestal Height ⁶	3'-0" min.

Columns must not span multiple stories.

Additional Features

Paneling	Not Allowed
Fluting	Not Allowed

⁶Pedestal may be omitted.



One-Story Porch with Square Columns on Pedestals: Industrial

L.2. Columns/Pilasters: Industrial

Columns + Pilasters

Shape	Square, Steel Section
Width/Diameter	6" min.; 4" min. for Steel Section
Spacing	9'-6" min., 12'-0" max. on center Y
Pedestal Height ⁷	3'-0" min. Z

Columns must not span multiple stories.

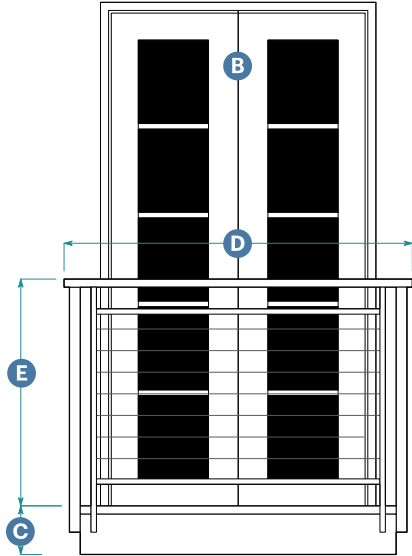
Additional Features

Paneling	Not Allowed
Fluting	Not Allowed

Entablature Height

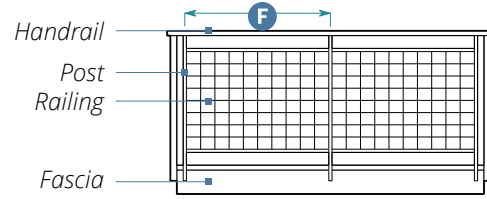
Topmost Floor	1'-6" min. A
Intermediate Floor	10" min.

⁷Pedestal may be omitted.

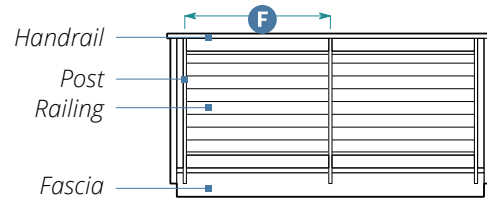


Juliet Balcony with Horizontal Railing, Front Elevation

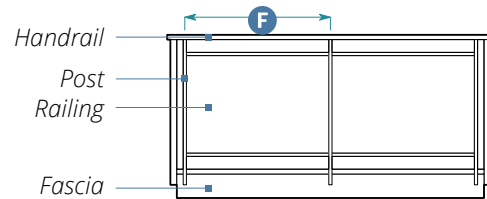
M. Balconies: All	
Allowed Types	
Type 1 - Juliet Balcony	
Inward-swinging door with full glazing required	(B)
Base Height	3" min. (C)
Base Projection	4" min.; 2'-0" max.
Type 2 - Occupiable Balcony	
Clear Depth	6'-0" min.
Cantilever without supporting columns	6'-0" max.
Area	48 sq. ft. min.
Recess into Façade	4'-6" max.
Overall Width	10'-0" max. (D)



Balcony with Mesh Railing, Front Elevation

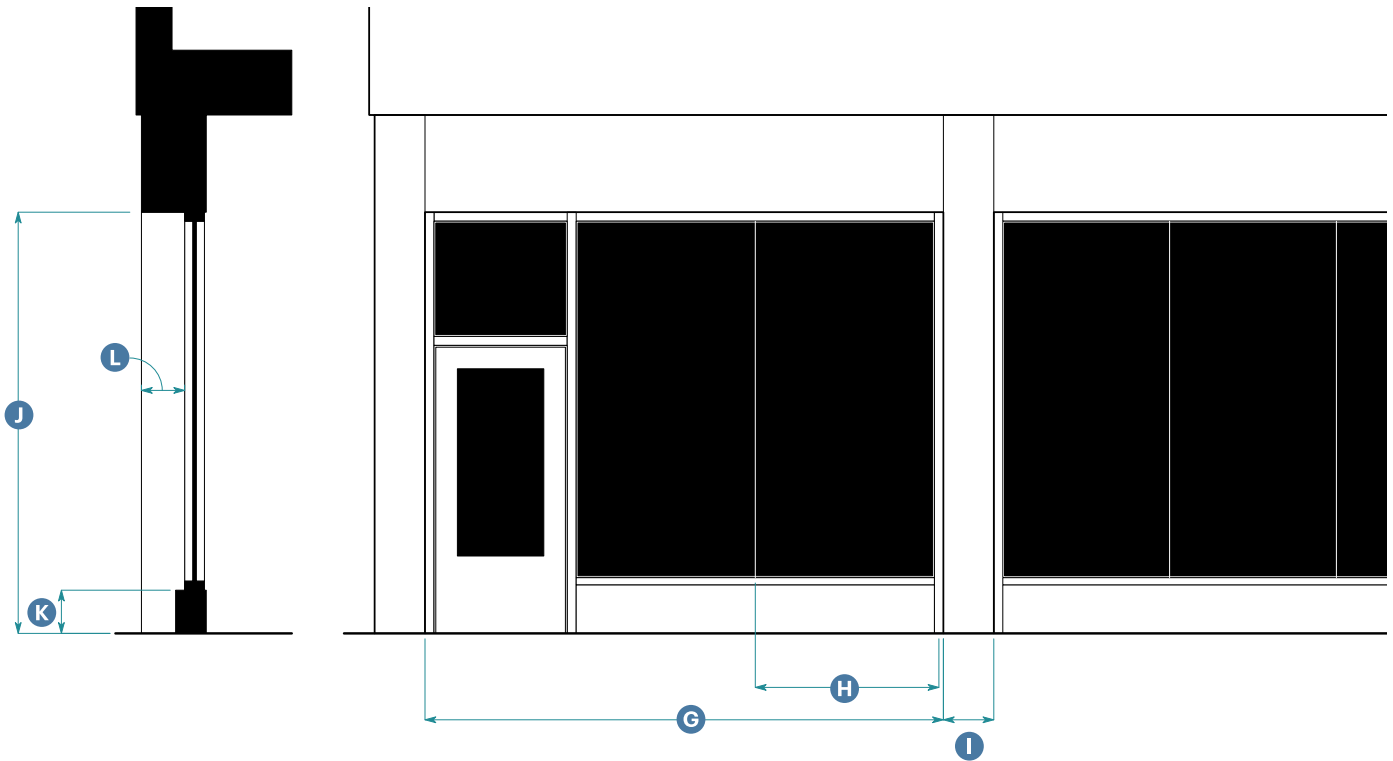


Balcony with Horizontal Railing, Front Elevation



Balcony with Panel Railing, Front Elevation

M. Balconies: All (Continued)	
Guard/Railing	
Allowed Types	Panel, Mesh, Horizontal
Height	Per Building Code (E)
Width Between Posts	3'-0" min. on center (F)



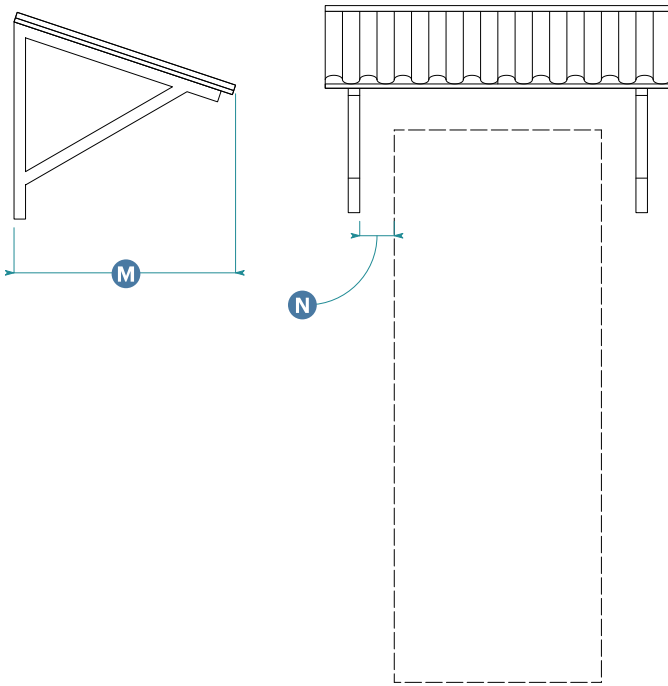
Storefront Section

Storefront Elevation

N. Storefronts: All		
Width		
Storefront Module	10'-0" min.; 25'-0" max.	G
Display Window	3'-0" min.; 6'-0" max.	H
Glazing Divisions	None required	
Distance Between Storefront Modules ⁸	1'-0" min.; 4'-0" max.	I
Height		
Overall	N/A	
Head Height	10'-0" min.	J
Cornice	None	
Signage Band	None	
Bulkhead	0" min.; 2'-0" max.	K
Horizontal Recess		
Depth	6" min.; 9" max. ⁹	L
Bulkhead shall be continuous, unless divided by pilaster.		

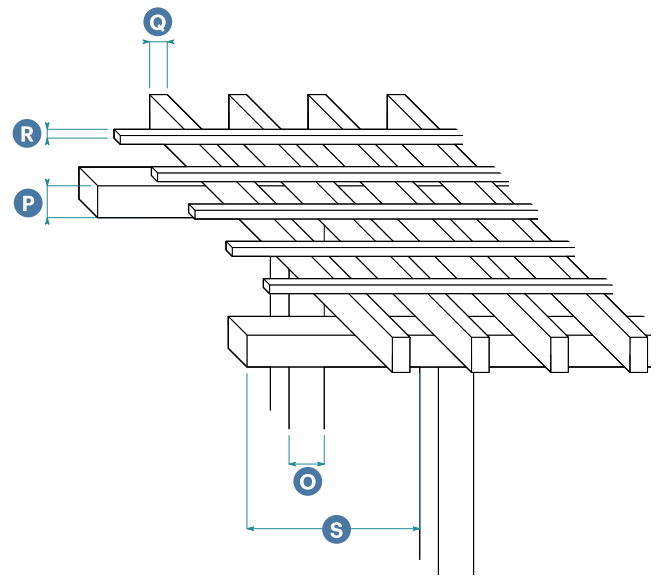
⁸ May be expressed with pilasters. See Subsection L (Columns/Pilasters)

⁹ No max. depth for residential entries.



Awning Section

Awning Elevation



Trellis Diagram

O. Awning: Contemporary		
Awning Design		
Horizontal Projection ¹⁰	3'-0" min.	(M)
Offset from Opening	1'-0" max.	(N)
Required Support Elements	Structural metal, tubing, or cable	

¹⁰ Horizontal projection includes gutter, where occurs.

P. Trellises and Carports: All			
Dimensions	Wood	Metal	
Post	8" x 8" min.	4" x 4" min.	(O)
Main and Cross Beam	4" x 8" min. ¹¹	2" x 4" min.	(P)
Rafter	2" x 4" min.	1.5" x 3" min.	(Q)
Purlin or Lattice	2" x 2" min.	1.5" x 1.5" min.	(R)

Overhang		(S)
Beams	3'-0" max.	
Purlin or Lattice	2'-0" max.	
Trellis	1'-6" max.	

At balconies, overhangs may not project beyond balcony wall.

¹¹ Paired 2" x 8" members are allowed when placed on both sides of the supporting posts.

Q.1. Materials: Contemporary	
Element	Allowed Materials
Building Wall	
Cladding	Lap siding (wood, composite wood, fiber cement), stucco, concrete, metal panel ¹²
Base or Foundation	
Base or Foundation	Wood, composite wood, stucco, brick, stone, concrete, fiber cement
Roof and Roof Elements	
Roofing ¹³	Shingles (composite wood, dimensional or luxury asphalt shingles to mimic the look of wood); standing seam metal (black, white, or reflective metal finishes are prohibited)
Rake and Eave	Wood, composite wood, steel
Gutter Profile	Box
Materials	Metal
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, composite wood, metal, fiberglass
Window Frames	Wood, composite wood, aluminum-clad wood, steel
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door ¹⁴	Wood, composite wood, metal opaque glass
Balconies	
Posts and Handrail	Metal
Railing	Metal panel, metal mesh, steel section, steel cable
Fascia	Wood, composite wood, metal
Porches	
Columns	Wood, composite wood, metal, fiberglass
Railing	Wood, composite wood, metal panel, metal mesh, steel section, steel cable

Q.1. Materials: Contemporary (Continued)	
Element	Allowed Materials
Storefronts	
Storefront Base (Bulkhead)	Wood, composite wood, concrete, metal panel, fiberglass
Exterior Building Lighting	
Body and Mount	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Stairs and Ramps	
Treads and Risers	Wood, composite wood, concrete, metal
Handrails	Wood, composite wood, metal
Trellises and Carports	
Spanning Members	Wood, steel
Trellis Posts	Wood, steel
Carport Support Posts	Wood, composite wood, stucco, steel
Connections	Steel, iron
Trash Enclosure	
Walls	Wood, composite wood, stucco
Fences and Hedges	
Walls	Stucco, brick, stone (faux manufactured stone veneer is prohibited), concrete, concrete block (coated and painted or pigmented to match the main building)
Fences ¹⁵	Wood, composite wood, wrought iron, metal, chain link (vinyl-coated black or green)

All ends of hollow steel members must be capped.

¹² Metal panel wall cladding is allowed only if used as an accent and not for the entire wall surface.

¹³ Applies to all pitched roofs and sloped roof parapets.

¹⁴ Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.

¹⁵ Publicly visible fences may not be chain link unless screened with vines.

Q.2. Materials: Industrial	
Element	Allowed Materials
Building Wall	
Cladding	Lap siding (wood, composite wood, fiber cement), stucco, metal panel
Base or Foundation	
Base or Foundation	Brick, concrete
Roof and Roof Elements	
Roofing	Shingles (composite wood, dimensional or luxury asphalt shingles to mimic the look of wood); standing seam metal (black, white, or reflective metal finishes are prohibited)
Rake and Eave	Wood, composite wood, steel
Gutter Profile	Half-round, box
Materials	Metal
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, composite wood, metal, fiberglass
Window Frames	Wood, aluminum-clad wood, steel
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door ¹⁶	Wood, composite wood, metal, opaque glass
Balconies	
Posts	Metal
Railing	Metal panel, metal mesh, steel section, steel cable
Handrail	Wood, composite wood, metal
Fascia	Wood, composite wood, metal
Porches	
Columns	Wood, composite wood, metal, fiberglass
Pedestal	Wood, composite wood, concrete, metal, fiberglass
Railing	Wood, composite wood, metal panel, metal mesh, steel section, steel cable

Q.2. Materials: Industrial (Continued)	
Element	Allowed Materials
Storefronts	
Storefront Base (Bulkhead)	Wood, composite wood, concrete, metal panel, fiberglass
Exterior Building Lighting	
Body and Mount	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Stairs and Ramps	
Treads and Risers	Metal, concrete
Handrails	Metal
Trellises and Carports	
Spanning Members	Steel
Trellis Posts	Steel
Carport Support Posts	Steel
Connections	Steel
Trash Enclosure	
Walls	Wood, composite wood, stucco
Fences and Hedges	
Walls	Stucco, brick, stone (faux manufactured stone veneer is prohibited), concrete, concrete block (coated and painted or pigmented to match the main building)
Fences ¹⁷	Wood, composite wood, wrought iron, metal, chain link (vinyl-coated black or green)

All ends of hollow steel members must be capped.

¹⁶ Metal roll up doors are allowed only if not publicly visible. Metal security grilles (including roll up function) are allowed for parking structures.

¹⁷ Publicly visible fences may not be chain link unless screened with vines.

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Chapter 25.07 Exceptions

Sections:

25.07.010	Purpose
25.07.020	Exceptions to Standards

25.07.010 Purpose

This Chapter establishes procedures for allowing minor deviations from certain standards for specific situations because of the prescriptive nature of the standards and as allowed by State law. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed exceptions in this Chapter.

25.07.020 Exceptions to Standards

- A. **Applicability.** This Section applies to all developments proposed under the ODDS. The Review Authority is allowed to grant exceptions for only the standards identified in this section.
1. Exceptions are applied separately for design sites with 10 percent or less slope and with over 10 percent average slope. Average slope for a lot is calculated using the methodology in *Section 30.15.030 (Determining Average Slope)*.
 - (a) Lots with an average slope of 10 percent or less may request an exception in Table 25.07.020.A (Exceptions to Standards for Design Sites with 10% or Less Average Slope).
 - (b) Lots with an average slope over 10 percent may request an exception in Table 25.07.020.B (Exceptions to Standards for Design Sites with Over 10% Average Slope).
- B. **Review Authority.**
1. The Review Authority for exception requests shall be the Community Development Director, except for standards which affect visibility at driveways and intersections, or standards in the right-of-way shall be reviewed by the Public Works Director.

- C. **Application Requirements.** Exception requests shall be reviewed and processed as follows:
1. If the development for which an exception is requested is being processed consistent with this Chapter, the review procedure shall be the same as for the main project application.
 2. Exception requests shall be accompanied from a written request by the applicant explaining the need for the exception and identifying all existing site conditions or features that prevent compliance with the specific standard.
 3. Granting of an exception does not eliminate other standards not specified in Table 25.07.020.A (Exceptions to Standards for Design Sites with 10% or Less Average Slope) or Table 25.07.020.B (Exceptions to Standards for Design Sites with Over 10% Average Slope).
- D. **Findings.** For the Review Authority to grant an exception, findings for the exception in Table 25.07.020.A (Exceptions to Standards for Design Sites with 10% or Less Average Slope) or Table 25.07.020.B (Exceptions to Standards for Design Sites with Over 10% Average Slope) are required.
- E. **Existing Site Condition.** An existing site condition is a legally permitted building or structure constructed on the site with a final inspection or certificate of occupancy, or a natural feature that exists as of the date of initial application submittal.
1. For purposes of this chapter, existing site conditions that prevent compliance with a standard include, but are not limited to, the following:
 - (a) A mature tree with at least one trunk measuring four inches in diameter or greater at four feet six inches above grade in height and not planned for removal or alteration with a permit per *Chapter 15.24 (Preservation of Trees)*.
 - (b) Utility infrastructure that is not required to be removed, relocated, or undergrounded per *Section 22.38.030 (Service Connection Requirements)*.
 - (c) A structure, site, cultural landscape, or feature designated or eligible to be designated historically significant based on the criteria in *Section 30.157.025 (Significance Criteria)*.
 - (d) Retaining wall necessary to retain or support soil.
 - (e) A watercourse identified on City of Santa Barbara Map Analysis and Printing System or any other map as may be adopted or established by ordinance.
 2. The existing site condition used as a basis for requesting an exception shall not be removed or altered in their footprint.

Table 25.07.020.A: Exceptions to Standards for Design Sites with 10% or Less Average Slope			
Administrative Relief Type	Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
1. Design Site Dimensions			
a. Depth or Width Decrease in the minimum required	i. Existing site conditions prevent compliance with the design site dimension standards.	12" or 10% of the standard, whichever is greater	Chapter 25.02 (Zones), Subsection B (Building Types and Design Site Size) of the Zone
	ii. A non-rectangular parcel shape results in less than the required depth or width for a design site, preventing compliance with the standard.		
	iii. Dimensions of the existing lot, subdivided prior to January 1, 2025, do not meet the minimum requirements for any building type allowed in Subsection B of the Zone.		
2. Building Setbacks			
a. Front or Interior Increase or decrease in the minimum or maximum required setback for a main building or wing	i. Existing site conditions prevent compliance with the front setback standard.	12" or 10% of the standard, whichever is greater	Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone
	ii. Existing site conditions prevent compliance with the interior setback standard.		
b. Façade within Façade Zone Reduce the minimum amount of façade required within or abutting the façade zone	i. Existing site conditions prevent compliance with the façade zone standard.	12" or 10% of the standard, whichever is greater. The horizontal unbuilt area resulting from this exception is landscaped per the standards in Section 25.03.050 (Landscape).	Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone
3. Open Yard			
a. Width and Depth Reduce minimum width or depth dimension	i. Existing site conditions prevent compliance with the open yard dimensions standard.	12" or 10% of the standard, whichever is greater, without reducing minimum area required.	Chapter 25.04 (Building Types), Subsection F (Open Yard) of the Building Type
b. Area Reduce minimum area	i. Existing site conditions prevent compliance with the open yard area standard.	Up to 10% of the standard	

Table 25.07.020.A: Exceptions to Standards for Design Sites with 10% or Less Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
4. Building Footprint			
a. Size of Main Body or Wing Increase in the maximum width or length	i. Existing site conditions prevent compliance with the building footprint standard.	12" or 10% of the standard, whichever is greater The wing is one-story less in height than the main body; and The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.	Chapter 25.04 (Building Types), Subsection C (Building Size and Massing) of the Building Type
5. Parking Standards			
a. Primary and Secondary Front Setback Reduce the required parking setback	i. Existing site conditions prevent compliance with the parking setback standard.	12" or 10% of the standard, whichever is greater The driveway is in compliance with the zone standards; and The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and The setback reduction maintains visibility at driveways and intersections, and does not affect standards for the right-of-way.	Chapter 25.02 (Zones), Subsection E (Parking) of the Zone

Table 25.07.020.A: Exceptions to Standards for Design Sites with 10% or Less Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
5. Parking Standards (Continued)			
<p>b. Primary Front Vehicle Access Allow vehicle access from primary front on corner design sites</p>	<p>i. Existing site conditions prevent compliance with the vehicle access standard.</p>	<p>Vehicular access from the primary front</p> <p>The driveway is in compliance with the zone standards; and</p> <p>The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and</p> <p>The existing lot is at least 50' wide; and</p> <p>The proposed driveway is not aligned with any driveway on the opposite side of the street.</p>	<p>Chapter 25.02 (Zones), Subsection E (Parking) of the Zone</p>
<p>c. Alley Access Allow vehicle access from primary or secondary front when alley access exists.</p>	<p>i. The alley does not meet vehicle access requirements.</p>	<p>Vehicular access from primary or secondary front</p>	<p>Section 25.03.100 (Parking Techniques)</p>
6. Landscape			
<p>a. Front Setback Shade Tree Minimum required in NM zone</p>	<p>i. A certified arborist report identifies site conditions that prevent compliance with the standard.</p>	<p>No shade tree required</p>	<p>Section 25.03.050 (Landscape)</p>
7. Screening			
<p>a. Roof-Mounted Equipment Screening Height Decrease the minimum height of the architectural element screening the roof-mounted mechanical equipment</p>	<p>i. Height of architectural element used for screening results in exceeding maximum height limit of the building.</p>	<p>Up to 10% lower than the object being screened</p> <p>The roof-mounted equipment being screened is not publicly visible</p>	<p>Section 25.03.080 (Screening)</p>

Table 25.07.020.A: Exceptions to Standards for Design Sites with 10% or Less Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
7. Screening (Continued)			
b. Free-Standing Equipment Location Reduce minimum required setback	i. Existing site conditions prevent compliance with the front setback standard. ii. Existing site conditions prevent compliance with the interior setback standard.	12" or 10% of standard, whichever is greater	Section 25.03.080 (Screening)
8. Block Size			
a. Block Dimensions Allow larger blocks	i. Preservation of existing building or buildings within the boundaries of a Sustainable Neighborhood Plan prevents compliance with the standard.	Maximum block length and perimeter standards to be increased to encompass the building and all setbacks required by the applicable zone.	Subsection 25.03.160.C.3 (Block and Street Standards)
9. Building Type			
a. Stories Allow additional story	i. The existing site conditions or development standards of Chapter 25.04 (Building Types) prevent compliance with the minimum unit quantity required (Subsection 25.02.030.D.1 (Minimum Unit Quantities))	One additional story, not to exceed 4 stories or the maximum height allowed in the zone, for the Side Court, Medium Courtyard, and Large Multiplex Building Types	Chapter 25.04 (Building Types) Subsection C (Building Size and Massing) of the Side Court (25.04.100), Medium Courtyard (25.04.110), or Large Multiplex (25.04.120)

Table 25.07.020.B: Exceptions to Standards for Design Sites with Over 10% Average Slope			
Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
1. Design Site Dimensions			
a. Depth Decrease in minimum design site depth	i. Existing average slope exceeds 15%.	12" or 10% of the standard, whichever is greater	Chapter 25.02 (Zones) Subsection B (Building Types and Design Site Size) of the Zone
2. Building Setbacks			
a. Front and Interior Increase or decrease in the minimum or maximum required setback for a main building or wing	i. Existing site conditions prevent compliance with the front setback standard. ii. Existing site conditions prevent compliance with the interior setback standard.	12" or 10% of the standard, whichever is greater	Chapter 25.02 (Zones), Subsection D (Building Placement) of the Zone
b. Front Decrease in minimum to maximum required setback areas for main building or wing	i. Front 50' of the design site exceeds 20% slope. ii. Front 25' of the design site exceeds 20% slope.	Front setback reduced to 10' min. The Façade Zone is not reduced. Front setback reduced to 5' min. The Façade Zone is not reduced.	
3. Open Yard			
a. Width and Depth Reduce minimum width or depth	i. Existing site conditions prevent compliance with the open yard dimension standard.	12" or 10% of the standard, whichever is greater, without reducing minimum area required.	Chapter 25.04 (Building Types) Subsection F (Open Yard) of the Building Type
b. Area Reduce minimum area	i. Existing site conditions prevent compliance with the open yard area standard.	Up to 10% of the standard	

Table 25.07.020.B: Exceptions to Standards for Design Sites with Over 10% Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
4. Parking Standards			
<p>a. Primary and Secondary Front Setback Reduce the required parking setback</p>	<p>i. Existing site conditions prevent compliance with the parking setback standard.</p>	<p>12" or 10% of the standard, whichever is greater</p> <p>The driveway is in compliance with the zone standards; and</p> <p>The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and</p> <p>The setback reduction maintains visibility at driveways and intersections, and does not affect standards for the right-of-way.</p>	<p>Chapter 25.02 (Zones) Subsection E (Parking) of the Zone</p>
	<p>ii. The front 50' of parcel exceeds 20% slope.</p>	<p>Required parking is allowed to be located between the right-of-way and the building:</p> <p>a. 20' parking setback if street facing, 10' parking setback for non-street facing.</p> <p>b. Max 50% of primary or secondary front lot width</p> <p>The driveway is in compliance with the zone standards; and</p> <p>The ground floor space is between the street and the parking, remains occupiable, and is at least 15' deep.</p>	

Table 25.07.020.B: Exceptions to Standards for Design Sites with Over 10% Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
4. Parking Standards (Continued)			
b. Primary Front Vehicle Access Allow vehicle access from primary front on corner design sites	i. Existing site conditions prevent compliance with the vehicle access standard.	Vehicular access from the primary front The driveway is in compliance with the zone standards; and. The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and The existing lot is at least 50' wide; and The proposed driveway is not aligned with any driveway on the opposite side of the street; and The design site average slope along the secondary front exceeds 15%	Chapter 25.02 (Zones), Subsection E (Parking) of the Zone

Table 25.07.020.B: Exceptions to Standards for Design Sites with Over 10% Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
5. Site Grading			
a. Retaining Wall Height Increase in maximum retaining wall height or length	i. Existing slopes average 20% slope. ii. The retaining wall is necessary to accommodate the building and required site access and parking.	Increase in retaining wall height up to 10' along interior design site line. Increase in retaining wall height up to 12' within the building footprint if overall building height in compliance with zone standards. The retaining wall or series of retaining walls are not visible from the adjacent public sidewalk or abutting lots; and Retaining walls not within the building footprint are less than 50' in total length along the interior design site line opposite the primary front or any one design site line; and The retaining wall is the result of excavation (cut).	Section 25.03.120 (Retaining Walls)
6. Landscape			
a. Front Setback Shade Tree Minimum required in NM zone	i. A certified arborist report identifies site conditions that prevent compliance with the standard.	No shade tree required	Section 25.03.050 (Landscape)
7. Screening			
a. Roof-Mounted Equipment Screening Height Decrease the minimum height of the architectural element screening the roof-mounted mechanical equipment	i. Height of architectural element used for screening results in exceeding maximum height limit of the building.	Up to 10% lower than the object being screened The roof-mounted equipment being screened is not publicly visible	Section 25.03.080 (Screening)

Table 25.07.020.B: Exceptions to Standards for Design Sites with Over 10% Average Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief and Conditions	Reference to Standard
7. Screening (Continued)			
b. Free- Standing Equipment Location Reduce minimum required setback	i. Existing site conditions prevent compliance with the front setback standard. <hr/> ii. Existing site conditions prevent compliance with the interior setback standard.	12" or 10% of the standard, whichever is greater	Section 25.03.080 (Screening)
8. Building Type			
a. Stories Allow an additional story	i. The existing site conditions or development standards of Chapter 25.04 (Building Types) prevent compliance with the minimum unit quantity required (Subsection 25.02.030.D.1 (Minimum Unit Quantities))	One additional story, not to exceed 4 stories or the maximum height allowed in the zone, for the Side Court, Medium Courtyard, or Large Multiplex Building Type	Subsection C (Building Size and Massing) of the Side Court (25.04.100), Medium Courtyard (25.04.110), or Large Multiplex (25.04.120)

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE SANTA BARBARA MUNICIPAL CODE BY AMENDING CHAPTERS 30.15, 30.140, 30.145, 30.175, 30.205, 30.220, 30.250, 30.295 AND 30.300 PERTAINING TO REGULATIONS FOR OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 30.15 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division I: Introductory Provisions

Chapter 30.15 Rules of Measurement

Sections:

30.15.010	Purpose	30.15.070	Measuring Floor Area
30.15.020	General Provisions	30.15.080	Measuring Front Yards
<u>30.15.025</u>	<u>Calculating Density</u>	30.15.090	Measuring Height <u>and Stories</u>
30.15.030	Determining Average Slope	30.15.100	Measuring Setbacks <u>and</u>
30.15.040	Determining Area of a Watercourse		<u>Stepbacks</u>
30.15.050	Fractions	30.15.110	Measuring Street Frontage
30.15.060	Measuring Distances	30.15.120	Screening

30.15.010 Purpose.

The purpose of this chapter is to explain how various measurements referred to in this title are to be calculated.

30.15.020 General Provisions.

For all calculations, the applicant is responsible for supplying drawings illustrating the measurements that apply to a project. These drawings must be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Community Development Director.

30.15.025 Calculating Density.

A. **Maximum Allowable Residential Density.** The maximum allowable residential density or “base density” means the greatest number of units allowed under the density range specified by the Zoning Ordinance, Specific Plan, or land use element of the General Plan or Coastal Land Use Plan, applicable to the project. Density shall be determined using dwelling units per acre (du/ac). If there is a conflict, the highest allowable density prevails.

1. **Calculation.** To calculate the maximum number of dwelling units permitted on a lot, the net lot area is converted from square feet to acres by dividing it by 43,560. The resulting acreage is multiplied by the density range. For density calculations with a remainder greater than 0.01 units, a whole unit is permitted.

Residential Density Calculation Example:

Net Lot Area: 21,000 sq. ft./43,560 = 0.48 acres

General Plan Density Range: 27 to 36 units/acre

Calculate Allowed Units: 27 to 36 units per acre x 0.48 acres = 12.96 to 17.28 units

Rounding Up: 13 to 18 units allowed

B. Density Calculations in Mixed-Use Projects. For mixed-use projects, the maximum allowable residential density shall be calculated by using the total net lot area and does not exclude the nonresidential portion of the mixed-use site.

C. Density Calculations for Other Uses. Other facilities that are not residential uses but are subject to residential density limitations as specified in this code, (including, but not limited to, Group Residential, Community Care Facilities, Residential Care Facilities, and Hotels with kitchens) must be equivalent in size to a residential project at base density ranges as permitted by the General Plan.

D. Accessory Dwelling Units. Accessory dwelling units and junior accessory dwelling units are not counted in maximum density calculations, unless otherwise specified in this title.

30.15.030 Determining Average Slope.

The average slope of a parcel of land, or any portion thereof, is calculated using a topographic map conforming to National Mapping Standards and having a scale of not less than one inch equals 200 feet and a contour interval of not more than five feet), and the following formula:

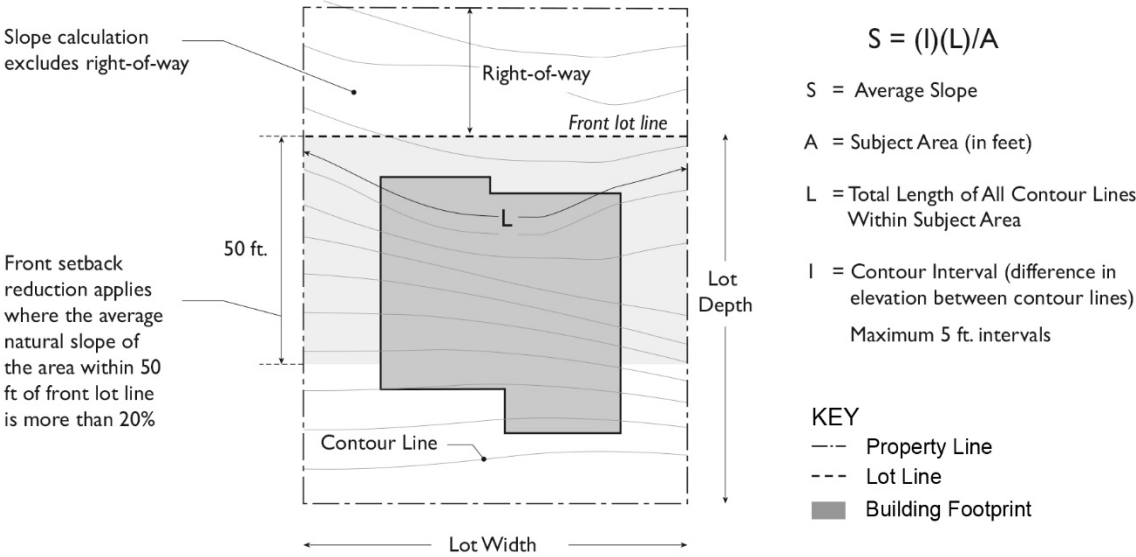
$S = 0.00229(I)(L)/A$, where:

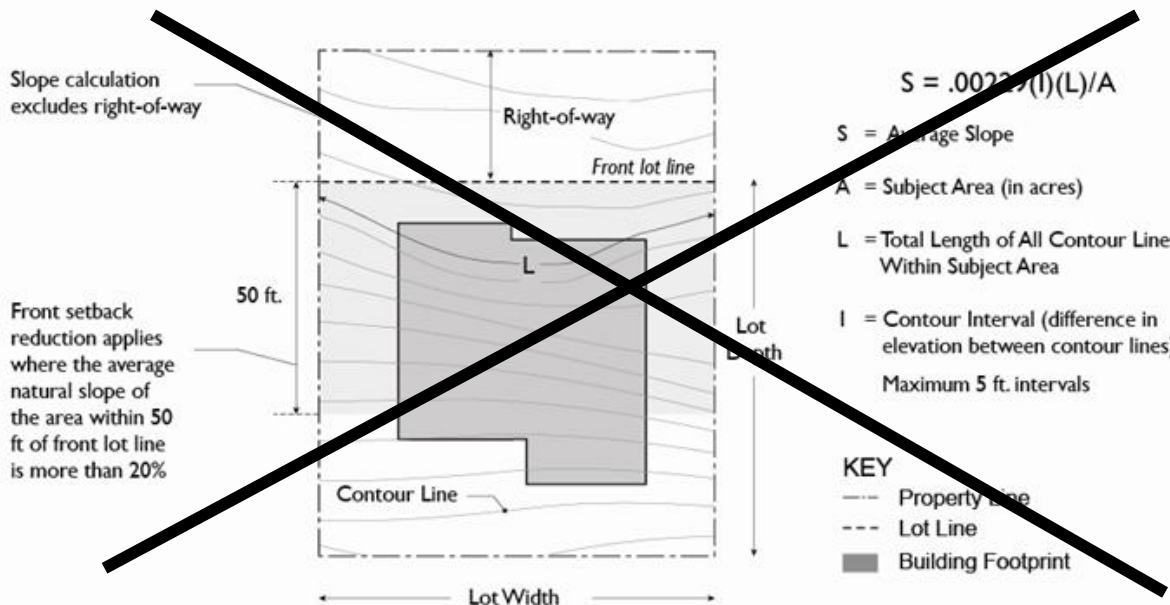
A. S = Average slope (in percent)

B. I = Contour interval (in feet)

- C. L = Total length of all contour lines on the parcel (in feet), excluding the length of contours in drainage channels and in natural water courses below the 25-year flood level
- D. A = Area of subject area for which the slope is to be determined (in square feet)

FIGURE 30.15.030: DETERMINING AVERAGE SLOPE





30.15.040 Determining Area of a Watercourse-Creek Top of Bank.

The area of a watercourse includes all land within the top of either bank of any watercourse within the City of Santa Barbara. The following is a method for determining the top of bank of creeks for the purpose of interpreting creek protection policies and buffers.

The “Top of Bank” is determined by the creek channel geometry. Any parcel that adjoins or is within 50 feet of a creek where development is proposed shall have the top of bank determined as part of any plan submittal. The top of bank shall be determined using one of the conditions described below in Cases 1-4 and depicted in the associated diagrams below. If more than one condition applies, the approach that is most protective of creek resources shall apply. If there is disagreement about where the top of bank is located the Creeks Division Manager, in consultation with the City Attorney, shall make a final determination of top of bank.

A. **Case 1 - Bank Slopes with a Single Defined Hinge Point.** When the creek has a sloped bank rising from the toe of the bank to a hinge point at the generally level ground above, the hinge point is the top of bank. If the existing slope of the bank is steeper than 1.5 (horizontal):1 (vertical), the intersection of a projected plane with a 1.5:1 slope from the toe of the bank to the generally level upper ground is the “top of bank.” For concrete flood

control channels, that meet the definition outlined above, the top of bank is the upper hinge point regardless of the steepness of the bank.

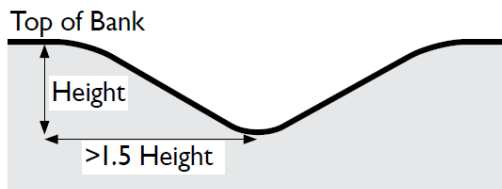
B. **Case 2 – Bank Slopes with Multiple Hinge Points.** When the creek bank slope rises from the toe of the bank, levels off one or more times, then rises to an upper hinge point at the generally level upper ground, the hinge point at or directly above the FEMA 100-year flood surface elevation is the top of bank. If the FEMA 100-year flood surface elevation is above the highest hinge point, the location of the top of bank does not change and is the highest hinge point.

C. **Case 3 – Bank Slopes with No Readily Defined Hinge Point.** When no discernible break in slope occurs above the active channel, and the creek bank opposite a project site has a well-defined hinge point, the elevation of that hinge point will be used to determine the top of bank for the project site. Where no readily determined hinge point defines the top of bank on either side of the creek, the FEMA 100-year flood elevation is the top of bank.

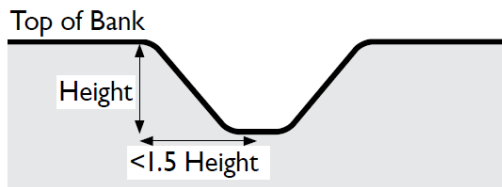
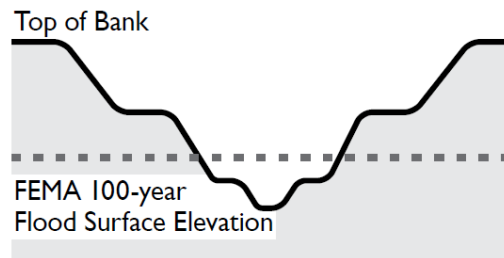
D. **Case 4 – Flood Control Projects.** Where an existing flood control project exists, or has been approved, the top of bank will be located at the top of the proposed or completed

flood control channel wall, or the hinge point just above the top of wall, whichever is higher, even for banks steeper than 1.5:1 as outlined in Case 1 above.

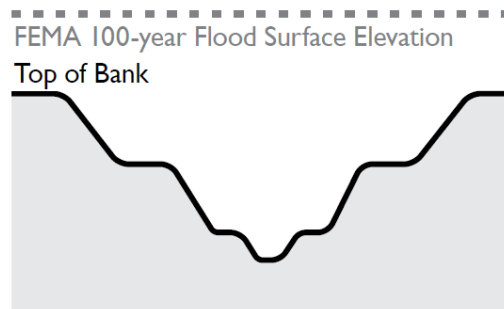
FIGURE 30.15.040: DETERMINING TOP OF BANK



When existing slope of the bank is less steep than 1.5 horizontal : 1 vertical



When existing slope of the bank is steeper than 1.5 horizontal : 1 vertical



A. ~~Mission Creek.~~

1. ~~“Top of bank” for Mission Creek means the line formed by the intersection of the general plane of the sloping side of the watercourse with the general plane of the upper generally level ground along the watercourse; or, if the existing sloping side of the watercourse is steeper than the angle of repose (critical slope) of the soil or geologic structure involved, “top of bank” shall mean the intersection of a plane beginning at the toe of the bank and sloping at the angle of repose with the generally level ground along the watercourse. The angle of repose is assumed to be 1.5 (horizontal):1 (vertical) unless otherwise specified by a geologist or soils engineer with knowledge of the soil or geologic structure involved.~~

~~2. —“Toe of bank” for Mission Creek means the line formed by the intersection of the general plane of the sloping side of the watercourse with the general plane of the bed of the watercourse.~~

~~B. —**Creeks other than Mission Creek.** “Top of bank” and “toe of bank” for creeks other than Mission Creek shall be determined by the Community Development Director on a case-by-case basis based upon conditions at the site, in consultation with the Parks and Recreation Department and Public Works Department.~~

30.15.050 Fractions.

Whenever this title requires consideration ~~of the following: (1) required number of parking spaces; or (2) maximum number of residential units,~~ expressed in numerical quantities, all calculations shall use fractions no smaller than hundredths, and if the end result of a calculation contains a fraction of a whole number, the results shall be rounded as follows:

A. **General Rounding.** Fractions are to be rounded ~~down~~ up to the nearest whole number, except as otherwise provided.

~~B. —**Exception for State Affordable Housing Density Bonus.** For projects eligible for bonus density pursuant to Government Code Section 65915 or any successor statute, and Chapter 30.145, Affordable Housing and Density Bonus and Development Incentives, any fractional number of units shall be rounded up to the next whole number.~~

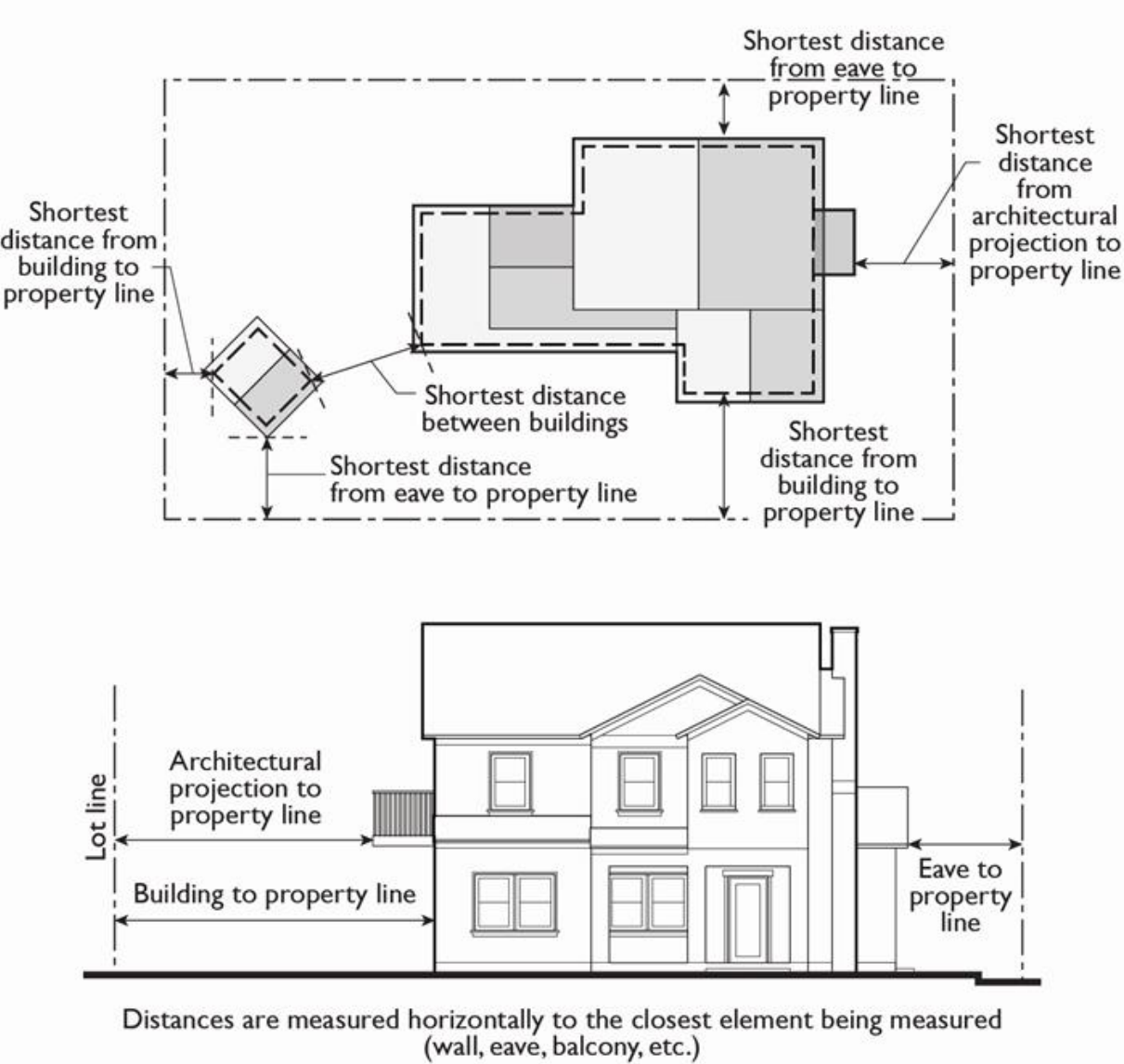
B. **Exception for Parking Spaces.** In determining the number of parking spaces fractions are to be rounded down to the nearest whole number. Where multiple structures or standards are involved, any rounding of spaces must be made on the aggregate total required for the site, and not on individual uses prior to calculating the total. See Section 30.175.040, Required Automobile and Bicycle Parking Spaces, for additional parking rounding requirements.

C. **Exception for Inclusionary Housing.** In determining the number of Inclusionary Units required by Chapter 30.160, Inclusionary Housing, any decimal fraction less than 0.5 shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number. Refer to Section 30.150.110 Inclusionary Requirements for Rental Housing Projects, to determine the number of Inclusionary Units for Rental Housing Projects.

30.15.060 Measuring Distances.

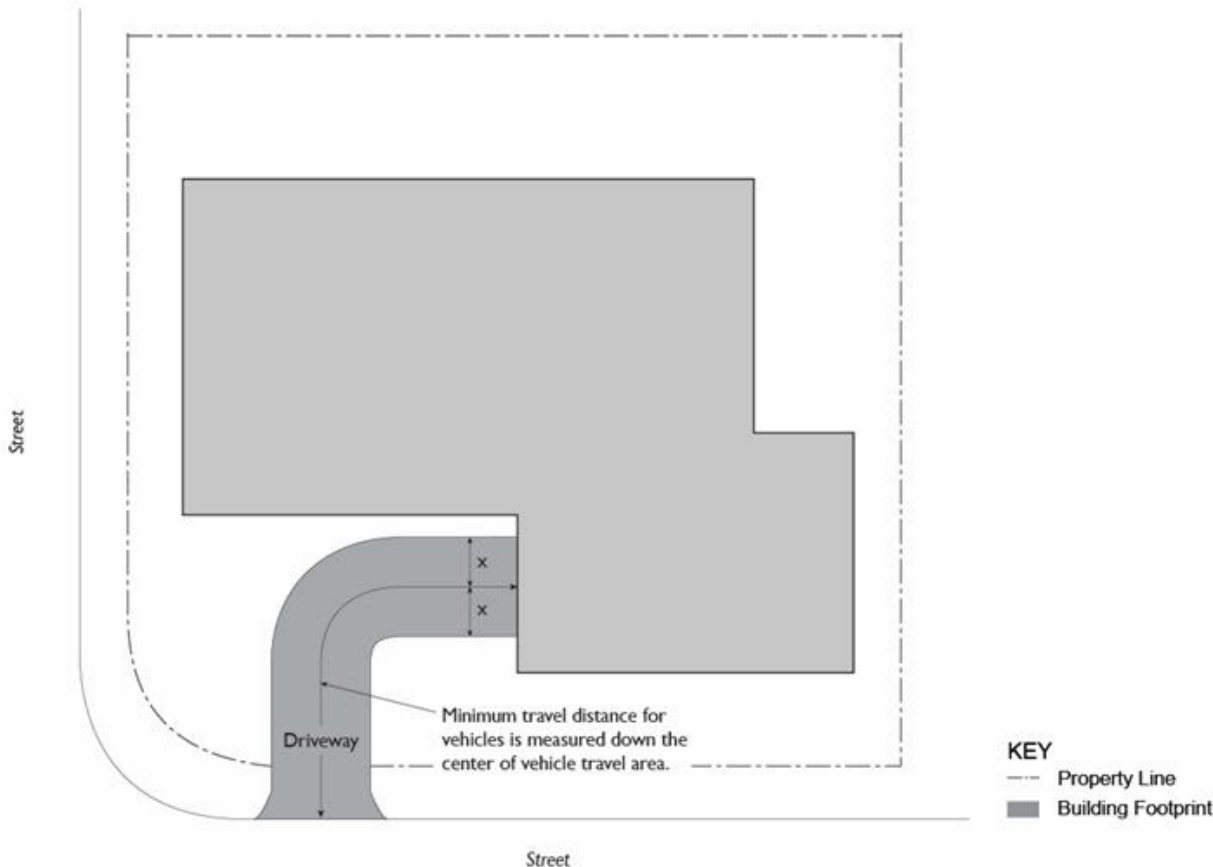
- A. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.
- B. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.
- C. **Measurements Involving a Structure.** When measuring a required distance involving a structure, the measurements are made to the closest exterior wall or exterior element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.

FIGURE 30.15.060.A, B, AND C: MEASURING DISTANCES



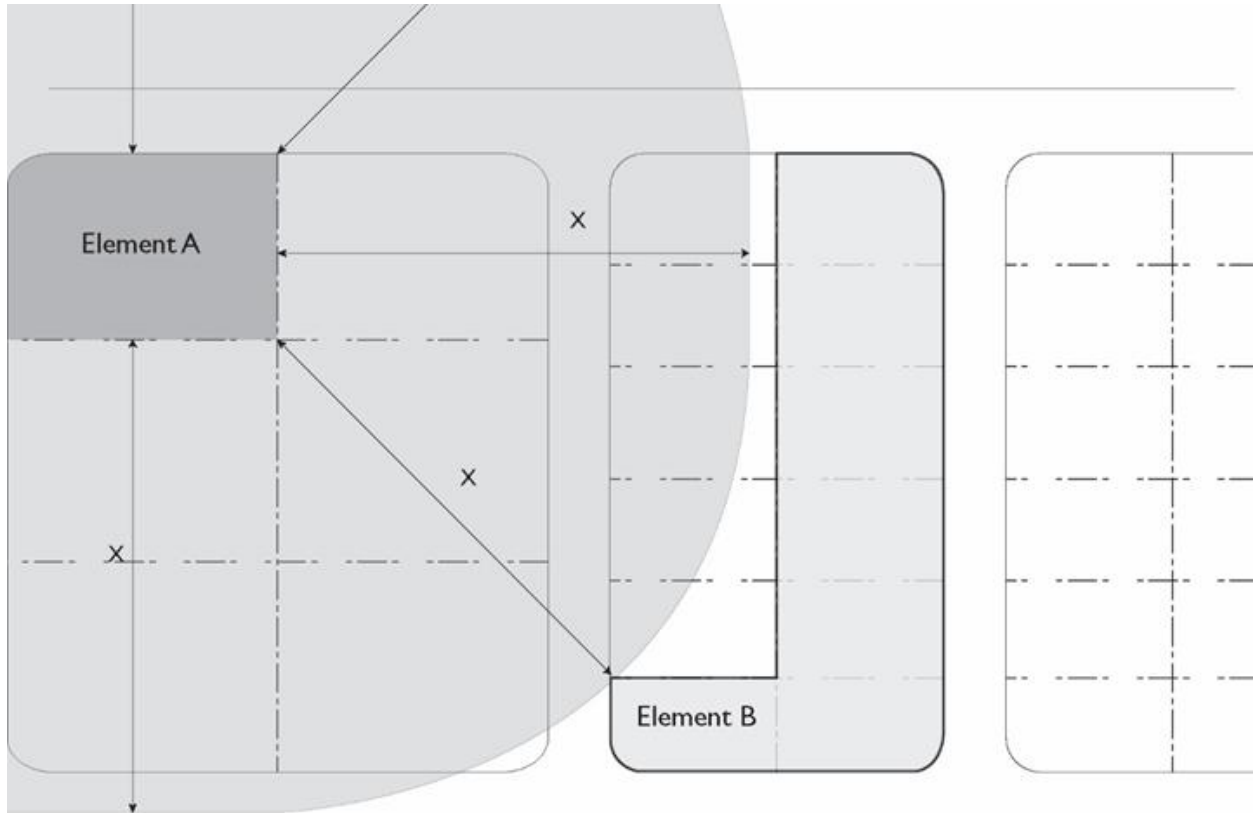
D. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as vehicle backup distance, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

FIGURE 30.15.060.D: MEASURING TRAVEL AREAS



E. **Measuring Radius.** When a specified element is required to be located a minimum distance from another element, the minimum distance is measured in a straight line from all points along the lot line of the subject land use, in all directions.

FIGURE 30.15.060.E: MEASURING RADIUS



The minimum distance from one specified element to another is measured in a straight line.

X = Minimum Distance

30.15.070 Measuring Floor Area.

The net floor area of a structure is the sum, in square feet, of the horizontal areas of all floors of a structure or other enclosed structure, or portions thereof, measured from either the interior perimeter of the exterior walls, or below the roofline, or the centerline of interior walls, as described below. All references to floor area in this title are to net floor area, unless otherwise indicated. The following are included in and excluded from floor area except as otherwise provided in this title.

A. **Included in Floor Area.**

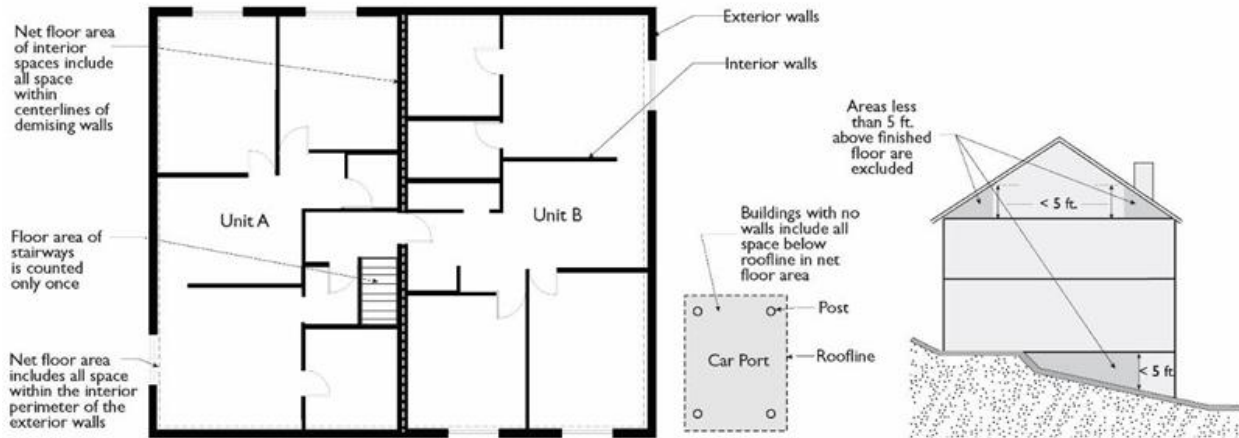
1. ***Enclosed Structures.*** Net floor area includes all space within a structure that is below the roof and within the interior perimeter of the exterior walls of any main or accessory structure.
2. ***Interior Spaces.*** Net floor area of interior spaces, such as rooms or separate tenant spaces, includes all space within the centerlines of demising walls separating such spaces or portions thereof.
3. ***Stairways and Elevator Shafts.*** In the case of a multistory structure that has covered or enclosed stairways, stairwells, or elevator shafts, the floor area of such features is counted only once at the floor level of their greatest area of horizontal extent.
4. ***Unenclosed Structures.*** When measuring the area of a structure that is unenclosed
~~The net floor area of a structure with no walls, or partial walls,~~ such as a carport, includes all space below the roof line.

B. **Excluded from Floor Area.** The following areas are excluded from floor area:

1. Vent shafts or areas with a ceiling height of less than five feet above finished floor.
2. Attics, crawlspaces, or similar areas, where entry is made only for service of utilities, and not designed for use as storage or any other use whatsoever.
3. ~~If Unenclosed on at least two sides,~~ roofed areas such as patio covers, porches, trellises, gazebos, shade structures, or other similar unenclosed structures shall not count toward the calculation of floor area if not used for the shelter, housing, or enclosure of persons, animals, or property.
4. Enclosed spaces in nonresidential or mixed-use structures that contain “infrastructure” (e.g., mechanical equipment enclosures, vent shafts, trash and recycling enclosures, air conditioners, forced air units, electric vaults, water heaters and softeners, cellular telephone equipment, and other similar uses) shall not count toward the calculation of floor area if such areas are designed in the minimum size necessary to screen or enclose such equipment, and the space cannot be converted to storage or another non-infrastructure use.
5. ~~Nonlivable residential~~ Minor accessory structures that do not require a building permit for construction or installation.

6. Temporary structures permitted with a Temporary Use Permit.

FIGURE 30.15.070.A: MEASURING FLOOR AREA

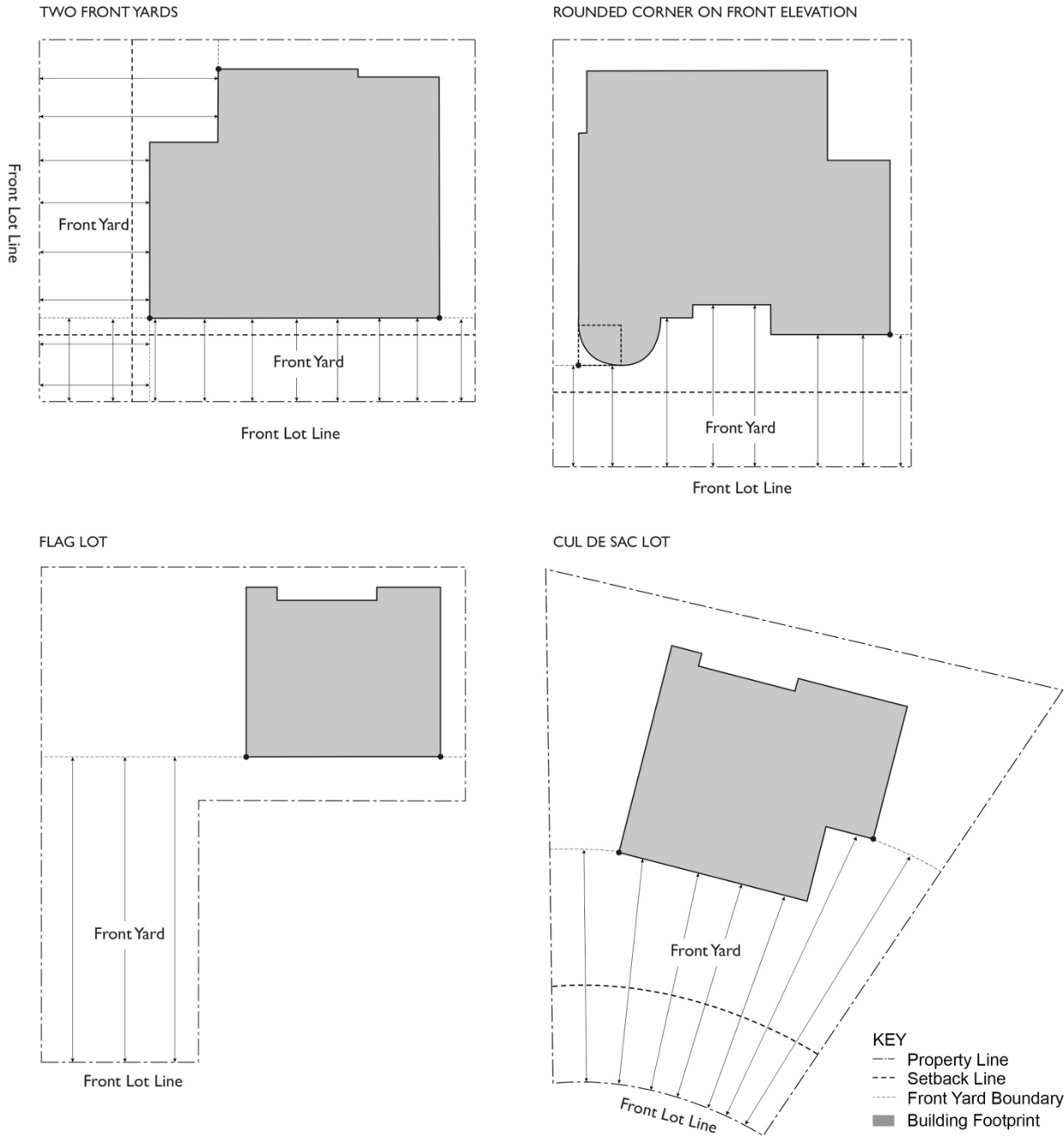


30.15.080 Measuring Front Yards.

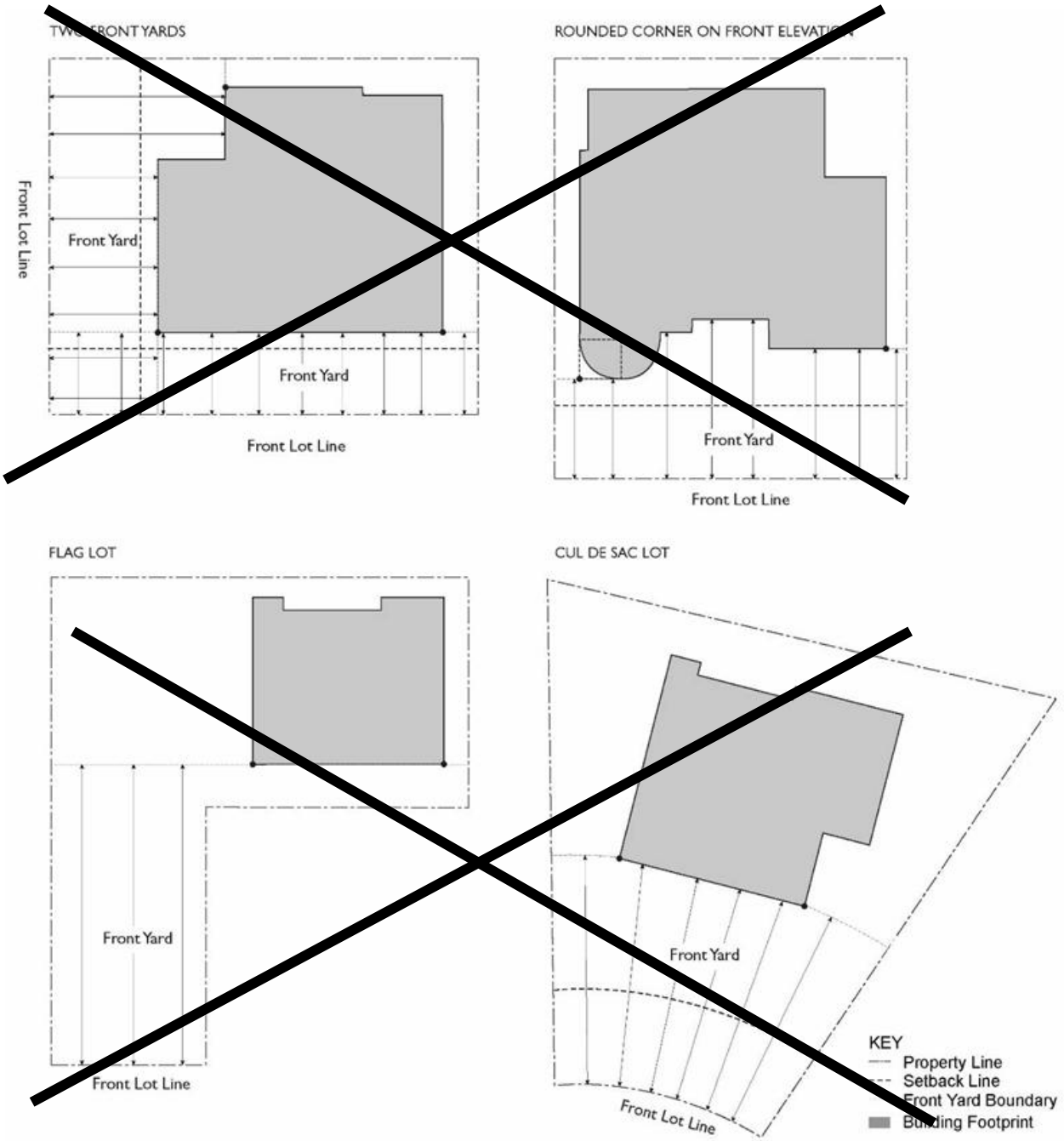
Front yards shall be measured by extending perpendicular lines from each point of a front lot line to the nearest wall-of the first main building on the lot. Where there is no wall of a main building on the lot which intercepts said perpendicular lines, said yard will terminate at a point determined by extending a line parallel to the front lot line from the corner of the front elevation of the main building to the nearest lot line. The front elevation of a building is any elevation that faces a street.

- A. **Rounded Corners.** If the corner of the front elevation is rounded (i.e., a tower), the corner of the elevation shall be established by drawing the smallest square or rectangle that will enclose the round element and extend the line from the corner of the superimposed square or rectangle that is closest to the front lot line.

FIGURE 30.15.080: MEASURING FRONT YARDS



AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code



30.15.090 Measuring Height and Stories.

A. Measuring Height Generally. Height is the vertical distance measured from existing or finished grade, whichever is lower, to the top of the structure directly above. Special measurement provisions are also provided below.

~~A.B. Measuring Building Height on Sloped Lots.~~ Building height on sloped lots is measured from a warped plane connecting the perimeter of the building where it contacts the lower of existing or finished grade to every part of the building roof or parapet. ~~every point on top of the building roof or roof parapet to a warped plane directly below connecting all points where existing or finished grade, whichever is lower, contacts the exterior building walls or foundation system.~~

~~1. *Exception:* The vertical portion of exterior doors, stairway landings, or light wells on a basement elevation are excluded from the height calculation if the cumulative total width does not exceed 12 feet per elevation.~~

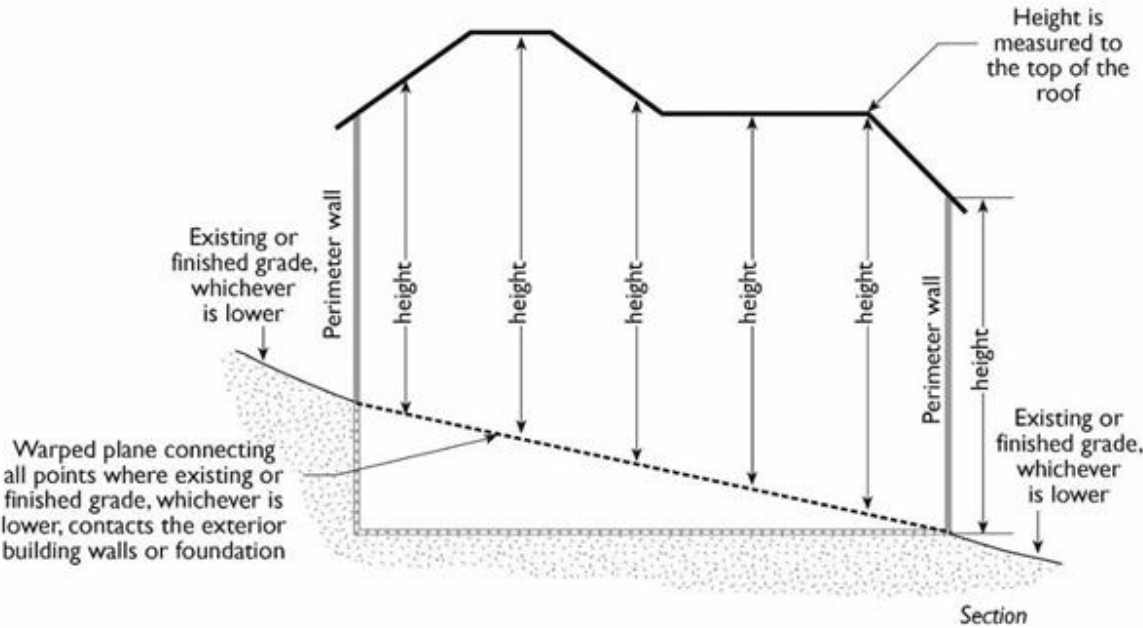
C. Height Exclusions.

1. *Light Wells.* The vertical portion of exterior doors, stairway landings, or light wells on a basement elevation are excluded from the height calculation if the cumulative total width does not exceed 12 feet per elevation.

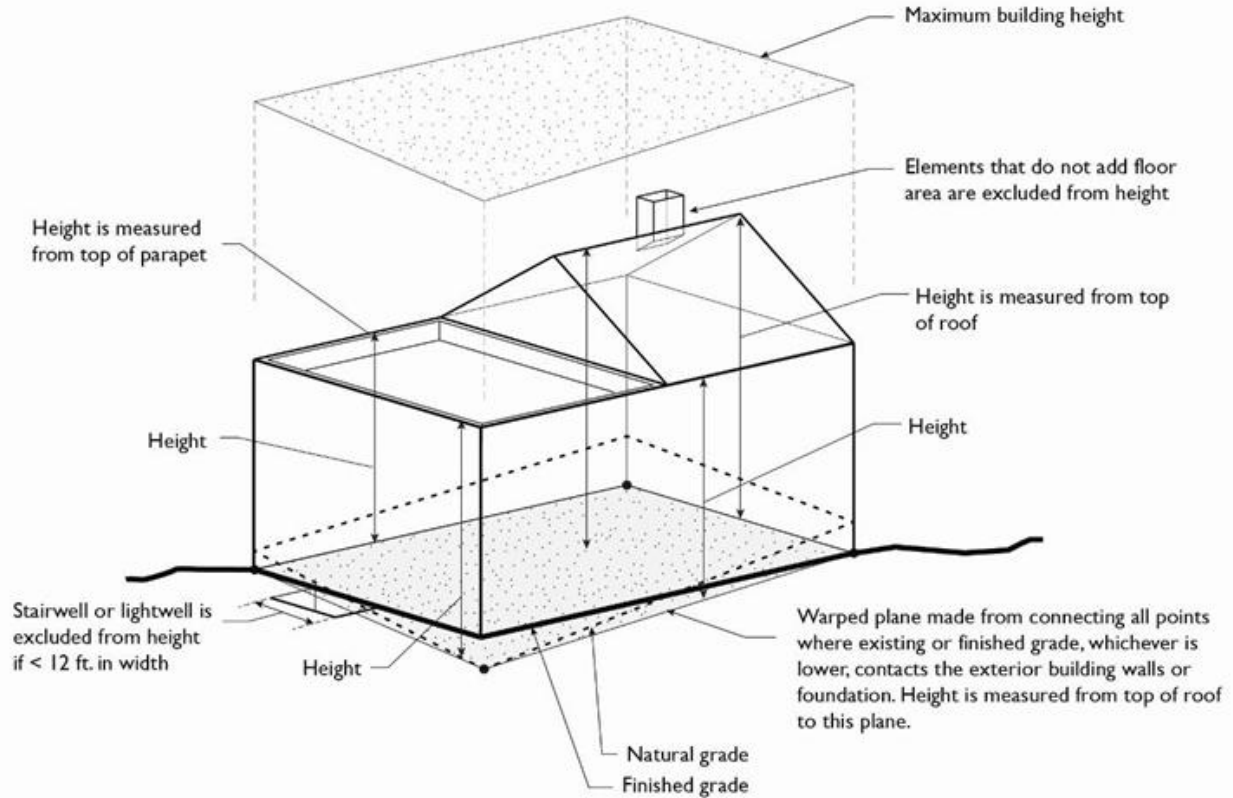
2. *Architectural Elements.* Architectural elements that do not add floor area to a structure, such as chimneys, vents, antennae, open trellises that do not exceed 12 feet in height, rooftop equipment and associated screening, roof-mounted solar energy systems a maximum of three feet above the maximum height limit, roof decks that do not exceed 10 inches in height above the roof, guard rails for roof decks, and towers including stairway or elevator towers with minimum landings for egress are not considered a part of the height of a structure, but all portions of the roof and roof parapet are included.

3. *Additional Height Allowances.* See Section 30.140.100, Exceptions to Height Limitations.

FIGURE 30.15.090.AB: MEASURING BUILDING HEIGHT ON SLOPED LOTS



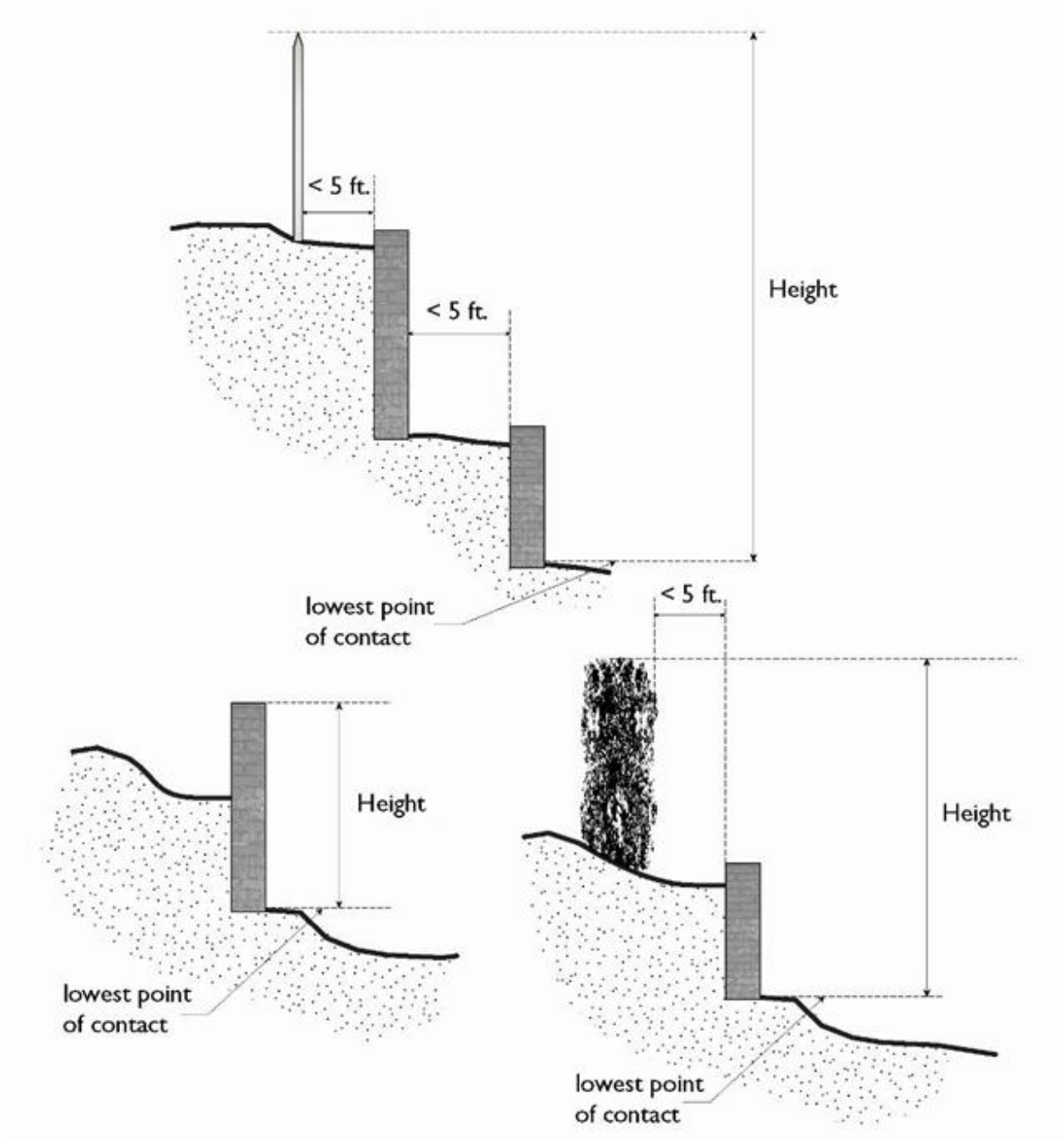
AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code



B.D. Measuring the Height of Fences and Hedges. The height of a fence or hedge is measured in a vertical line from the lowest point of contact with the ground directly adjacent to both sides of the fence or hedge to the highest point of the fence or hedge along said vertical line.

1. **Multiple Fences and Hedges.** All fences and hedges located within five feet of each other, including fences and hedges on adjoining lots, shall be considered a single fence or hedge. The height of multiple fences and hedges that are subject to the same height limitation shall be measured from the lowest point of contact with the ground of a fence or hedge to the highest point of any other fence or hedge located within five feet. The horizontal separation shall be measured from the surfaces of the fences or hedges that face each other.

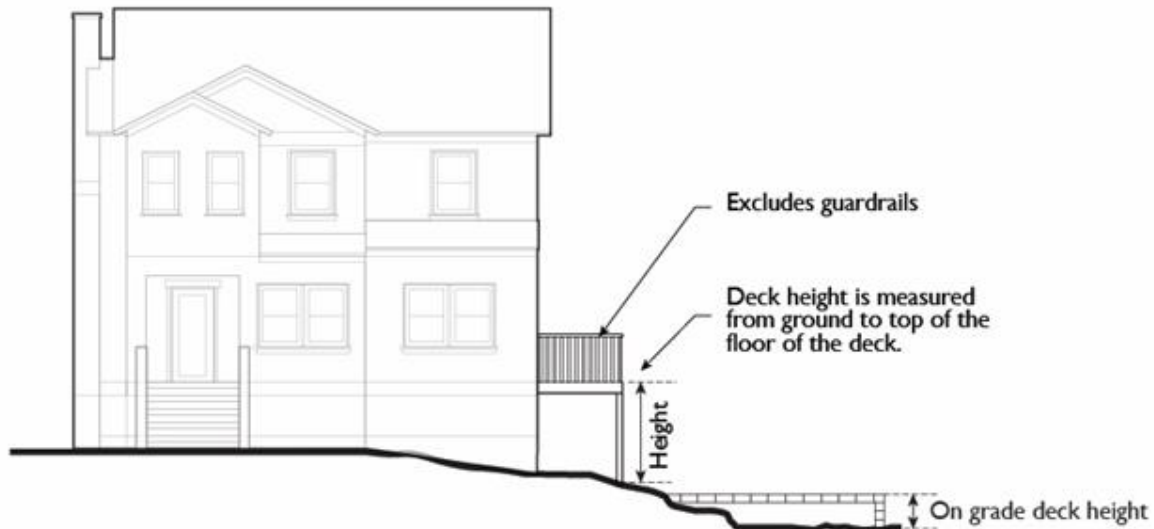
FIGURE 30.15.090.BD: MEASURING THE HEIGHT OF FENCES AND HEDGES



~~E.~~ **Determining Prescribed Landscaping Height.** The prescribed heights of landscaping are the heights to be attained within five years after planting.

D.F. Measuring the Height of Decks and Patios. Deck and patio height is determined by measuring from the ground below to the top of the surface of the deck or patio directly above. Guardrails, the minimum height required by the Building Code, are exempt from the height measurement.

FIGURE 30.15.090.DF: MEASURING HEIGHT OF DECKS AND PATIOS

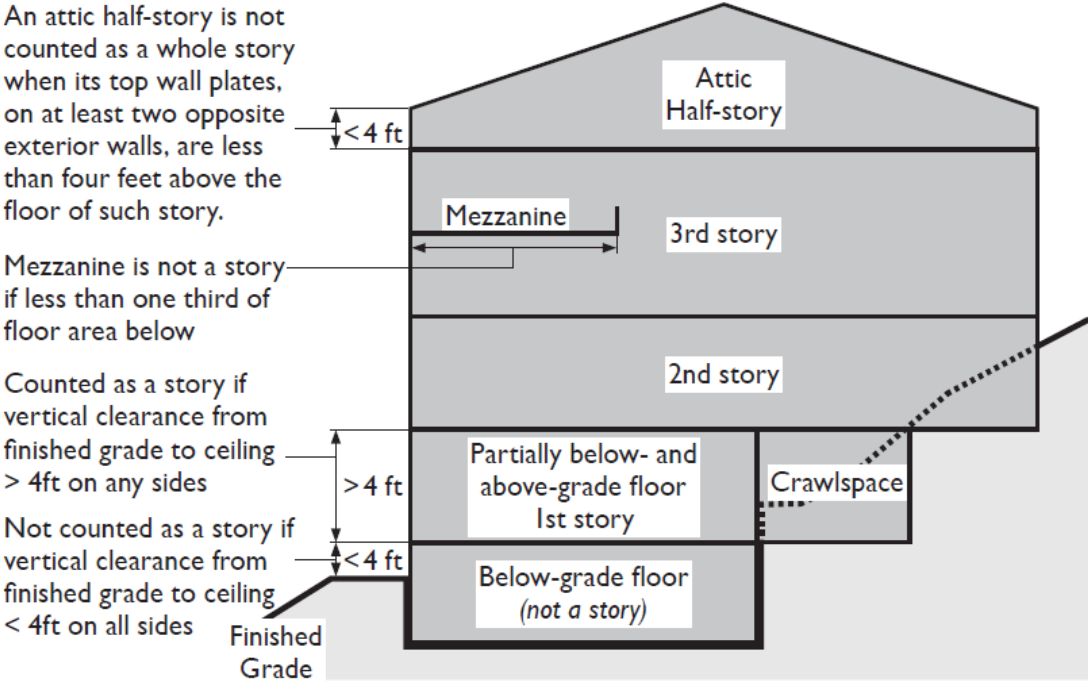


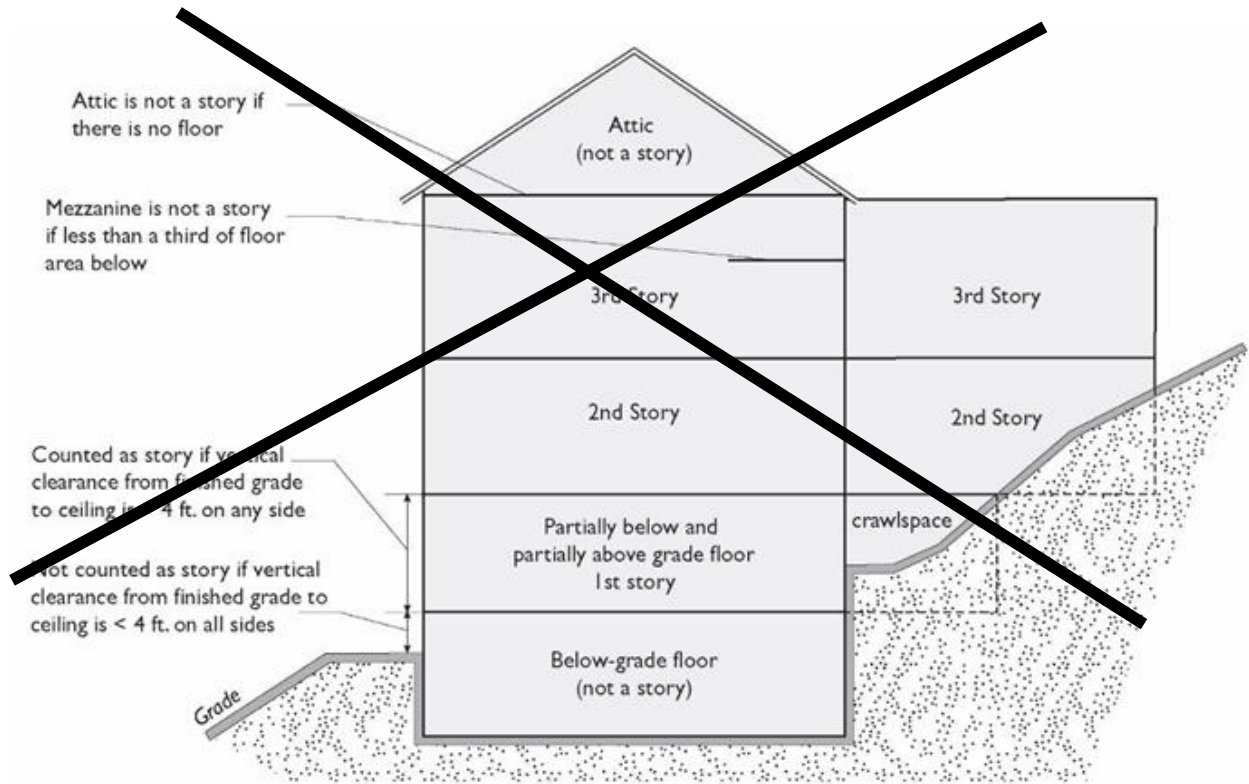
E.G. Determining the Number of Stories in a Building. In determining the number of stories in a building or structure, the following rules apply:

1. The number of stories in a building or structure shall be construed to be the maximum number of stories through which any one of an unlimited number of possible vertical lines can pass, without passing through a wall.
2. An interior balcony or mezzanine is counted as a story if its floor area exceeds one-third of the total area of the nearest full floor directly below it.
3. Any floor which is partly below and partly above grade, such as a basement, cellar, or understory, shall be counted as a story if more than a cumulative total width of 12 feet per elevation has a distance from finished grade to ceiling greater than four feet.

4. An attic half-story, when applicable, is identified by “.5” in the description of maximum height. An attic half-story is not counted as a whole story when its top wall plates, on at least two opposite exterior walls, are less than four feet above the floor of such story.

FIGURE 30.15.090.EG: DETERMINING THE NUMBER OF STORIES





30.15.100 Measuring Setbacks and Stepbacks.

Setbacks are measured as the distance between any lot line and a line parallel to the lot line the depth of such area being the distance required by this title.

A. **Front Setbacks.** If a portion of the property is located within a street dedication, the setback is measured from the boundary of the street dedication.

B. **Upper Story Setbacks.** Upper story setbacks shall apply to all portions of any upper story except as provided in Section 30.140.090, Encroachments into Setbacks and Open Yards.

C. **Upper Story Stepbacks.** Upper story stepbacks shall be measured at the required setback line. For example, if the setback is 15 feet, with a 5-foot stepback, the portion of the building subject to the stepback shall be stepped back a minimum of 5 feet from the 15-foot setback line (i.e., 20 feet from the property line). Upper story stepbacks apply to all portions of any upper story except as provided in Section 30.140.090, Encroachments into Setbacks and Open Yards. Recessed areas on interior upper story stepbacks may not be used as a balcony, deck, terrace, or other usable space.

C.D. **Multiple Required Setbacks.** If there are multiple required setbacks, the more restrictive applies.

FIGURE 30.15.100: MEASURING SETBACKS

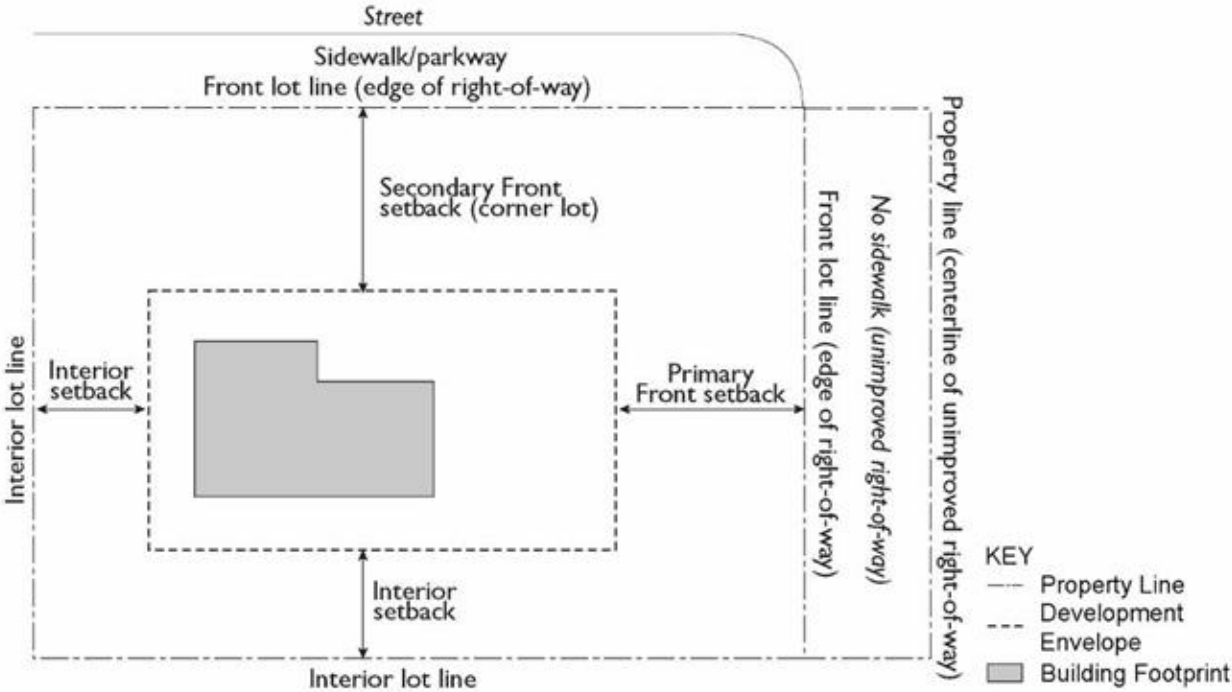
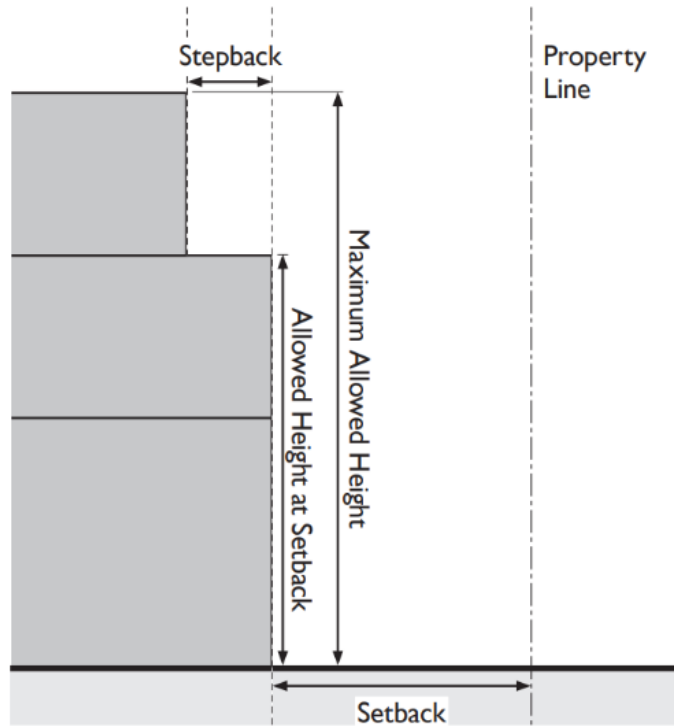


FIGURE 30.15.100.C: MEASURING UPPER STORY STEPBACKS



30.15.110 Measuring Street Frontage.

Street frontage is measured along the front lot line.

30.15.120 Screening.

~~When required by this title, screening shall minimize the visual impact of an object or land use to the extent appropriate, through means of placement, barrier, or camouflage. Screening shall be designed to blend into the surrounding architecture or landscape so that the object or land use is not apparent to the casual observer. Screening shall be measured as follows: These standards provide methods for the screening and buffering of surface parking, mechanical equipment, and any other objects or land uses as required by this code to minimize visual, noise, and privacy impacts to surrounding properties and rights-of-way.~~

A. **Screening Generally.** Unless otherwise stated in this section, objects and activities are considered “screened” when they are either not publicly visible, as defined in Section 30.300.160 “P” of this code, or behind a solid six-foot-high fence or hedge where such fence or hedge is otherwise allowed by zoning. Screening shall be required for the repair, rehabilitation, expansion, new installation, or relocation of any object or land use to be screened.

A.B. **Uncovered Parking.** Uncovered automobile parking shall be screened when viewed from the adjacent street or alley, in locations as specified by Section 30.175.060, Location of Required Automobile and Bicycle Parking, consistent with one of the following:

1. On a site with four or fewer automobile parking spaces, uncovered parking must be screened from public view, except at driveways necessary for ingress and egress, by a solid fence, wall, driveway gate, or a compact evergreen hedge, with a maximum height between 5 and 6 feet and a minimum distance of 10 feet from the front lot line. The area between the lot line and such fence or wall must be landscaped; or

2. If located more than 35 feet from a front lot line, and includes no more than four automobile parking spaces, uncovered parking is considered screened by the distance from the front lot line; or

3. On a site with five or more automobile parking spaces, applicable fence and landscape buffers, consistent with Section 30.175.080 Parking Area Landscape and Fence Standards, must be provided for screening.

B. **Other Objects.** Other than uncovered parking, the object or land use shall be screened from any public view, public parking lots, or adjacent residential properties.

C. **Trash and Recycling.** Trash and recycling containers must be screened and located in compliance with the standards in Section 30.140.240, Waste, Recycling, and Outdoor Storage.

D. **Screening Materials.** Screening may include fences and walls, landscape, equipment painted to match the building, building parapets, or other architectural elements in the building’s architectural style.

E. **Screening Height.** All screen devices shall be as high as the highest point of the object being screened but shall not exceed applicable maximum height limitations. Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

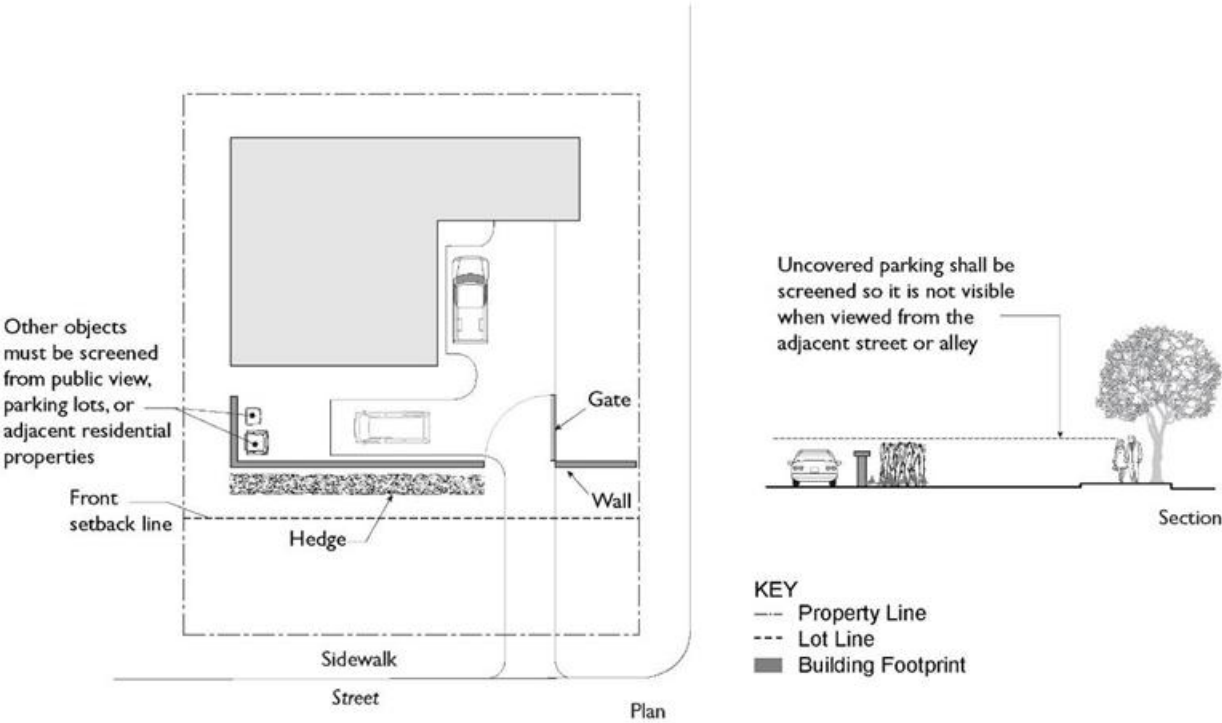
C. ~~Design Review Required.~~ All screening shall be reviewed and approved by the appropriate Design Review body.

D.F. ~~Exceptions.~~

1. Solar energy (i.e., photovoltaic) panels and electric vehicle charging stations shall not be subject to the screening requirements described in this section. However, accessory power equipment associated with these systems shall be fully screened.

2. Where an applicant can demonstrate to the satisfaction of the appropriate Design Review body that variations in the requirements of this section are warranted in order to provide relief for existing site constraints, or to achieve a superior aesthetic or environmental design, screening may be reduced or waived by the Design Review body.

FIGURE 30.15.120: SCREENING



SECTION 2. Sections 30.140.050 and 30.140.100 of Chapter 30.140 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division III: Citywide Regulations

Chapter 30.140 General Site Regulations

Sections:

30.140.050 Development Along Mission
Creek

30.140.100 Exceptions to Height Limitations

30.140.050 Development Along Mission Creek.

A. **Purpose.** The purpose of this section is to provide controls on development adjacent to the bed of Mission Creek within the City of Santa Barbara. These controls are necessary:

1. To prevent undue damage or destruction of developments by flood waters;
2. To prevent development on one parcel from causing undue detrimental impact on adjacent or downstream properties in the event of flood waters; and
3. To protect the public health, safety and welfare.

B. **Applicability.** No person may construct, build, or place a development within the area described in Subsection 30.140.050.C, Development Limitation Area, unless said development has been previously approved as provided in Subsection 30.140.050.E, Approval Required. The development must also comply with the City of Santa Barbara's adopted Floodplain Management regulations.

C. **Development Limitation Area.** The limitations of this section shall apply to all land within the area of the Mission Creek watercourse pursuant to Section 30.15.040, ~~Determining Area of a Watercourse-Creek Top of Bank~~, and all land located within 25 feet of the top of either bank of Mission Creek within the City of Santa Barbara.

D. **Development Defined.** Development, for the purposes of this section, shall include any structure requiring a building permit; the construction or placement of a fence, wall, retaining wall, steps, deck (wood, rock, or concrete), or walkway; any grading; or, the relocation or removal of stones or other surface which forms a natural creek channel.

E. **Approval Required.** Prior to construction of a development in the area described in Subsection 30.140.050.C, Development Limitation Area, the property owner shall obtain approvals as follow:

1. Any development subject to the requirement for a building permit shall be reviewed and approved by the Community Development Director or the Planning Commission on appeal, prior to the issuance of a building permit.

2. Any development not requiring a building permit shall be reviewed and approved by the Community Development Director, or the Planning Commission on appeal. A description of the development shall be submitted showing the use of intended development, its location, size and manner of construction.

F. **Development Standards.** No development in the area subject to this section shall be approved unless it is found that it will be consistent with the purposes set forth in Subsection 30.140.050.A, Purpose.

1. The Community Development Director, or the Planning Commission on appeal, shall consider the following in determining whether the development is consistent with Subsection 30.140.050.A, Purpose:

a. That the proposed new development, additions, alterations, and improvements, will not significantly reduce existing floodways, realign stream beds or otherwise adversely affect other properties by increasing stream velocities or depths, or by diverting the flow, and that the proposed new development will be reasonably safe from flow-related erosion and will not cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards.

b. That proposed reconstruction of structures damaged by fire, flood or other calamities will comply with Subparagraph 1.a above, or be less nonconforming than the original structure and will not adversely affect other properties.

- c. The report, if any, of a qualified soils engineer or geologist and the recommendations of the Santa Barbara County Flood Control and Water Conservation District.
 - d. Whether denial of approval would cause severe hardship or prohibit the reasonable development and use of the property.
2. The Community Development Director, or the Planning Commission on appeal, may consider the following factors as mitigating possible hazards which might otherwise result from such development:
- a. Where the development is located on a bank of the creek which is sufficiently higher than the opposite bank to place the development outside a flood hazard area.
 - b. Where the creek bed adjacent to the development is sufficiently wide or the creek bank slope sufficiently gradual that the probability of flood hazard is reduced.
 - c. Where approved erosion or flood control facilities or devices have been installed in the creek bed adjacent to the development.
 - d. Where the ground level floor of the development is not used for human occupancy and has no solid walls.
 - e. Where the development is set on pilings so that the first occupied floor lies above the 100-year flood level, and such pilings are designed to minimize turbulence.
3. The Staff Hearing Officer, or the Planning Commission on appeal, may grant a Modification to required Open Yards or setbacks required by the applicable zone, pursuant to Chapter 30.250, Modifications, in order to enable a structure to comply with the Development Limitation Area in Subsection 30.140.050.C, or to be relocated to a safer or more appropriate location on the lot.
- G. **Procedures.** The following procedures shall apply to developments in the area defined in Subsection 30.140.050.C, Development Limitation Area:
- 1. All applicants shall receive an environmental assessment.

2. All applications shall be referred to the Santa Barbara County Flood Control and Water Conservation District and the City Parks and Recreation Department Creeks Division for review and comment.

3. Upon completion of the above review and comment, the proposed development shall be reviewed by the Community Development Director as provided in Subsection 30.140.050.E, Approval Required. The Community Development Director shall give the applicant and any other person requesting to be heard, an opportunity to submit oral or written comments prior to a decision. The Community Development Director shall send by mail notice of the decision to the applicant. The decision of the Community Development Director shall be final unless appealed by the applicant or any interested person to the Planning Commission within 10 days by the filing of a written appeal with the Community Development Department. The Community Development Department shall schedule the matter for a noticed public hearing by the Planning Commission pursuant to 30.205, Common Procedures. The decision of the Planning Commission shall be final.

30.140.100. Exceptions to Height Limitations.

A. ~~**Architectural Elements.** Architectural elements that do not add floor area to a structure, such as chimneys, vents, antennae, open trellises, rooftop equipment and associated screening, solar panels, roof decks that do not exceed 10 inches in height above the roof, guard rails for roof decks, and towers including stairway or elevator towers with minimum landings for egress are not considered a part of the height of a structure, but all portions of the roof and roof parapet are included.~~ Additional Height Exceptions are in Section 30.15.090, Measuring Height and Stories.

B. **Community Benefit and Community Benefit Housing Projects.** In the C-G, M-C, M-I, and CO-MI zones, up to 60 feet in height may be allowed for projects that qualify as a Community Benefit Project or a Community Benefit Housing Project in accordance with the following.

1. **Required Findings.** A Community Benefit Project or a Community Benefit Housing Project may only be approved if the following findings are made in addition to any other findings required by this Title.

a. ***Demonstrated Need.*** The applicant has adequately demonstrated a need for the project to exceed 45 feet in height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities;

- b. ***Architecture and Design.*** The project will be exemplary in its design;
- c. ***Livability.*** If the project includes residential units, the project will provide amenities to its residents which ensure the livability of the project with particular attention to good interior design features such as the amount of light and air, or ceiling plate heights; and
- d. ***Sensitivity to Context.*** The project design will complement the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City Landmarks or any nearby designated Historic Resources, including City-designated Structures of Merit.

2. **Procedure.**

- a. ***Conceptual Design Review.*** Prior to the Planning Commission considering an application for a height exception pursuant to this section, a project shall receive conceptual design review by the appropriate Design Review body as required by ~~Title 22 of the Santa Barbara Municipal Code~~ Chapter 30.220, Design Review.
- b. ***Planning Commission Consideration of Findings***
 - i. ***Design Review Projects.*** If a project only requires design review by the Historic Landmarks Commission or the Architectural Board of Review under Title 22 of the Santa Barbara Municipal Code, the Planning Commission shall review and consider the building height findings of this section after conceptual design review and before consideration of the project by the Historic Landmarks Commission or the Architectural Board of Review for Project Design approval.
 - ii. ***Staff Hearing Officer Projects.*** If a project requires the review and approval of a permit by the Staff Hearing Officer, the Planning Commission shall review and consider the building height findings after conceptual design review pursuant to Title 22 of the Santa Barbara Municipal Code, but before the preparation of a full application for the consideration of the permit by the Staff Hearing Officer.
 - iii. ***Planning Commission Projects.*** If a project requires the review and approval of a permit by the Planning Commission, the Planning Commission shall review and consider the building height findings after conceptual design review pursuant to Title

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22 of the Santa Barbara Municipal Code, but before the Development Application Review Team (DART) submittal and before the consideration of the land use approval by the Planning Commission.

SECTION 3. Chapter 30.145 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Chapter 30.145 Affordable Housing and Density Bonus and Development Incentives

Sections:

30.145.010 Intent	30.145.035 Affordable Housing Streamlined Approval
30.145.020 Density Bonus Under State Law	30.145.040 Denial of By Right Affordable Housing Projects
30.145.030 Density Bonus Under City Program	

30.145.010 Intent.

The intent of this chapter is to provide incentives for the development of housing affordable to very-low income, lower income, senior and other qualifying households (hereinafter referred to collectively in this chapter as “affordable housing development”). State law mandates the provision of density bonuses to senior, very-low, and lower income households under certain circumstances. The City of Santa Barbara has created a separate density bonus program for certain other households. This chapter also establishes conditions and procedures for processing streamlined and by-right housing projects consistent with ~~California Government Code § 65913.4~~ State law. If any portion of this Chapter conflicts with any applicable State law, State law shall supersede this Chapter. Any ambiguities in this Chapter shall be interpreted to be consistent with State law. Statutory references in this ordinance include successor provisions.

30.145.020 Density Bonus Under State Law.

If a project meets the criteria of State law, the project shall be granted a density bonus and incentives or concessions as required by State law and processed as required by State law unless otherwise requested by the applicant.

A. **Qualifying Housing Developments.** Qualifying Housing Developments are as defined in Government Code § 65915.

B. **Unit Size.** Affordable units shall be comparable in size and provide at least the same average number of bedrooms as the non-affordable units.

C. **Childcare Facility Density Bonus.** When an applicant proposes to construct a housing development that conforms to the requirements of the State density bonus law and includes a childcare facility other than a family day care home that will be located on the premises of, as part of, or adjacent to the project, the City shall grant additional density bonus or additional concession or incentive as required by State law.

D. **Procedure.**

1. ***Determination of Qualification.*** The applicant shall submit the project for review by the Community Development Director to determine whether the project meets the criteria set forth in State density bonus law.

2. ***Density Bonus and Development Incentives.*** The density bonus, development incentives, and processing shall be provided as required in Government Code § 65915.

3. ***Review Procedure.*** A project which meets all the requirements of State law shall be processed pursuant to the applicable discretionary or objective design review procedure, subject to the following exceptions:

a. ~~*Lot Area Density Modification Not Required.*~~ When the State density bonus requested is no more than the density bonus mandated by State law, the ~~Community Development Director shall deem the project's density consistent with the Zoning Ordinance and project shall be deemed~~ exempt from the requirement for a density modification pursuant to Chapter 30.250, Modifications.

b. ~~*Other Discretionary or Objective Design Review Required.*~~ State density bonus projects shall be subject to any other discretionary or objective design review procedure applicable to multi-unit residential uses of the same type in the same zone.

b. ~~*Design Review Body Hearing.*~~ When the Community Development Director determines that a proposed project meets all the requirements of the residential zoning category in which the project is proposed, does not cause any unavoidable, significant, environmental impacts, and requires design review as its only City discretionary approval, the appropriate design review body shall review the project.

c. ~~*Decision.*~~ The Community Development Director shall determine whether a project and its requested concessions, incentives and development standard waivers are consistent with State density bonus law.

30.145.030 Density Bonus Under City Program.

A. **Qualifying Housing Developments.** When a developer proposes an affordable housing development which is not proposed under the ~~s~~State law criteria and requests a density bonus, the ~~Community Development Director shall review the project for consistency~~ project shall comply with the City's density bonus program, adopted by resolution in the City of Santa Barbara Affordable Housing Policies and Procedures Manual.

B. **Procedure.**

1. ***Density Modification Required.*** If the proposed project is determined to be consistent with the criteria of the City's density bonus program, it shall be processed according to the applicable discretionary review procedures and approved or denied under the provisions of that program. with a density modification pursuant to Chapter 30.250, Modifications, and any other discretionary review procedure (e.g., design review, development plan) applicable to multi-unit residential uses of the same type in the same zone.

2. ***No Automatic Concessions.*** The City density bonus program does not include automatic concessions, incentives, or development standard waivers. However, the proposed project may apply for a modification of any applicable standard as allowed pursuant to Chapter 30.250, Modifications.

C. **Relationship to State Density Bonus Law.** If an applicant requests a density bonus pursuant to § 65915 of the California Government Code, the proposed project may not also use the density bonus under the City program.

30.145.035 Affordable Housing Streamlined Approval.

~~The provisions of this section apply to applications deemed complete before January 1, 2026~~ 2036 that meet the criteria for qualifying streamlined housing projects and shall be processed as required by ~~s~~State law. No application under this section will be accepted by the City after January 1, 2026 2036 unless the ~~s~~State extends or does not repeal Government Code § 65913.4 or if Government Code § 65913.4 expires or is repealed. This section shall remain in effect for the same period as provisions contained in Government Code § 65913.4. Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in Government Code § 65913.4 are deemed null and void. Applications under this section will be accepted by the City for review until the time the State statute expires or is repealed.

A. **Qualifying Streamlined Housing Projects.** Qualifying streamlined housing projects are as defined in Government Code § 65913.4.

B. **Exempt From Discretionary Review.** Qualifying streamlined housing projects shall be exempt from all City discretionary review including, but not limited to, any required pre-application or concept review; discretionary action on a tentative map; and discretionary design review, provided that the project conforms with all applicable objective provisions of ~~s~~State law, the Municipal Code, the General Plan, and this section. Except that, if the project is in the coastal zone, an application for a Coastal Development Permit shall be submitted as required by Chapter 30.210, Coastal Permits.

C. **Objective ~~Zoning and Design and Development~~ Standards.** Any lot developed with a qualifying streamlined housing project shall comply with all objective land use regulations, citywide regulations, development standards, and design review standards, including the Objective Design ~~Standards for Streamlined Housing Projects and Development Standards (ODDS) in Title 25 of this code in effect at the time a complete application is submitted, applicable to a residential multi-unit or mixed-use project within the zoning district in which the lot is located, including, but not limited to, residential density, setbacks, height, and open yard, as described in Santa Barbara Municipal Code.~~

1. ***Exceptions Prohibited.*** A streamlined housing project may not include a request for an exception to these objective standards by applying for a variance, modification, exception, waiver, or other discretionary approval for height, density, setbacks, open yard, land use, development plan approval, or similar development standard, other than ~~modifications, concessions, incentives, or development standard waivers granted as part of a density bonus concession or incentive pursuant to s~~State density bonus law.

D. **Review Process.**

1. ***Notice of Intent.*** Before submitting an application for a development subject to streamlined, ministerial approval, the applicant must submit a notice of intent in the form of a preliminary application that includes all of the information described in Government Code § 65941.1.

2. ***Scoping Consultation.*** Upon receipt of a notice of intent, the City will engage in a scoping consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, according to the timelines and procedures established by State law. After concluding the scoping consultation, the applicant will be notified as follows:

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- a. If it is either determined that no potential tribal cultural resource could be affected by the proposed development, or if all parties and the property owner enter into an agreement establishing the methods, measures, and conditions for treatment of the tribal cultural resource, the applicant may submit an application for review.
 - b. If it is determined that a potential tribal cultural resource could be affected by the proposed development, and all parties or the property owner do not reach an agreement on methods, measures, and conditions to avoid or address impacts to tribal cultural resources, the development shall not be eligible for the streamlined, ministerial approval process.
3. ***Review of Applications.*** After the scoping consultation is deemed to be concluded, and if the project is eligible, the applicant may submit ~~an~~ full application pursuant to Chapter 30.205, Common Procedures for ministerial review of the design and an initial determination whether the project meets the remaining criteria for approval in compliance with Government Code § 65913.4.
4. ~~***Ministerial Design Review.*** After the application is determined to be complete, the Community Development Director will schedule the project for ministerial design review by either the Architectural Board of Review or Historic Landmarks Commission, as appropriate, for one or more public oversight hearings, as follows:~~
- a. ~~Ministerial design review shall be objective and strictly focused on assessing compliance with the criteria required for streamlined housing projects, as well as any adopted objective design standards, including the Objective Design Standards and Development Standards (ODDS) in Title 25 of this code.~~
 - b. ~~Ministerial design review shall require public notice and a hearing pursuant to Chapter 30.205, Common Procedures.~~
5. ~~***Project Approval.*** A project which meets all the requirements of s State law and this section shall be approved by the applicable design review body in compliance with the time periods established by State law.~~
6. ~~***Appeals.*** A final action by the design review body to deny on a qualifying streamlined housing project may be appealed by the applicant to the City Council in accordance with Chapter 1.30 of the Santa Barbara Municipal Code. In addition to the procedures specified in Chapter 1.30 of the Santa Barbara Municipal Code, public notice~~

~~shall be provided in the same manner required for the action that was the subject of the appeal. In deciding such an appeal, the City Council shall determine whether the project complies with the criteria required for streamlined housing projects, as well as any adopted objective design standards.~~

4. *Objective Design Review.* Qualifying streamlined housing projects shall be permitted with objective design review pursuant to Section 30.220.050, Objective Design Review, in compliance with the time periods and other provisions established by State law.

30.145.040 Denial of Affordable Housing Projects.

~~If at least 20% of the total units in a housing development are sold or rented to low income households, and the balance of the units are sold or rented to either low or moderate income households, it shall not be disapproved or conditioned in a manner which renders the project infeasible for development for the use of low and moderate income households unless the decision making body finds, based upon substantial evidence, one of the following, pursuant to California Government Code Section 65589.5:~~

- ~~A. The project is not needed for the City to meet its share of the regional need of low or moderate income housing as outlined in the adopted Housing Element to the General Plan; or~~
- ~~B. The project as proposed would have a specific, adverse impact upon the public health and safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the project unaffordable to low or moderate income households; or~~
- ~~C. Denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the project unaffordable to low or moderate income households; or~~
- ~~D. Approval of the project would increase the concentration of low income households in a neighborhood that already has a disproportionately high number of low income households and there is no feasible method of approving the development at a different site, including sites identified in the adopted Housing Element, without rendering the development unaffordable to low or moderate income households; or~~
- ~~E. The project is proposed on land zoned for resource preservation which is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project; or~~

F. ~~The project is inconsistent with the land use designation as outlined in the adopted General Plan or in any General Plan element as it existed on the date the application for the project was deemed complete.~~

30.145.040 By-Right Approval.

A. **Purpose.** This section specifies the process for reviewing uses entitled to review as a “use by right” as defined in Government Code § 65583.2. In enacting this section, it is the intent of the City to implement State law as well as the goals, objectives, and policies of the City’s Housing Element of the General Plan. The provisions of this section apply to all applications that meet the criteria for by-right approval and shall be processed as required by State law. Applications under this section will be accepted by the City for review until the time an applicable State statute expires or is repealed.

B. **Qualifying Projects.** The following uses are eligible for by-right approval:

1. **Use by Right Affordable Housing.** Affordable housing projects that meet all of the requirements of Government Code § 65583.2 and as follows:

a. **Affordability.** At least 20% of the total units in the housing development project are sold or rented to very low or low income households.

b. **Location.** Located on sites identified to accommodate a portion of the lower income unit capacity in the General Plan Housing Element “Suitable Sites Inventory” and are shown as either (1) a vacant site in two or more consecutive Housing Element cycles, or (2) as a nonvacant site in the prior Housing Element cycle but not yet developed for housing.

2. **Permanent Supportive Housing.** As defined in Government Code § 65650 that meets all of the requirements of Government Code § 65660 et seq.

3. **Low Barrier Navigation Centers.** As defined in Government Code § 65650 that meets all of the requirements of Government Code § 65660 et seq.

4. **Land Owned by a Higher Education or Religious Institution.** 100% affordable projects located on land that is owned by an independent institution of higher education or religious institution as described in Government Code § 65913.16.

5. *Emergency Shelters.* Projects consistent with Government Code § 65583 Section and Section 30.185.170, Emergency Shelter.

6. *Other.* Other projects eligible under State law for by-right approval.

D. Review Process.

1. An applicant for a project eligible for by-right approval shall submit an application pursuant to Chapter 30.205, Common Procedures, for ministerial review of the design.

2. Projects eligible for by-right approval shall be exempt from all City discretionary review, provided that the project conforms with all objective land use regulations, citywide regulations, development standards, and design review standards, including the Objective Design and Development Standards (ODDS) in Title 25 of this code, that apply to other multi-unit housing within the same zone. Except that, if the project is in the coastal zone, an application for a Coastal Development Permit shall be submitted as required by Chapter 30.210, Coastal Permits.

3. As provided by Government Code § 65583.2(i), an eligible project is exempt from the California Environmental Quality Act.

4. Projects eligible for by-right approval shall be permitted with objective design review pursuant to Section 30.220.050, Objective Design Review, consistent with the time periods and other provisions established by State law.

30.145.050 Denial of Affordable Housing or Emergency Shelters.

If a housing development includes 20% of units affordable to very low or low- income households, 100% of units affordable or moderate or middle income households, or an Emergency Shelter, the Review Authority shall approve the housing development unless the Review Authority makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code § 65589.5(d).

SECTION 4. Chapter 30.175 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Chapter 30.175 Parking Regulations

Sections:

30.175.010 Purpose	30.175.060 Location of Required Automobile and Bicycle Parking
30.175.020 Applicability	30.175.070 Bicycle Parking
30.175.030 General Provisions	30.175.080 Parking Area Landscape and Fence Standards
30.175.040 Required Automobile and Bicycle Parking Spaces	30.175.090 Parking Area Design and Development Standards
30.175.050 Parking Exceptions and Reductions	

30.175.010 Purpose.

The purposes of these parking regulations are to:

- A. Provide for parking facilities and site design that allow for choice in transportation modes;
- B. Provide sufficient off-street automobile and bicycle parking spaces to accommodate the majority of users of a site over time;
- C. Provide standards for safe and well-designed parking, loading and vehicle circulation areas, promote attractive pedestrian routes, and provide landscaping requirements to screen, shade, and beautify parking and circulation areas;
- D. Promote community character, protect historic resources, and limit the environmental and urban design impacts that can result from off-street parking and circulation;
- E. Create buffers between parking facilities and surrounding sensitive land uses;
- F. Allow for reductions of the number of required spaces where warranted; and
- G. Allow for flexibility in parking design where warranted.

30.175.020 Applicability.

The requirements of this chapter apply to the establishment, alteration, addition to, or change in any use of a building, structure, or site development, as provided in this section.

A. **New Structures and New Land Uses.** Automobile and bicycle parking in conformity with this chapter shall be provided at the time any structure is erected, or any new land use or new residential unit is established.

B. **Existing Structures and Existing Land Uses.**

1. ***Additions ~~and Alterations.~~*** Existing structures and land uses that are conforming or nonconforming to the minimum number of automobile parking spaces may be ~~altered or~~ enlarged as follows:

a. ***Projects that Result in a Higher Parking Requirement.*** Additional automobile ~~and bicycle~~ parking spaces shall be provided pursuant to this chapter for any addition of new floor area ~~or other alteration to an existing use~~ that results in an increase to the minimum number of required parking spaces for any existing building, structure, or land use. The number of additional automobile parking spaces that must be provided for the project shall be equal to the number of parking spaces required for the proposed addition.

b. ***Projects that Result in the Same or Lower Parking Requirement.*** If an addition of new floor area ~~alteration~~ results in the same or fewer automobile ~~and bicycle~~ parking spaces required for any existing building, structure, or land use, no additional automobile parking spaces shall be required.

2. ***Alterations and Change of Use.***

a. ***Alterations and Change to Use with Same or Lower Parking Requirement.*** When an existing building, structure or land use is altered or changed to another land use that requires the same or fewer automobile parking spaces under this chapter than are required for the existing use, no additional automobile parking spaces shall be required.

b. ***Alterations and Change to Use with Higher Parking Requirement.***

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- i. Industrial Uses. ~~in the M-C, M-I, CO-MI, and CO-CAR Zones.~~ In the manufacturing and industrial zones (M-C, M-I, CO-MI, and CO-CAR Zones), when an industrial land use is changed to a commercial land use or any other non-industrial ~~another~~ land use that requires more parking spaces under this chapter than are required for the existing use, automobile parking in conformity with this chapter shall be provided for all new and existing land uses on-site.
- ii. Non-Industrial Uses in the M-C, M-I, CO-MI, and CO-CAR Zones and All Uses in Other Zones. Except as provided for industrial uses in certain zones above, when an existing land use is changed to another land use that requires more parking spaces under this chapter than are required for the existing use, additional automobile parking shall be provided. The number of additional automobile parking spaces shall be equal to the number of parking spaces required pursuant to this chapter for the proposed development minus the number of parking spaces already being provided for the existing use. ~~required pursuant to this chapter for the existing development.~~ ~~The total number of required automobile parking spaces is the sum of the additional parking spaces calculated above, plus the existing parking spaces.~~

3. ***Nonconforming Parking.***

- a. *Right to Continue.* Existing structures and land uses on lots that are nonconforming to the minimum number of automobile parking spaces, may be continued, altered, or enlarged, subject to the requirements of this chapter. The right to continue shall attach to the land and shall not be affected by a change in ownership, tenancy, or management. The right to continue shall terminate once the nonconforming parking becomes conforming, is made more conforming, or if the existing structures are demolished or substantially redeveloped but shall not terminate due to a discontinuation of use or if the demolished or substantially redeveloped structure is reconstructed, pursuant to subsection b, below. When nonconforming parking becomes more conforming, the right to continue shall only be applicable to the most conforming parking configuration.
- b. *Substantial Redevelopment and Replacement of Existing Structures.* Existing structures on lots that are nonconforming to the minimum number of automobile parking spaces may be demolished or substantially redeveloped and rebuilt without

conforming to the minimum number of automobile parking spaces, provided that all of the following conditions are met:

- i. The use of the new or reconstructed structure is the same Use Classification as the existing structure.
 - ii. All conditions specified in Section 30.165.080, Substantial Redevelopment and Replacement of Demolished Nonconforming Structures, are met.
 - iii. Any new, altered, or reconstructed parking area and landscape area conforms to all standards in Section 30.175.090, Parking Area Design and Development Standards, and Section 30.175.080, Parking Area Landscape and Fence Standards.
- c. *Nonconforming Bicycle Parking.*
- i. Sites that are nonconforming to the minimum number of bicycle parking spaces required by this chapter shall provide conforming long term and short term bicycle parking for all new structures constructed, reconstructed, or when any addition, ~~or~~ alteration, or change of use results in a requirement for additional automobile parking spaces.
 - ii. Bicycle parking shall also be required on any project that includes a change of use, substantial exterior remodel, or alteration to the existing parking areas, ~~but~~ Nonresidential bicycle parking provided pursuant to this paragraph may be provided in a short term configuration.
- d. *Nonconforming Parking Lot Landscaping.* Sites that are nonconforming to the parking lot landscaping required by this chapter shall provide conforming landscaping for any new, altered, or reconstructed parking areas for the area that is altered. If conforming landscaping would result in a reduction of required automobile parking spaces, an alternative landscape design may be approved by the applicable Design Review body, pursuant to Subsection 30.175.080.E, Alternative Landscape Designs.

4. *Determination of Number of Spaces.* If the City discovers unpermitted or unauthorized site development affecting parking or parking configuration during application

review, or when the permit record is unclear, the Community Development Director shall have the authority to determine the number of existing conforming or nonconforming automobile and bicycle parking spaces for a site based on the requirements of this chapter. Elements to be considered when making this determination include, but are not limited to, the following:

- a. The current, actual, physical configuration of existing parking spaces located on the site, including any site constraints not previously or accurately identified on any issued Building Permit, such as topography, lot dimensions, and building locations;
- b. Whether existing parking spaces are consistent with the City Access and Parking Design Standards; and
- c. The dimensions of an existing garage or carport, including the existence of any obstructions, and the width of the garage or carport opening.

30.175.030 General Provisions.

- A. **Permit Required.** A permit is required to establish any new driveway, parking area, or vehicle maneuvering area or for any change to an existing driveway, parking area, or vehicle maneuvering area.
- B. **Off-Street Parking Required.** Whenever automobile or bicycle parking spaces are required pursuant to this chapter, they shall be located off-street.
- C. **Conversion or Demolition of Parking.** Any permit to allow the conversion, demolition, or substantial redevelopment of any required automobile or bicycle parking space shall not be approved unless replacement parking is included under the same permit.
- D. **New and Existing Parking Areas.** All new, reconstructed or altered driveways, parking areas, or vehicle maneuvering areas shall be designed and developed consistent with the standards of this chapter and the ~~City Standards for Parking Design~~ City Access and Parking Design Standards. These standards shall apply to both required and voluntary parking spaces. All paved areas and structures accessible to vehicles shall be reviewed as potential parking areas. No vehicle shall be stored or parked on a lot in a manner inconsistent with the requirements of this chapter.

E. **Minimum Size of Nonconforming Two Car Garage or Carport.** If an existing garage or carport legally constructed with a Building Permit has an exterior dimension less than 16 feet wide, it is considered physically unsuitable for two cars and shall be considered a single car garage or carport.

F. **Timing of Construction.** All parking facilities required by this chapter shall be constructed or installed prior to passing final inspection or the issuance of a Certificate of Occupancy for the uses that they serve.

G. **Parking and Loading to be Maintained.** All required parking and loading spaces shall be maintained in amount, design, and location, unless equivalent substitute facilities are approved and provided.

H. **Availability.** All parking required by this chapter must be available for its intended purpose during business hours for all nonresidential uses and at all times for residential uses, and shall remain accessible and available to all occupants and patrons of uses and structures. In no event shall parking facilities that are required for a structure or use be considered as providing any of the required parking spaces for any other structure or use.

I. **Accessible Parking.** Each lot where automobile parking is provided for the public as clients, guests, or employees shall include automobile parking accessible to disabled persons, in compliance with the Building Code.

1. ***New Structures and New Land Uses Residential Units.*** Accessible parking spaces must be provided in addition to the minimum number of automobile parking spaces required if both of the following apply:

a. One or fewer automobile parking spaces are required and provided for the new structure or new use; and

b. Signed, accessible, automobile parking spaces are required by the Building Code.

If voluntary automobile parking spaces are provided where there are no parking minimums, accessible parking shall be provided as required by the Building Code; however, the total number of parking spaces shall not exceed any maximum parking requirement.

~~If one or fewer automobile parking spaces are required per residential unit for any new development and if signed, accessible automobile parking spaces are required by the Building Code, then the signed, accessible automobile parking spaces must be provided in addition to~~

~~the minimum number of automobile parking spaces required per residential unit by this chapter.~~

2. ***Existing Structures and Existing Land Uses.*** The conversion of one or more existing automobile parking spaces to accessible uncovered automobile parking spaces, associated access aisles, and components of an accessible route (sloped walkways and ramps/landings/guard rails), is allowed, even if the conversion results in fewer automobile parking spaces on the lot than required, pursuant to the following:

- a. ***Configuration.*** The accessibility improvement is designed and provided for persons with disabilities as required by the Building Code, on existing multi-unit residential, mixed-use, or nonresidential development.
- b. ***Existing Development.*** This allowance is applicable to existing automobile parking spaces on existing development only, and shall not be used to provide fewer automobile parking spaces than are required for a project consisting of new or reconstructed structures, ~~additions, or a change of use.~~
- c. ***Minimum Size.*** The accessibility improvement is the minimum size required by the Building Code.
- d. ***Modifications.*** If the accessibility improvement does not meet these criteria, a Modification for reasonable accommodations will be made, if found to be consistent with the Americans with Disabilities Act; see Chapter 30.250, Modifications.

J. **Assigned Parking.** Lots developed with multiple uses and a shared parking area shall not assign automobile and bicycle parking spaces to individual tenant spaces or uses, with the following exceptions:

1. ~~Required residential automobile and bicycle parking spaces in any mixed-use development shall be assigned to residential occupants; and~~
2. ~~Designated off-site automobile parking spaces, approved pursuant to paragraph 30.175.060.A.1, Allowance for Off-Site Parking, shall be assigned; and~~
3. When parking spaces are provided in tandem configuration or in mechanical lifts they may be required to be assigned to residential occupants, or individual tenant spaces or users, as determined by the Public Works Director.

K. **Recorded Agreement.** A Recorded Agreement, pursuant to Chapter 30.260, Recorded Agreements, shall be required by the Community Development Director whenever there is a special circumstance which requires a written agreement between one or more landowners and the City is required to guarantee permanent access to, or use of, any parking facility, loading area, driveway, or maneuvering area. Examples include, but are not limited to, offsite parking and maneuvering areas, or parking and maneuvering areas that overlap multiple property lines.

L. **Commercial Vehicles.** Parking of commercial vehicles on any lot developed solely with residential uses is limited to the time necessary to transact business or provide a service at a residence.

M. **Inoperable and Unregistered Vehicles.** All vehicles incapable of movement under their own power or vehicles not currently registered for use on the street shall be stored in an entirely enclosed space. This provision does not apply to Automobile and Vehicle Repair, Major, Salvage and Wrecking, and Towing and Impound establishments.

N. **Covered Parking.** Covered automobile parking shall be provided as follows. Covered automobile parking shall also comply with the limitations in Section 30.140.020, Accessory Buildings.

1. ***Single-Unit Residential.*** All required automobile parking spaces must be covered.

a. *Exception.* On lots less than 15,000 square feet, uncovered automobile parking may be substituted for covered automobile parking as follows, provided that the uncovered automobile parking complies with Section 30.175.060, Location of Required Parking, and permeable pavers are used on any new paved areas, as feasible.

i. **One Covered and One Uncovered Space.** Any lot developed with less than 85% of the maximum net floor area for the lot, pursuant to Section 30.20.030.A, Maximum Floor Area (Floor to Lot Area Ratio), may provide one covered automobile parking space and one uncovered automobile parking space.

ii. **Two Uncovered Spaces.** Any lot developed with less than 80% of the maximum net floor area for the lot, pursuant to Section 30.20.030.A, Maximum Floor Area (Floor to Lot Area Ratio), may provide two uncovered automobile spaces, subject to approval by the appropriate Design Review

Body, provided a minimum 200 cubic feet of enclosed exterior storage space is provided on-site.

2. ***Two-Unit Residential, Condominium, Community Apartment, or Stock Cooperative.*** A minimum of one automobile parking space allocated to each unit shall be covered.

3. ***Designated Historic Resources.*** On any lot developed with a designated historic resource, uncovered automobile parking may be substituted for covered automobile parking, provided that the uncovered automobile parking complies with Section 30.175.060, Location of Required Parking and subject to approval by the appropriate Design Review body, and permeable pavers are used on any new paved areas, unless reduced or waived by the appropriate Design Review body.

4. ***All Other Uses.*** For all other uses, automobile parking spaces may be provided as either covered or uncovered. However, required automobile parking spaces for any nonresidential use shall not be allowed in individual garages or carports, unless the location and design are approved by the Public Works Director.

O. **Guest Parking.** Except for residential development located in the Central Business District, guest automobile parking is required for all multi-unit residential development and for residential units in a mixed-use development, as follows:

1. ***1-5 Units:*** None required.
2. ***6-7 Units:*** One parking space.
3. ***8 or More Units:*** One space per four units.

P. **Maintenance.** Parking lots, including all landscaped areas, parking spaces, driveways, and loading areas, shall be maintained free of refuse, debris, weeds, or other accumulated matter and shall be kept in good repair at all times.

Q. **Standards for Voluntary Parking.** If a project provides parking voluntarily, where there are no parking minimums per this title or any other provision of local, state, or federal law, or where more spaces than the minimum required are provided, the total number of parking spaces shall not exceed any maximum parking allowance in this Title, and the following standards shall apply:

1. *Accessible Parking and Electric Vehicle Charging Equipment Required.* All new residential and nonresidential structures shall provide electric vehicle charging spaces and parking spaces that are accessible to persons with disabilities based on the number of voluntary parking spaces provided.
2. *Bicycle Parking Required.* Bicycle parking is required pursuant to Table 30.175.040, Required Off-Street Parking Spaces, even if automobile parking is not required.
3. *Parking Costs Unbundled from the Cost of Other Goods and Services.* Voluntary off-street parking spaces may be leased or sold separately from the rental, lease or purchase fees for residential units or nonresidential tenant spaces for the life of the building. Renters or buyers of on-site affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other residential units.
4. *Design Standards.* All voluntary parking areas shall be designed and developed consistent with the standards of this chapter and the City Access and Parking Design Standards.

30.175.040 Required Automobile and Bicycle Parking Spaces.

A. **Required Off-Street Parking Spaces.** Each lot shall provide the minimum number of automobile and bicycle parking spaces stated in Table 30.175.040, Required Off-Street Parking Spaces, except as provided below.

1. *Minimum Number of Spaces.* Fractions shall be rounded pursuant to Section 30.15.050, Fractions.
 - a. *Automobile Parking.* If the result of rounding is less than one automobile parking space, a minimum of one automobile parking space shall be required for every new use established and new main building constructed.
 - b. *Bicycle Parking.* When bicycle parking is required pursuant to this chapter, and the result of rounding is less than one space, a minimum of one bicycle parking space shall be provided. Rounding for bicycle parking shall take place prior to the determination of the numbers of short term and long term bicycle parking, as described below.

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c. *Short Term and Long Term Bicycle Parking.* When the numbers of short and long term bicycle parking spaces required per Table 30.175.040, Required Off-Street Parking Spaces, result in fractions of a space, the one remaining required bicycle parking space represented by the sum of the fractions may be provided as either short term or long term.

2. *Central Business District.* Lots within the Central Business District shown on Figure 30.175.050.B, Central Business District and Parking Zones of Benefit, are subject to the parking requirements of Subsection 30.175.050.B, Central Business District (CBD).

3. *Exceptions and Reductions.* The required number of automobile and bicycle parking spaces may be reduced if an exception applies, or a reduction is approved pursuant to Section 30.175.050, Parking Exceptions and Reductions.

TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES		
<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term%/short term%)</i>
Residential Uses		
Residential Housing Types		
Single-Unit Residential	2 per unit; see §30.175.030.N, Covered Parking and §30.175.050, Parking Exceptions and Reductions	None
Two-Unit Residential	2 per unit; see §30.175.030.N, Covered Parking and §30.175.050, Parking Exceptions and Reductions	None
Multi-Unit Residential <u>and Mixed-Use</u>	Studio: 1.25 per unit One-bedroom: 1.5 per unit Two or more bedrooms: 2 per unit See §30.175.050, Parking Exceptions and Reductions and §30.175.030.O, Guest Parking and §30.175.030.H Accessible Parking	1 space per unit (100%/0%)
Special Residential Unit Types		
Accessory Dwelling Unit	§30.185.040, Accessory Dwelling Unit	None
Additional Residential Unit	Consistent with Single-Unit Residential	None
Caretaker Unit	1 per unit; see §30.185.120, Caretakers Unit	None
Garden Apartment	Consistent with Multi-Unit Residential	1 per unit (100%/0%)

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<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term%/short term%)</i>
Affordable Housing	See §30.175.050.A, Affordable and Senior Housing	1 per unit (100%/0%)
Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices		
Community Care Facility	1 per 2 bedrooms See §30.185.140 <u>Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices</u>	1 per 15 bedrooms; minimum 2 spaces (50%/50%)
Hospice	1 per 2 bedrooms See §30.185.140 <u>Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices</u>	1 per 15 bedrooms; minimum 2 spaces (50%/50%)
Residential Care Facility for the Elderly	1 per 2 bedrooms See §30.185.140 <u>Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices</u>	1 per 15 bedrooms; minimum 2 spaces (50%/50%)
Family Day Care Home	None beyond what is required for the Residential Housing Type	Consistent with Residential Housing Type
Group Residential	See §30.175.040.B, Standards for Specific Uses and Activities	1 per bedroom (100%/0%)
Home Occupation	None beyond what is required for the Residential Units	None beyond what is required for the Residential Units
Live-Work Unit	2 per unit	1 space per unit (0%/100%)
Mobilehome Park	Consistent with Multi-Unit Residential	1 space per unit (100%/0%)
Senior Housing – Non-restricted	See §30.175.050.A, Affordable and Senior Housing	None
Senior Housing – Low Income	See §30.175.050.A, Affordable and Senior Housing	None
Supportive Housing	None beyond what is required for the Residential Unit	None beyond what is required for the Residential Unit
Transitional Housing	None beyond what is required for the Residential Unit	None beyond what is required for the Residential Unit
Public and Semi-Public Uses		
Cemetery	None beyond what is required for any Community Assembly or Office, if applicable	1 per 1,750 square feet (0%/100%)
College and Trade School	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Community Assembly	1 per 100 square feet of net floor area Outdoor areas: as determined by the Community Development Director in consultation with the Public Works Director	1 per 1,000 square feet (0%/100%)

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TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES		
<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term%/short term%)</i>
Community Garden	None	None
Cultural Institution	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Day Care Center	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Emergency Shelter	1 per 8 beds, or Sufficient to accommodate staff as determined by the Community Development Director in consultation with the Public Works Director	1 per 4 beds (100%/0%) None
Harbor, Port, and Marina Facilities	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Hospitals and Clinics		
Hospital	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Clinic	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Birth Center	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Instructional Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Park and Recreation Facility	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Public Facility	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Recreational Vehicle and Camping Parks, Overnight	Guest Parking only: 1 per 4 recreational vehicle spaces	None
Recreational Vehicle Parks, Permanent	Consistent with Multi-Unit Residential	None
Schools	High School: 5 per classroom Elementary and Junior High School: 2 per classroom	5 per classroom (50%/50%)
Skilled Nursing Facility	1 per 2 beds	1 per 15 beds (25%/75%)
Social Service Facilities	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Commercial Uses		
Adult Entertainment Facilities	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Agriculture	Outdoor Uses: none	None

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<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term%/short term%)</i>
	Indoor Uses: 1 per 250 square feet of net floor area; <u>see 30.185.030 Accessory Uses</u>	
Animal Care, Sales and Services		
Animal Daycare	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
Animal Shelter and Boarding	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
Grooming and Pet Stores	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
Veterinary Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (100%/0%)
Aquaculture Facilities	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Artist Studio	1 per 250 square feet of net floor area	1 per 1,750 square feet (0%/100%)
Automated Teller Machine (ATM)	1 per 250 square feet of net floor area	1 per 1,750 square feet (0%/100%)
Automobile/Vehicle Sales and Services		
Automobile/Vehicle Rentals	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Automobile/Vehicle Sales and Leasing	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Car Washing Facilities	1 space per 250 net square feet, excluding the car wash bays. Minimum 2 spaces for automatic and self-service car washes and 5 spaces for full-service car washes.	1 per 1,750 square feet (25%/75%)
Fueling Station	1 per 250 square feet of net floor area, including vehicle repair bays. Minimum 2 spaces. No additional spaces are needed for an automatic (drive-through) car wash. Other types of car washes require parking as specified in this table.	1 per 1,750 square feet (25%/75%)
Service and Repair, Minor	1 per 250 square feet, including vehicle repair bay area.	1 per 1,750 square feet (25%/75%)
Banks and Financial Institutions	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Business Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Cannabis Storefront-Retailer	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Commercial Entertainment and Recreation		

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Cinema/Theaters	1 per 100 square feet of net floor area	1 per 1,000 square feet (0%/100%)
Large Scale	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Small Scale	1 per 250 square feet of net floor area, plus 2 spaces per any outdoor sport court, plus 1 per 250 square feet of the surface area of any outdoor swimming pool	1 per 1,750 square feet (25%/75%)
Drive-Through Facility	None beyond what is required for the primary Use Classification	None beyond what is required for the primary Use Classification
Eating and Drinking Establishments		
Bars/Night Clubs/Lounges	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Food and Beverage Tasting	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Full Service	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Convenience	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Food Preparation	1 per 250 square feet of net floor area	1 per 500 square feet (25%/75%)
Funeral Parlors and Interment Services	Consistent with Community Assembly or Office, per this table, as applicable	1 per 3,500 square feet (25%/75%)
Hotels and Similar Uses	See §30.175.040.B, Standards for Specific Uses and Activities	1 per 20 rooms, minimum 2 spaces (50%/50%)
Maintenance and Repair Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Market Garden	1 per 250 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet (0%/100%)
Medical Cannabis Dispensary	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Mobile Food Vendors	See §30.185.420, Temporary Uses	See §30.185.420, Temporary Uses
Nurseries and Garden Centers	1 per 250 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet (75%/25%)
Offices		

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<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term%/short term%)</i>
Business and Professional	1 per 250 square feet of net floor area	1 per 1,750 square feet (75%/25%)
Medical and Dental	1 per 250 square feet of net floor area	1 per 1,750 square feet (75%/25%)
Outdoor Sales and Display	None, if Outdoor Sales and Display is an Accessory Use; otherwise, 1 per 500 square feet of area devoted to onsite outdoor sales and display	1 per 3,500 square feet (50%/50%)
Outdoor Seating	1 per 250 square feet of outdoor seating area where the outdoor seating area is 50% or more of the indoor floor area of any Eating and Drinking Establishment. Where the outdoor seating area is less than 50% of the indoor floor area of any Eating and Drinking Establishment, no additional parking is required.	1 per 1,500 square feet (25%/75%)
Parking, Public or Private	None	None
Personal Services	1 per 250 square feet of net floor area	1 per 1,750 square feet (50%/50%)
Retail Sales		
Food and Beverage Sales	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
General Retail	1 per 250 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Neighborhood Market	None	4 short term spaces
Industrial Uses		
Automobile and Vehicle Repair, Major	1 per 500 square feet, including the vehicle repair bay area.	1 per 1,750 square feet (75%/25%)
Building Materials and Services	1 per 250 500 net square feet of net floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet (75%/25%)
Commercial Cannabis Business	Except for Cannabis Storefront- Retailer, 1 per 500 square feet of net floor area	1 per 1,750 square feet (25%/75%)
Commercial Vehicle and Equipment Sales and Rental	1 per 500 square feet; plus, Fueling and Car Washing per this table, if applicable	1 per 3,500 square feet (75%/25%)
Construction and Material Yards	1 per 500 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	1 per 1,750 square feet of General Retail (75%/25%)
Custom Manufacturing	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Food and Beverage Manufacturing		

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Limited/Small Scale	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
General/Large Scale	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Hazardous Waste Management Facility	As determined by the Community Development Director in consultation with the Public Works Director	1 per 3,500 square feet (100%/0%)
Household Hazardous Waste Collection Facility	1 per 500 square feet	As determined by the Public Works Director
Industry, General	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Industry, Limited	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Recycling Collection Facility	1 per 500 square feet of net floor area;	1 per 3,500 square feet (100%/0%)
Research and Development	1 per 500 square feet of net floor area;	1 per 3,500 square feet (75%/25%)
Salvage and Wrecking	1 per 500 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	None
Towing and Impound	1 per 500 net square feet of floor area or 1 per 2,000 square feet of lot area, whichever is greater; minimum 2 spaces shall be provided per site.	None
Warehousing and Storage		
Indoor Warehousing and Storage	1 per 1,000 square feet of net floor area, plus 1 per 250 square feet for any office space;	1 per 1,750 square feet of office space (75%/25%)
Outdoor Storage	1 per 1,000 square feet of lot area, minimum 2 spaces shall be provided per site	None
Personal Storage	1 per 1,000 square feet of net floor area, plus 1 per 250 square feet for any office space; minimum 3 spaces	1 per 1,750 square feet of office space (25%/75%)
Wholesaling and Distribution	1 per 500 square feet, see of net floor area;	1 per 3,500 square feet (75%/25%)
Transportation, Communication, and Utilities Uses		
Freight/Truck Terminals and Warehouses	1 per 500 square feet of net floor area	1 per 3,500 square feet (75%/25%)
Light Fleet-Based Services	1 per 500 square feet of net floor area	1 per 3,500 square feet (75%/25%)
Telecommunication Facilities	Unstaffed facility: 0	None

TABLE 30.175.040: REQUIRED OFF-STREET PARKING SPACES		
<i>Use Classification or Development Type</i>	<i>Required Automobile Parking Spaces</i>	<i>Required Bicycle Parking Spaces (long term%/short term%)</i>
	Staffed facility: As determined by the Community Development Director in consultation with the Public Works Director	
Transportation Passenger Terminals	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director
Public Works and Utilities	As determined by the Community Development Director in consultation with the Public Works Director	As determined by the Public Works Director

B. **Standards for Specific Uses and Activities.** The number of required automobile and bicycle parking spaces for the following specific uses and activities shall be calculated as follows:

1. ***Parking for Multiple Uses.*** For uses other than shopping centers and accessory uses, if more than one use is proposed on a lot, the number of required automobile and bicycle parking spaces shall be equal to the sum of the parking requirement calculated separately for each use as described below.

a. ***Separation.*** Multiple uses with different automobile and bicycle parking requirements located in the same building must be physically separated with a fixed barrier, of a sufficient height and material to adequately separate uses, or the automobile and bicycle parking requirement shall be calculated at the highest rate for all uses.

b. ***Common Areas.*** Common areas, such as hallways or shared bathrooms, for multiple uses shall be calculated using the highest automobile and bicycle parking rate for all proposed uses.

2. ***Parking for Shopping Centers.*** Shopping centers may provide required automobile parking spaces at a rate of one space per 250 square feet of net floor area, and bicycle parking at a rate of one space per 1,750 square feet of net floor area, of all buildings occupied with a commercial use, even if a higher minimum parking requirement is indicated in Table 30.175.040, Required Off-Street Parking Spaces, for individual uses. This provision does not apply if the shopping center includes any of the following uses: Hotels and Similar

Uses, Residential, Public and Semi-Public, Industrial, or Transportation, Communication and Utilities.

3. ***Parking for Accessory Uses.*** If the floor area of any accessory use does not exceed the maximum size, as described in Section 30.185.030, Accessory Uses, additional automobile and bicycle parking spaces shall not be required for any accessory use, even if a higher minimum parking requirement is indicated in Table 30.175.040, Required Off-Street Parking Spaces. However, manufacturing, warehouse, or storage use that is incidental, or accessory to, a primary use shall not be parked at a lower rate than that required for the primary use.

4. ***Parking for Outdoor Uses.*** The area of any outdoor use that requires automobile or bicycle parking spaces per Table 30.175.040, Required Off-Street Parking Spaces, shall be identified on an approved plan and shall be demarcated on the site with a fixed barrier which may include, but is not limited to, bollards, railings, posts, walls, fences, patios, planters, or any similar visual or physical border.

5. ***Parking for Fleet Vehicles.*** Any use that operates more than three fleet vehicles shall provide off-street parking spaces for all fleet vehicles in addition to the automobile and bicycle parking spaces required by Table 30.175.040, Required Off-Street Parking Spaces, for employee and customer parking.

6. ***Vehicles as Inventory.*** Any use that retains an inventory of vehicles for sale, repair, or rental shall provide off-street storage space for those vehicles and shall not utilize the automobile or bicycle parking spaces required by Table 30.175.040, Required Off-Street Parking Spaces, for vehicle storage or vehicle inventory.

7. ***Parking for Group Residential, Hotels and Similar Uses.*** Required automobile parking for Group Residential, Hotels and Similar Uses, is as follows:

a. *Guestrooms without kitchens provided in the unit:* shall provide one automobile parking space per guestroom, plus one automobile parking space per caretaker's unit in a Hotel and Similar Uses ~~and Extended Stay Hotel~~, if applicable.

b. *Guestrooms with kitchens provided in the unit:* shall provide either one automobile parking space per guestroom, or per the automobile parking requirements for the Residential Housing Type in Table 30.175.040, Required Off-Street Parking Spaces, whichever is greater.

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- c. If individual beds are provided for rent, rather than rooms (e.g., youth hostel or dormitory), the automobile parking requirement is one automobile parking space per two beds. A “bed” for the purposes of this section shall mean 70 square feet in any guestroom.
 - d. Auxiliary uses, including restaurants, spas, fitness centers, retail or similar uses, which are restricted to hotel occupants and their guests, shall require no additional automobile or bicycle parking spaces.
 - e. Auxiliary uses, including restaurants, spas, fitness centers, retail or similar uses, which are available to members of the public and hotel occupants and their guests, shall require additional automobile and bicycle parking spaces pursuant to Table 30.175.040, Required Off-Street Parking Spaces. However, no conference centers in a hotel shall require additional automobile or bicycle parking spaces.
 - f. For automobile and bicycle parking required for Hotels and Similar Uses in the Central Business District, see 30.175.050.B.1.a.ii.
8. ***Vehicle Repair Bays.*** Vehicle repair bays for any use shall not be counted as parking spaces.
9. ***Parking for Warehousing and Storage.*** Warehousing and storage uses that meet the following standards may use the automobile and bicycle parking requirement for Warehousing and Storage uses in Table 30.175.040, Required Off-Street Parking Spaces. Other warehousing and storage uses shall use the required automobile and bicycle parking rate for the most similar industrial or commercial use.
- a. Warehousing and Storage is an allowed use in the Zone.
 - b. With the exception of Personal Storage, a minimum of 1,000 net square feet of contiguous, undivided warehouse or storage area is provided.
 - c. The warehouse or storage use is not accessory to a primary use.
10. ***Uses Not Specified.*** If automobile and bicycle parking requirements for a use are not specified in Table 30.175.040, Required Off-Street Parking Spaces, automobile and bicycle parking spaces shall be required in an amount adequate to meet the purpose of this chapter, as determined by the Community Development Director, in consultation with the Public

Works Director taking into consideration factors such as parking demand and similar uses listed in Table 30.175.040, Required Off-Street Parking Spaces.

30.175.050 Parking Exceptions and Reductions.

A. **Affordable and Senior Housing.** Unless further reduced by any applicable State law, development in which 100% of the units are developed as ~~rental units~~ affordable to very low or low income households, or Senior Housing, may reduce the number of automobile parking spaces to one uncovered automobile parking space per unit, and units restricted to Low Income Senior Housing may reduce the number of automobile parking spaces to one automobile parking space for every two units, provided the following conditions are met:

1. **Storage Space.** Each unit shall have a minimum of 200 cubic feet of enclosed, weatherproofed, and lockable private storage space for the sole use of the unit tenant. Such space shall be accessible from the exterior of the unit it serves and shall have a minimum dimension of three feet.

2. **Recorded Covenant.** A covenant is recorded in the County Land Records against the title stating the following. The City shall be a party to the covenant.

a. All of the residential units on the Real Property shall be rented or sold to very low, or low income households or seniors; the maximum rent or sales price and the maximum household income of tenants occupants or owners shall be determined as set forth in State law or the Affordable Housing Policies and Procedures Manual; ~~and affordability shall continue for a minimum 90 years from the initial occupancy of the residential unit.~~

b. The development has received a reduction in the amount of automobile parking required because it is a 100% affordable or senior project. In the event that the Real Property, or any portion thereof, is not or cannot be used solely for very low or low income ~~rental~~ or senior housing, either (i) the structure(s) shall be redesigned and possibly reconstructed and the number of residential units shall be reduced so that the maximum number of residential units on the Real Property does not exceed the number of residential units that would be allowed if there is compliance with the City's parking requirements then in effect, or (ii) the owner shall

provide the number of automobile parking spaces required by this chapter for the new use.

3. ***Bicycle Parking.*** Bicycle parking is provided pursuant to Table 30.175.040, Required Off-Street Parking Spaces.

B. Central Business District (CBD).

1. ***Automobile Parking.*** The number of automobile parking spaces required within the Central Business District (CBD) delineated in Figure 30.175.050.B, Central Business District and Parking Zones of Benefit, shall be as follows.

a. ***Nonresidential Parking.*** One automobile parking space per 500 square feet of net floor area.

i. ***Zone of Benefit Reduction.*** The number of required automobile parking spaces shall be reduced by the applicable Zone of Benefit Reduction percentage. If more than one Zone of Benefit reduction applies, the applicable percentage is the sum of all applicable Zones of Benefit percentages.

ii. ***Hotels and Similar Uses.*** The number of required automobile parking spaces shall be the lesser of one space per 500 square feet or per paragraph 30.175.040.B.7, Parking for Group Residential, Hotels and Similar Uses.

b. ***Residential Only Parking.*** Residential only developments shall provide automobile parking in accordance with Table 30.175.040, Required Off-Street Parking Spaces; however, guest parking is not required.

c. ***Mixed-Use Developments.*** The residential parking requirement for mixed-use developments in the CBD is one uncovered automobile parking space per residential unit., and guest parking is not required.

2. ***Bicycle Parking.*** The number of bicycle parking spaces required within the Central Business District delineated in Figure 30.175.050.B, Central Business District and Parking Zones of Benefit, shall be as stated in Table 30.175.040, Required Off-Street Parking Spaces. However, short term bicycle parking is not required for any nonresidential uses on State Street and in the first block east or west of State Street.

C. **Mixed-Use Developments.** Where residential uses occupy less than 50% of the total net floor area of a mixed-use development, the number of required residential automobile parking spaces shall be one space per unit unless fewer are allowed by Table 30.175.040, Required Off-Street Parking Spaces. Guest parking is required. Required bicycle parking shall be as stated in Table 30.175.040, Required Off-Street Parking Spaces.

D. **Reduction for Bicycle Parking.** In an existing parking lot, uncovered automobile parking spaces required for any residential, nonresidential, or mixed-use development may be substituted with bicycle parking, pursuant to the following:

1. One of every seven required automobile parking spaces, up to a maximum of two spaces, may be substituted with bicycle parking;
2. Six bicycle parking spaces shall be provided for each substituted automobile parking space;
3. An adequate maneuvering aisle shall be provided;
4. Bicycle parking spaces provided shall be consistent with the City Access and Parking Design Guidelines; ~~and~~
5. The bicycle parking spaces shall be located as near as practical to the primary entrance of the main building or buildings; and
6. This allowance is applicable to existing automobile parking spaces on existing development only, and shall not be used to provide fewer automobile parking spaces than are required for a project consisting of new or reconstructed buildings, ~~additions, or a change of use.~~

E. **Reduction for Motorcycle Parking.** In an existing parking lot, uncovered automobile parking spaces required for any nonresidential development may be substituted with motorcycle parking, pursuant to the following:

1. One of every 20 required automobile parking spaces up to a maximum of five spaces, may be substituted with motorcycle parking;
2. Two motorcycle parking spaces shall be provided for each substituted automobile parking space;

3. An adequate maneuvering aisle shall be provided;
4. Motorcycle parking spaces provided shall be consistent with the City Access and Parking Design Guidelines;
5. The motorcycle parking spaces shall be located as near as practical to the primary entrance of the main building or buildings; and
6. This allowance is applicable to existing automobile parking spaces on existing development only, and shall not be used to provide fewer automobile parking spaces than are required for a project consisting of new or reconstructed buildings, ~~additions, or a change of use.~~

F. **Reduction for Parking Area Improvements.** ~~In an existing parking lot,~~ ~~the~~ Community Development Director may approve a reduction of up to 10% of the required parking spaces, or two required automobile parking spaces, whichever is greater, for multi-unit residential, nonresidential, or mixed-use development, in order to:

1. Provide appropriately screened and located trash and recycling areas, or
2. Make an improvement to the existing circulation, safety or other required parking lot design and development standards.

This reduction is allowed only if the Community Development Director finds that no alternative methods for achieving the same result can be made without a reduction in automobile parking spaces. This allowance is applicable to existing automobile parking spaces on existing development only, and shall not be used to provide fewer automobile parking spaces than are required for a project consisting of new or reconstructed buildings, ~~additions, or a change of use.~~

G. **Reduction for Carsharing Program.** Required automobile parking spaces may be substituted with designated Carshare Vehicle parking spaces on multi-unit residential, nonresidential and mixed-use development, pursuant to the following:

1. Up to a maximum of 10% of the required automobile parking spaces required for any multi-unit residential or mixed-use development, may be designated as Carshare Vehicle parking spaces. Up to a maximum of 25% of required automobile parking spaces may be designated as Carshare Vehicle parking spaces on a site developed with exclusively nonresidential uses.

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2. Carshare Vehicles shall be maintained for active use by Carshare Service and not for other purposes. No sales, servicing, storage, repair, administrative or similar functions shall occur, and no personnel shall be employed on the site except for occasional short-term maintenance of vehicles unless otherwise permitted by the land use regulations in the zoning district.
3. Carshare Vehicles shall be made available to members of the Carsharing Service through an unattended, self-service operation 24 hours a day, seven days a week.
4. All owners of a lot, including any applicable Homeowner's Associations, shall be required to grant permission for the operation or parking of a Carshare Vehicle on their property.
5. A permit is required to establish Carsharing Service on any lot.

H. **Small Residential Unit Reduction.** Required automobile parking for any residential unit with 600 square feet or less of livable floor area, excluding covered parking, and no more than one bedroom, is one uncovered automobile parking space per unit. Required bicycle parking shall be as stated in Table 30.175.040, Required Off-Street Parking Spaces.

I. **Reduction for Electric Vehicle Charging Stations (EVCS).** Electric vehicle charging stations (EVCS) shall be designed and provided in compliance with the Building Code. Required automobile parking spaces may be substituted with designated electric vehicle charging stations, pursuant to the following:

1. The electric vehicle charging space shall comply with all standards for parking areas pursuant to this chapter;
2. ~~Developments that provide electric vehicle charging stations may reduce the parking requirement by one required automobile parking space for every one space that is provided for electric vehicle charging; and~~ Each parking space served by electric vehicle supply equipment, or a parking space designated as a future electric vehicle charging space, shall count as one standard automobile parking space;
3. An accessible parking space with an access aisle served by electric vehicle supply equipment or an accessible parking space with an aisle designated as a future electric vehicle charging space shall count as two standard automobile parking spaces; and

~~3.4.~~ The location of electric vehicle charging stations, and associated equipment, shall be ~~no closer than 10 feet to a front lot line~~ meet the standards in Section 30.140.130, Mechanical and Other Equipment.

J. **Reduction for Development Near Major Public Transit.** Pursuant to Government Code § 65863.2, new residential or nonresidential development, located within one-half mile of a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code, shall have no minimum vehicular parking requirement; provided that:

1. The development would not have a substantially negative impact as described in Government Code § 65863.2.(b);

2. The development does not include Hotels and Similar Uses.

a. *Exception.* Portions of the development reserved for residential use or any commercial areas that are separate and distinct from the hotel use, cannot be accessed from the interior of the hotel, and are leased to a concessionaire for public use, (e.g., restaurant, bar, market, etc.) do qualify for parking exemptions under Government Code § 65863.2.;

3. The development does not include Large-Scale Commercial Entertainment and Recreation; and

4. If voluntary parking is provided, all of the standards in Subsection 30.175.030.Q, Standards for Voluntary Parking, are met.

30.175.060 Location of Required Automobile and Bicycle Parking.

A. **On-Site Parking Required.** Required automobile and bicycle parking shall be located on the same lot as the residential unit served except as allowed below.

1. ***Allowance for Off-Site Parking.*** Required automobile parking for nonresidential uses and for residential uses located in nonresidential zones may be located in an offsite facility, subject to approval by the Community Development Director, provided the following conditions are met:

a. ***Location.*** Any offsite automobile parking facility must be located closer than 500 feet, along a designated pedestrian route, of the principal entrance containing the

use for which the parking is required. The Public Works Director may approve a distance of up to 1,250 feet for nonresidential uses only.

b. *Assigned.* Offsite automobile parking areas shall be assigned to the site with parking directional signs, both onsite and offsite.

c. *Recorded Agreement.* A Recorded Agreement is required pursuant to Chapter 30.260, Recorded Agreements.

B. **Uncovered Parking.** Uncovered automobile, ~~and bicycle, and other vehicle~~ parking and storage shall observe the same setbacks as covered parking in the zone, except as otherwise allowed by this section. Where there is no setback specified for covered parking, ~~then~~ uncovered automobile, ~~and bicycle, and vehicle parking and storage~~ shall observe the smallest setback in the zone. These location standards shall apply to all vehicles including automobiles, trucks, buses, trailers, boats, recreational vehicles, and motorcycles.

C. **Front Setback.** Automobile, ~~and bicycle, and other vehicle~~ parking shall not be located within any front setback except as follows.

1. ***Nonresidential Bicycle Parking.*** Uncovered bicycle parking required for nonresidential uses may be located in a front setback for nonresidential and mixed-use developments.

D. ***Front Yard.*** Uncovered automobile and vehicle ~~and bicycle~~ parking in the front yard is prohibited on any single-unit or two-unit residential development unless it is ~~hidden from public view with a fence, hedge, or driveway gate. This requirement may be reduced or waived by the appropriate Design Review body if the uncovered vehicle or bicycle parking area is determined to be adequately~~ not publicly visible or screened pursuant to Section 30.15.120, Screening.

E. **Interior Setback.** Uncovered automobile and ~~vehicle and bicycle~~ parking shall observe an interior setback equal to the width of the required perimeter planter along interior lot lines as described in Table 30.175.080.A: Parking Area Landscape.

~~not be located within any interior setback, with the following exceptions:~~

1. ~~***Single Unit Residential.*** Where allowed pursuant to Section 30.175.030.M, Covered Parking, uncovered automobile parking may be located three feet from any interior lot line, provided a minimum of three feet in width of planting area shall be provided for the~~

~~length of the paved parking area along the interior lot line. This allowance shall not be used to provide guest parking.~~

~~2. — **Multi Unit Residential.** Uncovered automobile and bicycle parking may be allowed in an interior setback provided the required landscape buffer is provided per Section 30.175.080, Parking Area Landscape and Fence Standards.~~

~~3. — **Nonresidential and Mixed-Use.** Uncovered automobile and bicycle parking may be allowed in an interior setback provided the required landscape buffer is provided per Section 30.175.080, Parking Area Landscape and Fence Standards.~~

F. **Vehicle Overhang.** The vehicle overhang is considered part of the parking space and shall not encroach into any sidewalk, roadway, setback, adjoining property lines, or reduce the clear area of walkways or access aisles.

30.175.070 Bicycle Parking.

Bicycle parking shall be provided in accordance with the Building Code except where greater requirements are identified below.

A. **Bicycle Parking Spaces Required.** Each land use shall be provided at least the number of long term and short term bicycle parking spaces stated in Table 30.175.040, Required Off-Street Parking Spaces, unless a reduction is approved pursuant to Subsection 30.175.070.B, Bicycle Parking Reductions.

1. _____ Long term bicycle parking is covered and secured, and intended for use by residents, employees or students for long time periods.

2. _____ Short term bicycle parking is conveniently located and intended for use by business patrons, visitors, and guests for a shorter time.

3. _____ Bicycle parking is required even if automobile parking is not required.

B. **Bicycle Parking Facility Design.** All bicycle parking facilities shall be designed and constructed consistent with the ~~City Standards for Parking Design~~ City Access and Parking Design Standards, as determined by the Public Works Director.

C. **Bicycle Parking Reductions.** The number, percentages, or other standards for required long term and short term bicycle parking spaces may be reduced or waived if the Public Works Director finds that:

1. Adequate site space is not available on an existing development to provide bicycle parking; or
2. Reduced bicycle parking is justified by reasonably anticipated demand; or
3. Other criteria based on unusual or specific circumstances of the particular case as deemed appropriate by the Public Works Director.

30.175.080 Parking Area Landscape and Fence Standards.

~~A. **Landscaping.** Landscaping of parking areas shall be provided and maintained according to the standards of this subsection for any multi-unit residential, nonresidential or mixed-use development.~~

~~1. **Licensed Architect Required.** Landscape and irrigation plans shall be prepared by an architect or landscape architect registered in the State of California, unless reduced or waived by the Review Authority.~~

~~2. **Perimeter Planter.** Perimeter planting is required where a parking area is adjacent to a property line.~~

~~a. **Front Lot Lines.** A landscaped buffer in compliance with one of the following methods shall be provided along all front property lines for the length of the parking area:~~

~~i. A landscaped buffer with a minimum inside width of five feet and a fence or hedge 42 inches in height, or~~

~~ii. A landscaped buffer with a minimum inside width of eight feet.~~

~~b. **Interior Lot Lines.** A landscaped buffer with a minimum inside width of five feet shall be provided along all interior property lines for the length of the parking area.~~

3. ——— ~~*Driveway Planter.*~~ Driveways adjacent to onsite buildings must be separated from building walls by a planting area with a minimum inside width of three feet.

4. ——— ~~*Adjacent to Buildings and Walkways.*~~ A landscaped buffer with a minimum inside width of three feet shall be provided adjacent to all buildings and walkways.

5. ——— ~~*Island Planter.*~~ A landscaped island, at least four feet in all interior dimensions, and containing at least one tree, shall be provided at each end of each interior row of automobile parking stalls and between every eight consecutive automobile parking stalls.

6. ——— ~~*Trees.*~~

a. ——— ~~*Number Required.*~~ One for each five automobile parking spaces.

b. ——— ~~*Distribution.*~~ Trees shall be distributed relatively evenly throughout the parking area, in a planter at least four feet in all interior dimensions.

c. ——— ~~*Size.*~~ Two thirds of the trees shall be a minimum 15-gallon size, the rest of the trees shall be a minimum five-gallon size.

7. ——— ~~*Protection and Maintenance of Vegetation.*~~

a. ——— ~~*Clearance from Automobiles.*~~ All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where vehicle overhang is permitted or by wheel stops.

b. ——— ~~*Planter Protection.*~~ Required landscape areas shall be protected from vehicles by a physical barrier. The physical barrier shall be designed to allow stormwater runoff to pass through, unless an alternate stormwater runoff plan is approved. The planter shall also include an outlet structure (e.g. weir or atrium grate) for excess storm water to flow out of the planter and into the storm drain system.

c. ——— ~~*Irrigation Plan Required.*~~ A sprinkler system or drip irrigation system designed to provide complete coverage of all planted areas is required.

d. ——— ~~*Maintenance.*~~ All vegetation shown on an approved parking area landscape plan shall be maintained and shall not be altered or removed except as allowed pursuant to

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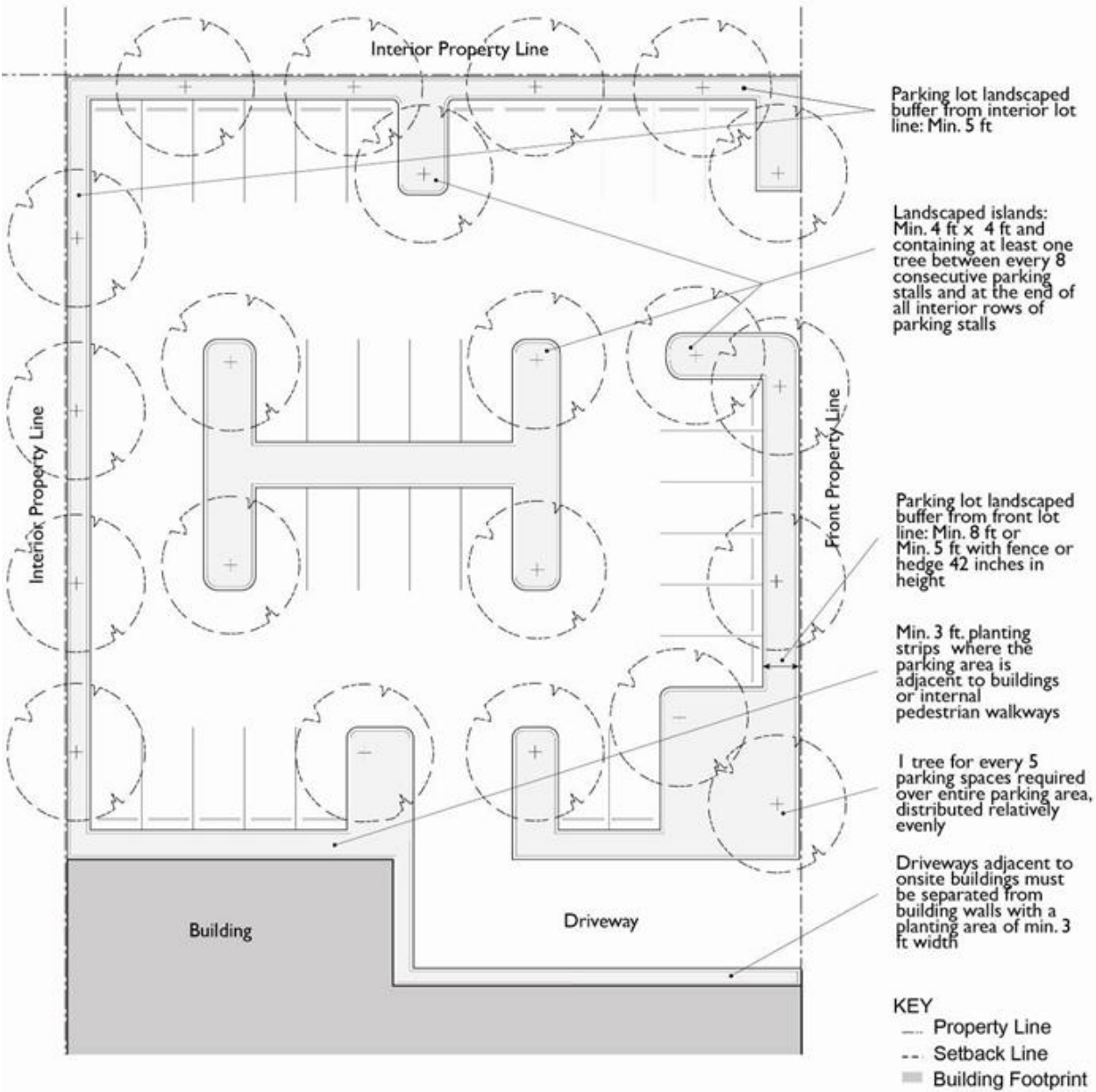
Chapters 22.11, Maintenance of Approved Landscape Plans, and 15.24, Preservation of Trees, of the Santa Barbara Municipal Code.

These standards are intended to create a landscaped setback area that will appropriately limit and screen vehicle parking areas to protect adjacent land uses and pedestrians; enhance privacy; attenuate noise; control dust; and reduce glare and light trespass.

A. **Landscape.** Public and private parking lots, driveways, and areas between driveways and buildings, shall include landscape in compliance with Table 30.175.080.A: Parking Area Landscape.

TABLE 30.175.080.A: PARKING AREA LANDSCAPE	
Perimeter Planters	
Front Lot Lines	5-foot wide along front property line plus a fence or hedge 42 inches in height or 8-foot wide along front property line without a fence or hedge
Interior Lot Lines	3-foot wide along the interior property line or 5-foot wide where parking lot abuts a residential use
Interior Planters	
Driveways	3-foot wide between driveways and onsite buildings
Parking Areas	3-foot wide between parking areas and onsite buildings and walkways
Island Planters	4 feet in all interior dimensions at each end of each interior row of parking stalls and between every 8 consecutive parking stalls
General Landscaping	
Required Border	6-inch high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4 feet to provide drainage to retention and filtration areas
Car Overhangs	2-foot clearance comprised of low-growing plants required where vehicle overhang is permitted; or car overhang shall be prevented by continuous curb or stops
Irrigation Plan	Sprinkler or drip irrigation system required to provide complete coverage of all planted areas
Trees	
Required Quantity	1 tree per island planter and 1 per every 5 parking spaces, beginning at 6 total parking spaces
Tree Well Size	4-foot min. in any direction
Tree Can Size	2/3 of required trees shall be 15-gallon min. remainder shall be 5-gallon min.
Tree Characteristics	Canopy Trees
Location	Evenly spaced throughout parking lot to provide uniform shade

FIGURE 30.175.080.A: PARKING AREA LANDSCAPE



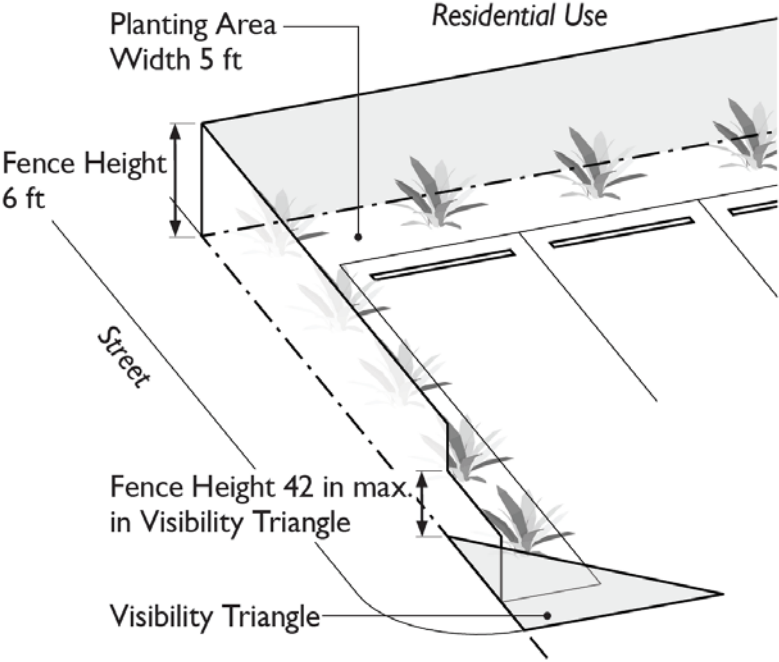
B. **Fences and Hedges.** On any multi-unit residential, nonresidential or mixed-use development, a decorative fence or hedge shall be provided where parking areas or driveways abut property used or zoned for residential purposes. On a site with five or more uncovered surface

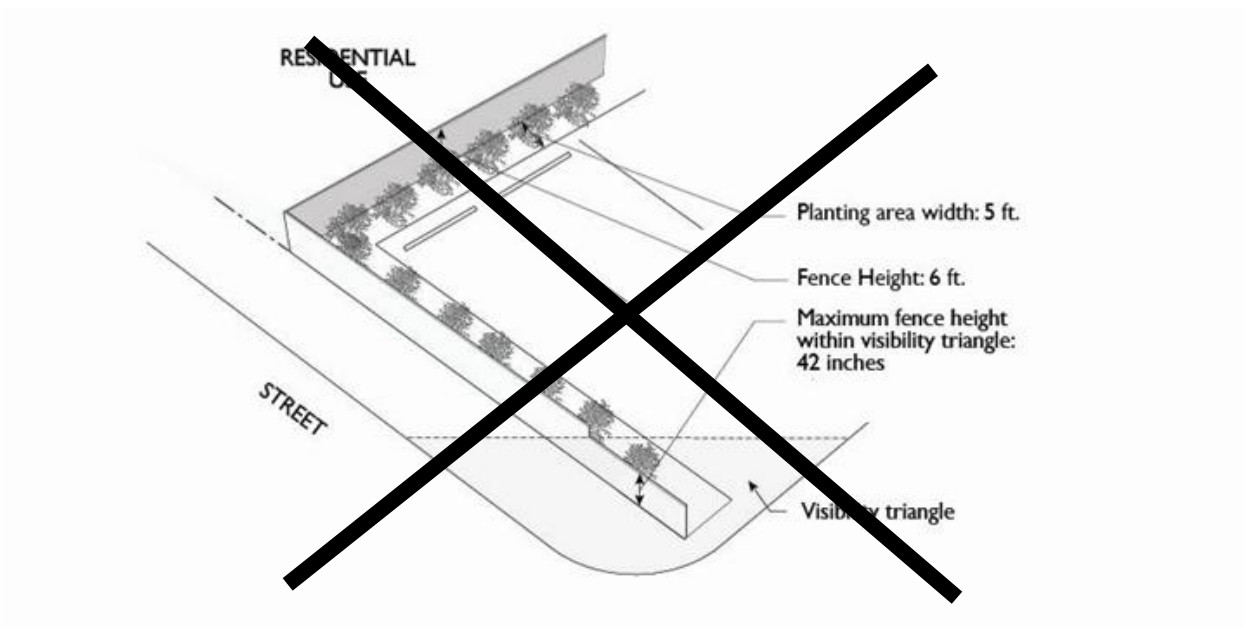
automobile parking spaces, parking and loading areas shall be screened from adjacent residential uses or zones by a six-foot-tall wall, fence, or hedge, except within the visibility triangle described in Section 30.140.230, Visibility at Driveways and Intersections, where the maximum height is 42 inches.

1. ~~The fence or hedge shall be six feet high except within the visibility triangle described in Section 30.140.230, Visibility at Driveways and Intersections, where the maximum height is 42 inches.~~

2. ~~A five-foot-wide planting area shall be provided along the interior side of the fence or hedge.~~

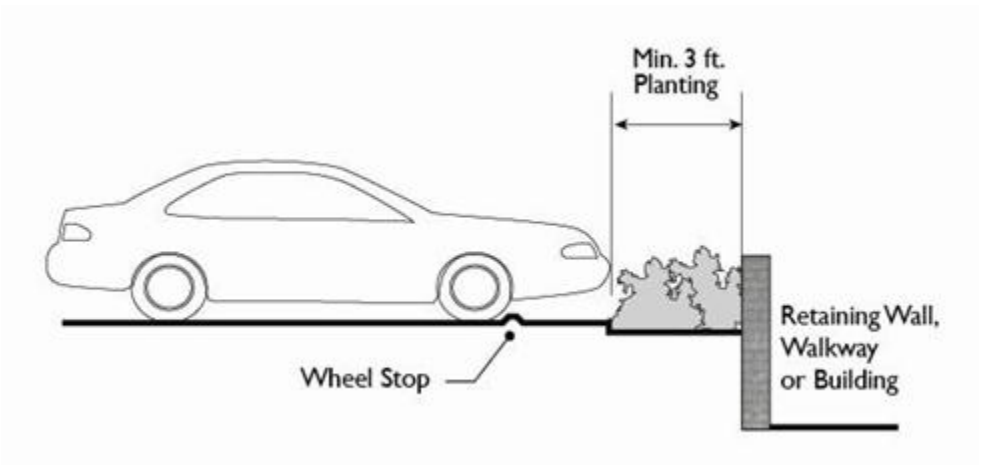
FIGURE 30.175.080.B: PARKING AREA LANDSCAPE–FENCES AND HEDGES





C. **Retaining Walls.** Retaining walls shall be set back a minimum of three feet from parking areas and driveways. Footing design shall allow for planting in the space between the parking area and retaining wall.

FIGURE 30.175.080.C: PARKING AREA LANDSCAPE–RETAINING WALLS



D. **Visibility.** Notwithstanding other provisions of this section, fences, hedges, and landscaping landscape must comply with Section 30.140.230, Visibility at Driveways and Intersections.

E. **Licensed Architect Required.** Landscape and irrigation plans shall be prepared by an architect or landscape architect registered in the State of California, unless reduced or waived by the Review Authority.

F. **Maintenance.** All vegetation shown on an approved parking area landscape plan shall be maintained and shall not be altered or removed except as allowed pursuant to Chapters 22.11, Maintenance of Approved Landscape Plans, and 15.24, Preservation of Trees, of the Santa Barbara Municipal Code.

E.G. **Alternative Landscape Designs.** Where an applicant can demonstrate to the satisfaction of the applicable Design Review Body that variations in the requirements of this section are warranted in order to provide relief for existing site constraints, or to achieve a superior aesthetic or environmental design, an alternative landscape design may be approved. However, no perimeter planter on any interior lot line in a residential zone or adjacent to a residential zone shall be reduced to less than three feet.

30.175.090 Parking Area Design and Development Standards.

All new or altered covered and uncovered parking areas and new or reconstructed garages and carports shall be designed and developed consistent with the City Standards for Parking Design City Access and Parking Design Standards and the following standards ~~as determined by the Public Works Director.~~

A. Circulation and Safety.

1. Visibility shall be assured for pedestrians, bicyclists, and motorists entering, circulating within and leaving a parking facility consistent with Section 30.140.230, Visibility at Driveways and Intersections.
2. Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can provide service without backing ~~unreasonable distances~~ out or making other dangerous or hazardous turning movements.
3. Backing out onto a public street or sidewalk from a parking space shall be permitted only for Single-Unit and Two-Unit Residential, and where not more than four parking spaces are provided.

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4. All turnaround movements shall be accomplished in one maneuver. One maneuver is considered to be one back up and one forward movement.

5. All automobile parking spaces shall be clearly marked with paint or other similar distinguishable material, ~~except spaces established in a garage or carport having not more than three spaces, or for Single-Unit Residential~~ unless reduced or waived by the Public Works Director.

B. **Pedestrian Access.** Safe, accessible, direct and convenient off-street pedestrian circulation consistent with the City Access and Parking Design ~~Guidelines Standards~~ shall be provided for all developments ~~other than single-unit and two-unit residential, unless reduced or waived by the Public Works Director.~~

C. **Driveways.** Driveway access to automobile parking areas shall be consistent with the City Access and Parking Design ~~Guidelines Standards~~ and the California Fire Code as amended and adopted by ordinance of this City.

1. Driveways, fire lanes, or other required vehicular maneuvering areas in any parking lot shall not be used for parking of vehicles or other storage that prohibits access.

2. Circular driveways, multiple driveways, or motor courts in any setback are prohibited, unless determined by the Public Works Director to be necessary for safety or necessary to serve permitted parking spaces.

3. All driveways and turnarounds shall serve approved parking areas or loading areas only, and shall not exceed the minimum dimensions necessary for vehicular maneuvering. If a driveway or driveway approach is no longer necessary to serve an approved parking area or loading area, all paving shall be removed, and the curb, gutter, and sidewalk shall be replaced to meet City Construction Standard Details.

D. **Gates.** In order to prevent vehicle obstructions of the street, sidewalk, or right-of-way, all driveway gates shall be setback a minimum of 20 feet from the front lot line for any use. Driveway gates for nonresidential uses may be located closer than 20 feet if the gates remain open during business hours. A waiver to this standard may be approved by the Public Works Director when it is determined the gate would not create potential street obstructions.

E. **Loading.** ~~In order to avoid undue interference with the public use of streets and alleys, off-street loading and unloading areas shall be provided for any use that employs valet parking and any~~

~~other use where loading interferes with short-term or visitor parking, as determined by the Public Works Director. For residential developments, loading activities can be accommodated on-street if there is on-street parking adjacent to the property and would not conflict with street traffic operations. For all new mixed-use and nonresidential development, off-street loading is required unless a waiver is granted from the Public Works Director.~~

F. **Tandem Parking.** Tandem parking ~~is prohibited unless~~ may be approved with a waiver by the Public Works Director ~~to satisfy the automobile parking required by this chapter and~~ in accordance with the following.

1. ***Residential Uses.***

a. *Accessory Dwelling Unit, Multi-Unit, Two-Unit, and Mixed-Use Development.* Tandem automobile parking for projects where the parking for the primary unit was displaced by the addition of an accessory dwelling unit, or multi-unit residential, or for residential uses in a mixed-use development, shall meet the following:

i. No more than two automobiles shall be placed one behind the other;

ii. Both automobile parking spaces parked in tandem shall be assigned to the same residential unit;

iii. Automobile movements necessary to move cars parked in a tandem arrangement shall not take place on any street or alley, unless approved by the Public Works Director; and

~~iv. Tandem parking shall not be used to satisfy the guest parking requirement; and~~

~~iv.~~ iv. Vertical or stackable tandem parking, provided by means of mechanical lifts, is subject to approval by the Public Works Director. Mechanical lifts shall be fully enclosed within a structure and shall require a recorded maintenance agreement, pursuant to Chapter 30.260, Recorded Agreements.

b. *~~Other Residential Uses, Single-Unit Development.~~* For all other residential uses single-unit residences, not including accessory dwelling units, tandem automobile parking shall only be approved with a waiver ~~for existing development~~ if the Public

Works Director finds that the tandem parking is needed for flexibility on a constrained lot, and where tandem parking does not create a safety hazard or traffic impacts. If approved, no more than two automobile spaces shall be placed one behind the other, and both automobile spaces parked in tandem shall be assigned to the same residential unit. ~~Tandem parking shall not be used to provide for the conversion of garage or carport spaces.~~

2. ***Nonresidential Uses.*** Tandem automobile parking for nonresidential uses shall meet the following:

a. *Allowed Uses.* Limited to Hospitals and Clinics, Medical and Dental Offices, and Hotels and Similar Uses or other uses as determined by the Public Works Director.

b. *Minimum Number of Spaces.* Parking lots used for tandem automobile parking shall contain a minimum of 20 automobile parking spaces;

c. *Design and Operation.* Shall be designed and operated as valet parking in compliance with all standards in Subsection 30.175.090.G, Valet Parking; and

d. *Recorded Agreement Required.* A recorded agreement shall be executed establishing the valet parking will be maintained and reserved for the uses served for as long as such uses are in operation.

G. ***Valet Parking.*** Valet parking is prohibited unless a Valet Parking Plan is submitted to the City and approved by the Public Works Director demonstrating compliance with the requirements of this section. Valet parking shall comply with all of the following:

1. Sites utilizing valet parking shall not use any street, alley, or City-owned parking facilities for automobile storage, pickup, drop-off, or interfere with any right-of-way without approval of the Public Works Director;

2. Vehicle movements in a tandem arrangement shall not take place on any street or alley without approval of the Public Works Director;

3. The valet drop-off lanes, and any associated kiosks or other similar items, shall be located to allow for the safe and efficient function of the valet operation, in that it will neither adversely impact the parking and internal circulation of the parking lot or any adjacent right-of-way, nor encroach into any required fire lane access area;

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4. Valet parking shall not interfere with, reduce, remove, or utilize any automobile or bicycle parking spaces required for any other use; and

5. Sites utilizing valet parking shall ensure a parking attendant will be on duty at all times that the facility is in use, and sufficient staff and facilities to ensure that automobiles are moved for parking promptly. No automobile queuing or parking is allowed in travel lanes at any time. If the site is unable to satisfy the valet parking demand and queuing or double-parking occurs, the operation shall be temporarily closed, until the demand can be properly handled, and shall display a sign with the word "FULL" that is clearly visible to approaching traffic.

6. Valet parking may be required by the Public Works Director for projects with parking lifts or parking machines serving nonresidential uses in which the parking facility serves infrequent users (e.g., customers), or where the duration of visit is anticipated to be for a short period of time.

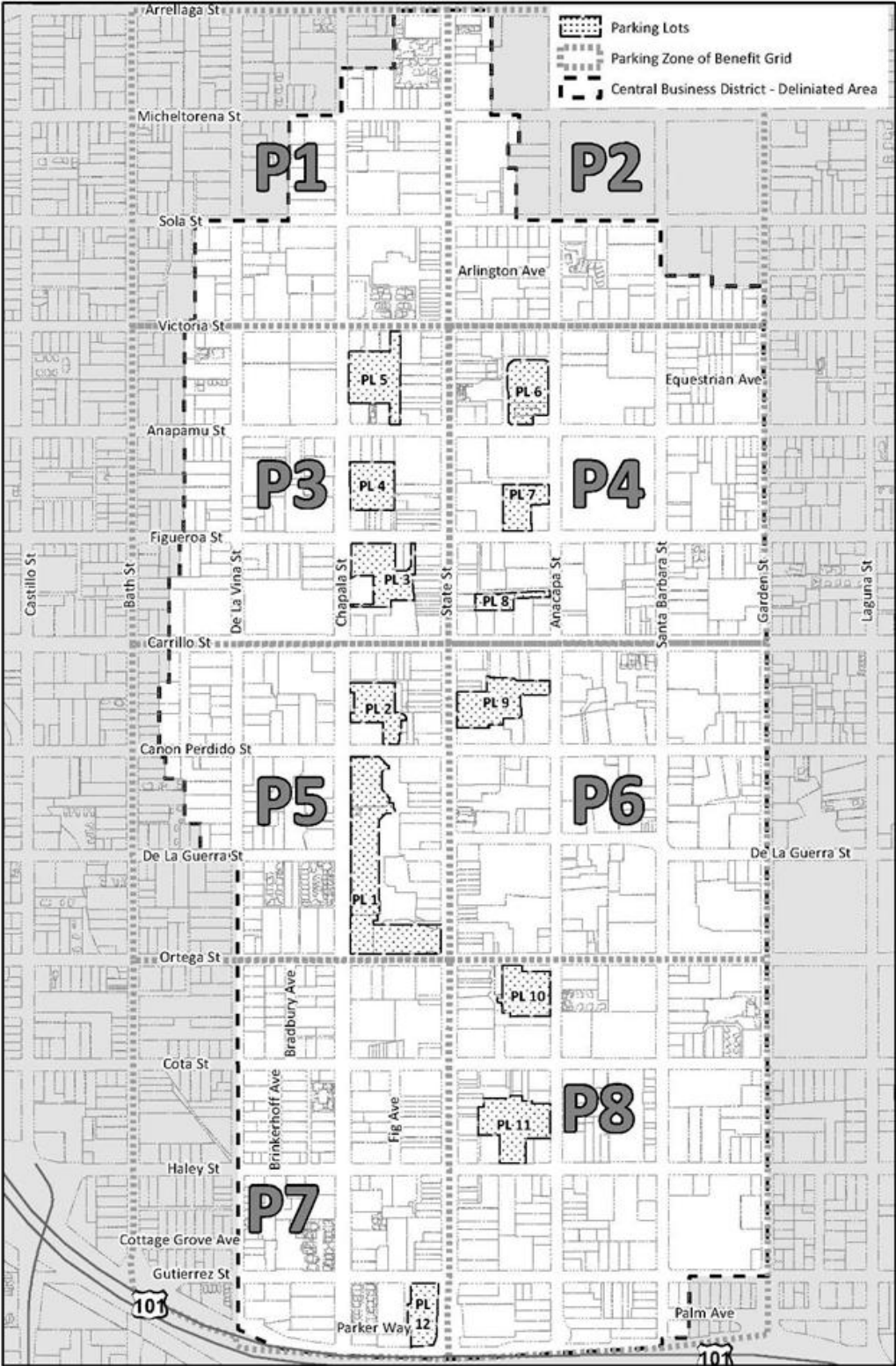
H. **Parking Lifts and Machines.** Parking lifts and parking machines may be allowed per the criteria outlined in the City Access and Parking Design Standards.

H. I. **Materials.** All required automobile parking areas and driveways shall be fully hard surfaced with asphaltic concrete of minimum thickness of two inches, with four inches compacted base, or other techniques or materials providing equivalent service. Gravel, dirt, and other similar loose materials are prohibited in ~~the driveways, turnarounds, or parking areas.~~ closer than 100 feet of any right-of-way. The Public Works Director may grant a waiver to allow gravel or other loose material in any driveway, turnaround, or surface parking space if the gravel or loose materials are a minimum of 100 feet from any right of way, or if other site conditions do not present a safety hazard such as the roadway volumes or slope of driveway, and provided that the borders of any such parking spaces are clearly delineated with a hard-surfaced edging material such as pavers or raised blocks.

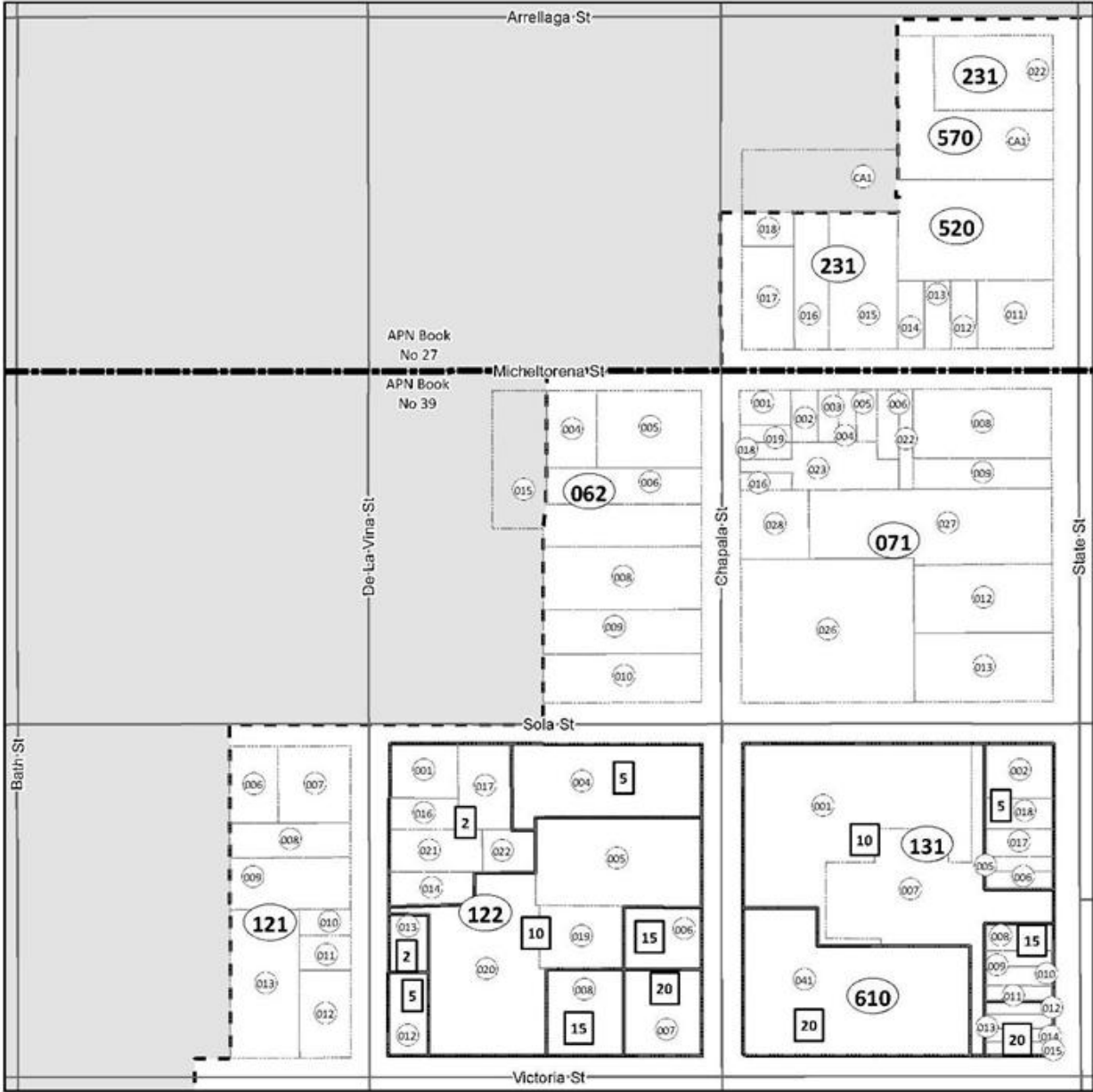
I. J. **Waiver.** ~~Any variation from the requirements of this section must be approved pursuant to a waiver by the Public Works Director.~~ The Public Works Director may approve waivers to parking area standards whenever specified in this title or as specified within the City Access and Parking Design Standards.

**FIGURE 30.175.050.B: CENTRAL BUSINESS DISTRICT AND PARKING ZONES OF
BENEFIT**

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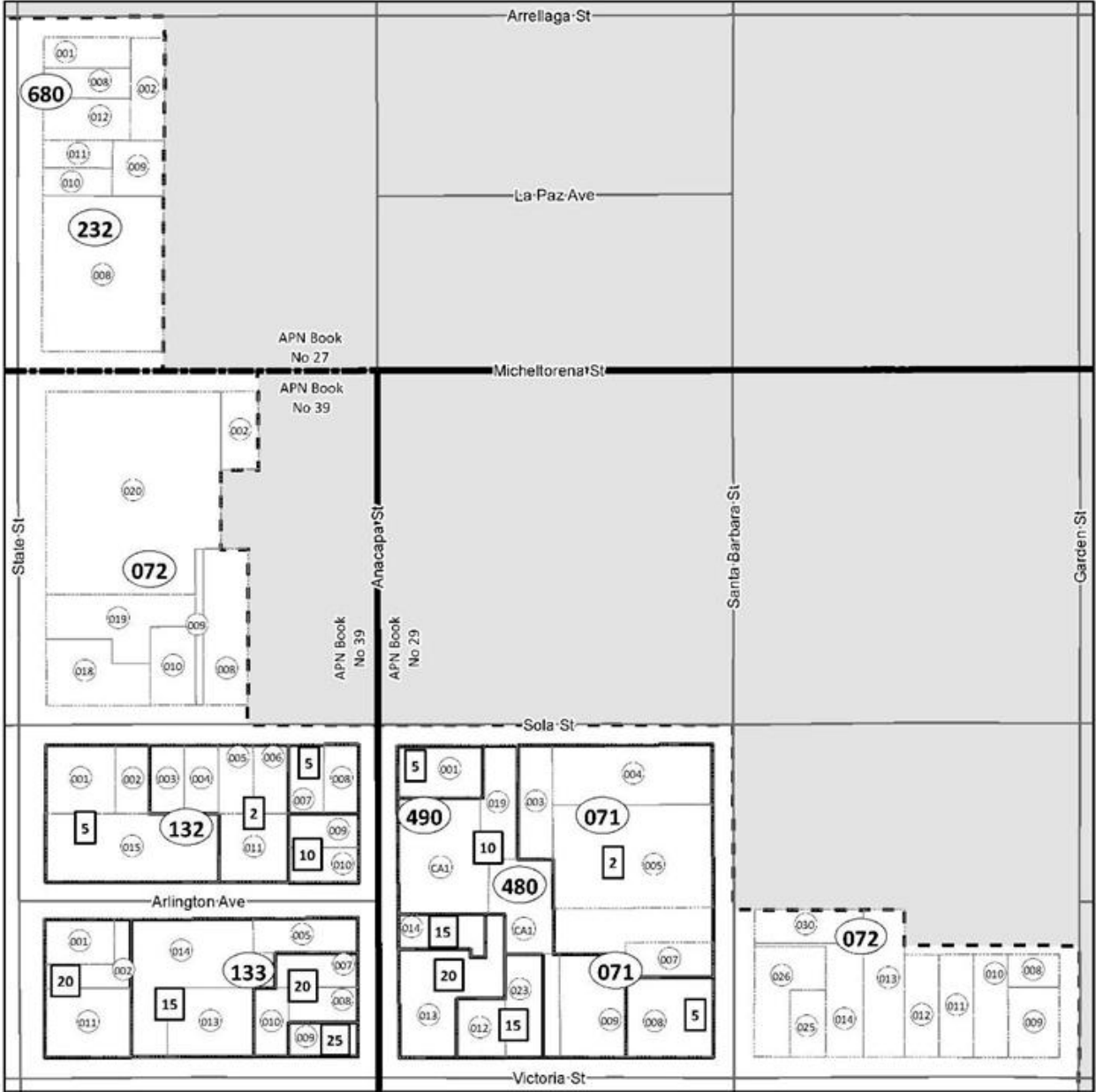
PARKING ZONES OF BENEFIT MAP PAGE P1



- Assessor's Parcel Number
- Assessor's Block Number
- Assessor's Book Boundary
- Parking Lots
- Parking Zone of Benefit % Credit
- Central Business District - Delimited Area



PARKING ZONES OF BENEFIT
MAP PAGE P2









- (001) Assessor's Parcel Number
- (123) Assessor's Block Number
- Assessor's Book Boundary
- PL 1 Parking Lots
- 20 Parking Zone of Benefit % Credit
- Central Business District - Delineated Area



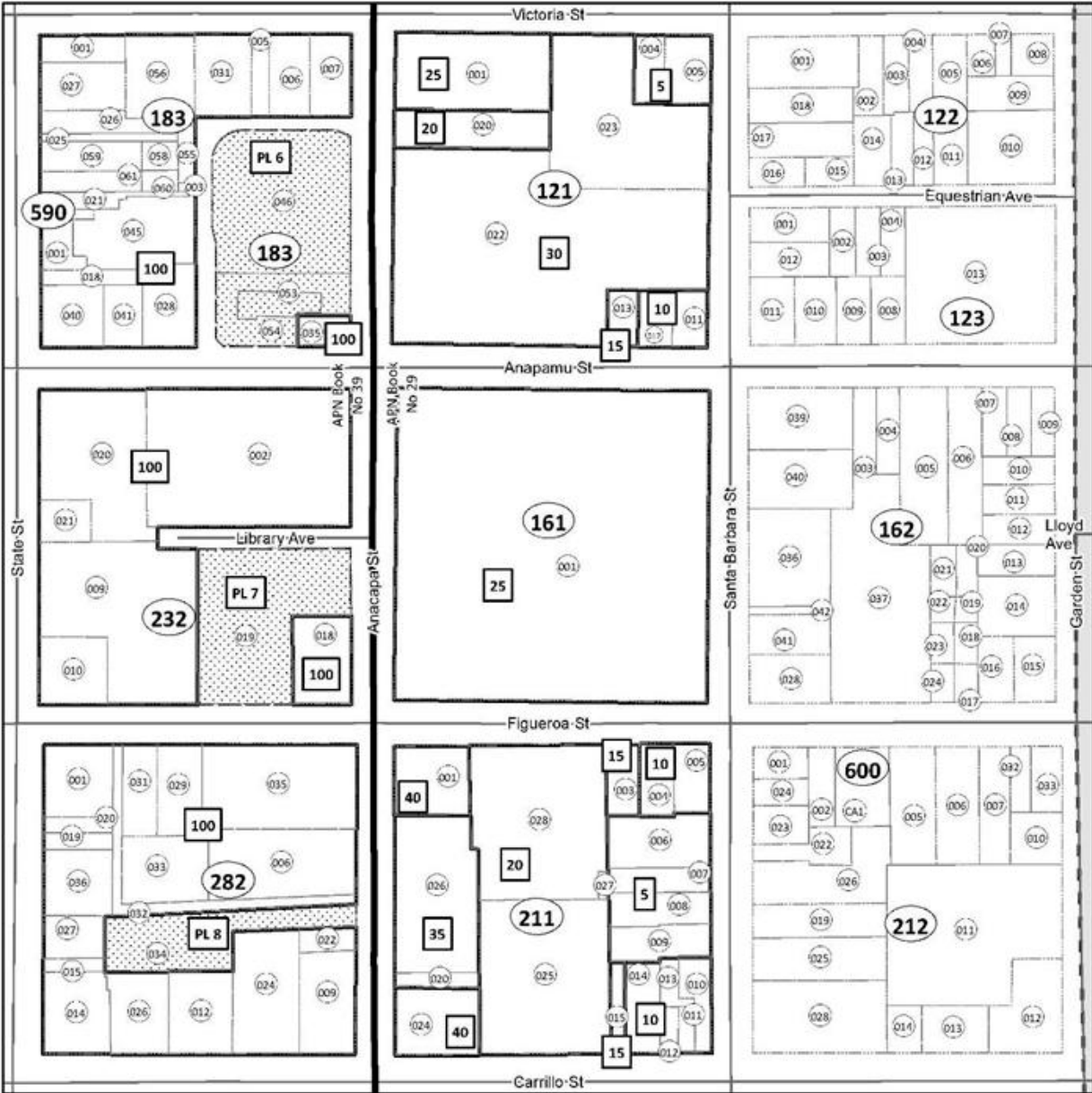
PARKING ZONES OF BENEFIT
 MAP PAGE P3



-  Assessor's Parcel Number
-  Assessor's Block Number
-  Assessor's Book Boundary
-  Parking Lots
-  Parking Zone of Benefit % Credit
-  Central Business District - Delineated Area



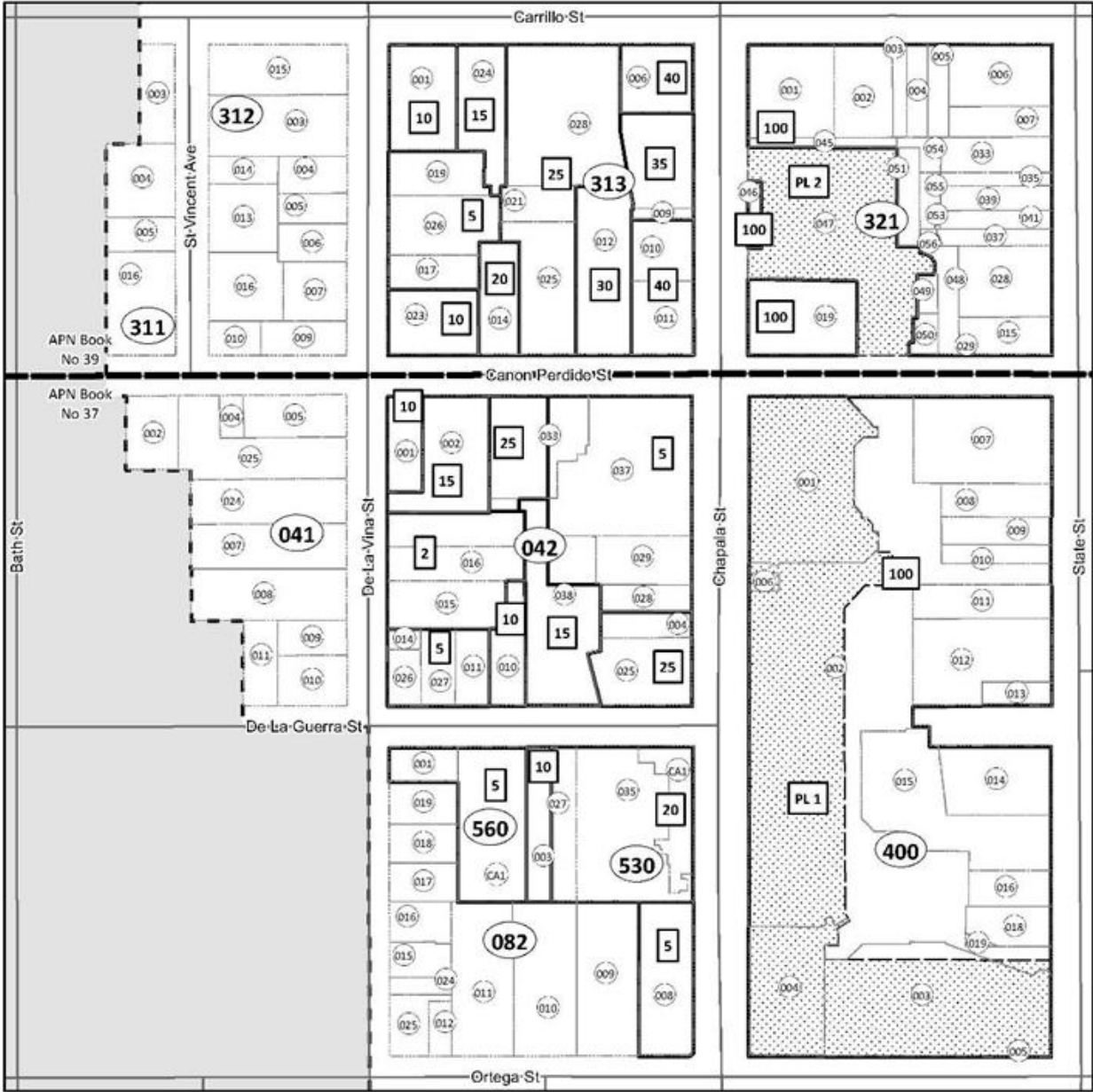
PARKING ZONES OF BENEFIT
 MAP PAGE P4









- Assessor's Parcel Number
- Assessor's Block Number
- Assessor's Book Boundary
- Parking Lots
- Parking Zone of Benefit % Credit
- Central Business District - Delimited Area

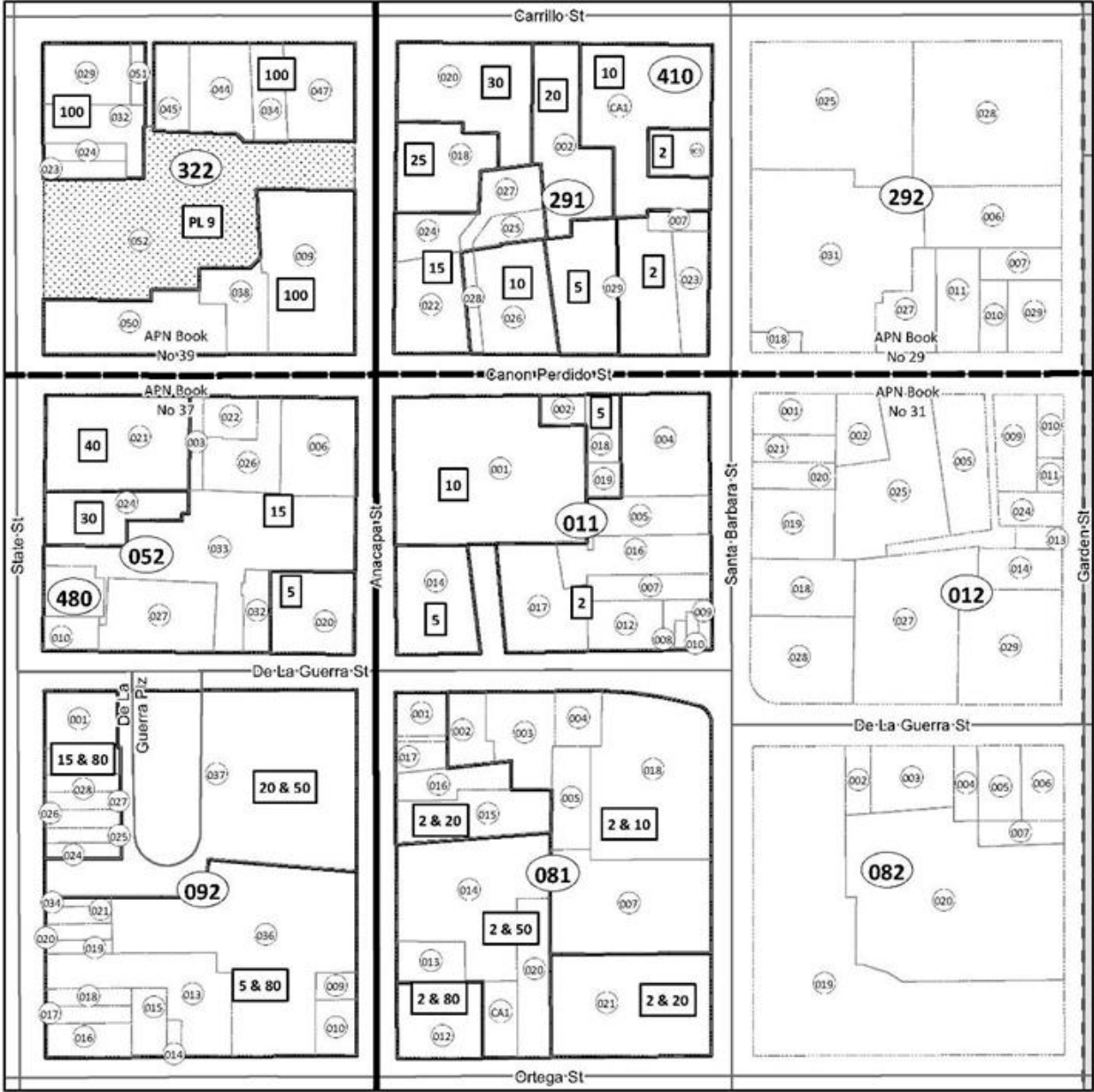


PARKING ZONES OF BENEFIT
 MAP PAGE P5



-  Assessor's Parcel Number
-  Assessor's Block Number
-  Assessor's Book Boundary
-  Parking Lots
-  Parking Zone of Benefit % Credit
-  Central Business District - Delimited Area

PARKING ZONES OF BENEFIT
 MAP PAGE P6



- Assessor's Parcel Number
- Assessor's Block Number
- Assessor's Book Boundary
- Parking Lots
- Parking Zone of Benefit % Credit
- Central Business District - Delineated Area



PARKING ZONES OF BENEFIT

MAP PAGE P7

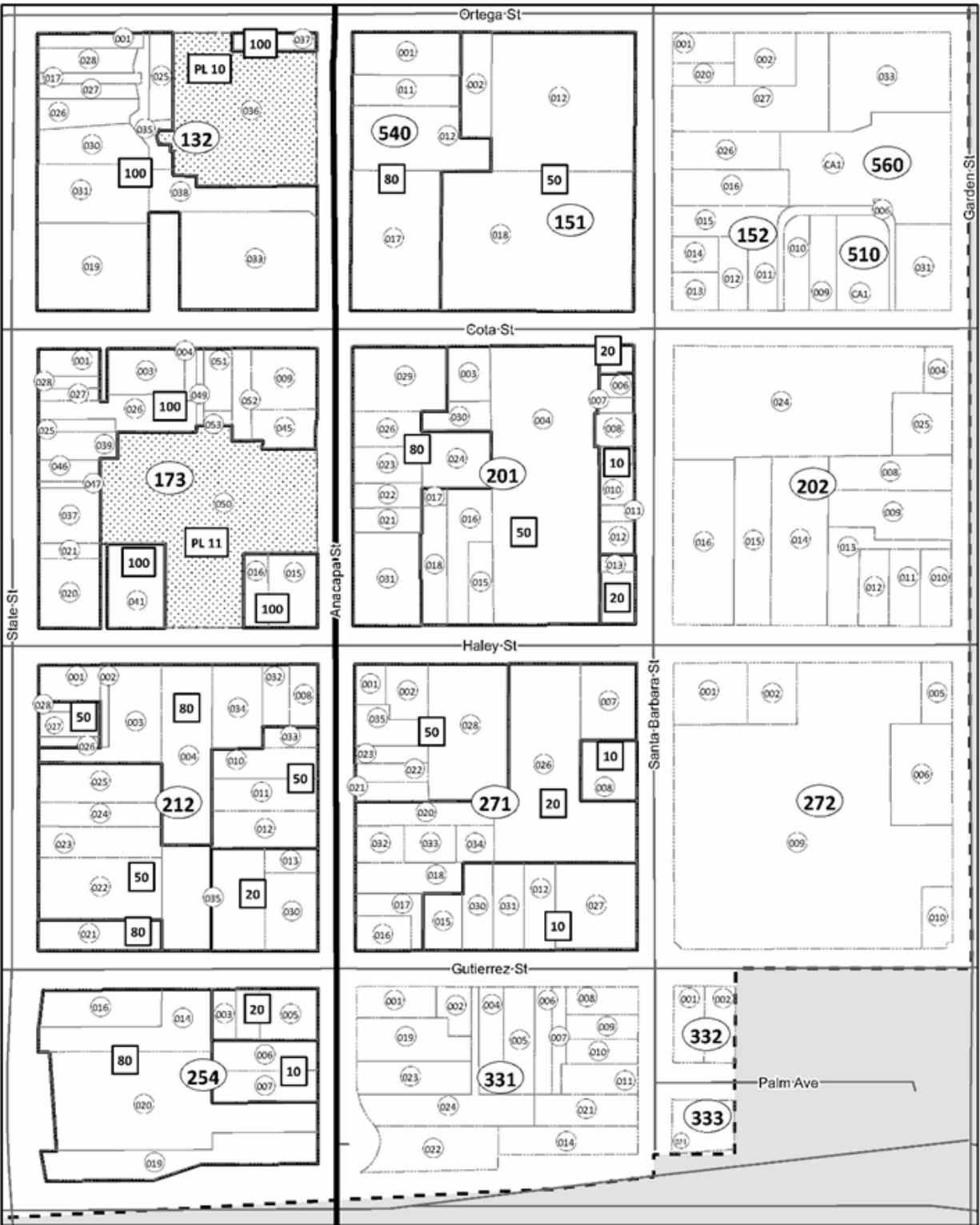
- 001 Assessor's Parcel Number
- PL 1 Parking Lots
- 123 Assessor's Block Number
- 20 Parking Zone of Benefit % Credit
- Assessor's Book Boundary
- Central Business District - Delimited Area



PARKING ZONES OF BENEFIT

MAP PAGE P8

- 001 Assessor's Parcel Number
- PL 1 Parking Lots
- 123 Assessor's Block Number
- 20 Parking Zone of Benefit % Credit
- Assessor's Book Boundary
- Central Business District - Delineated Area



SECTION 5. Chapter 30.205 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division IV: Administration and Permits

Chapter 30.205 Common Procedures

Sections:

30.205.010 Purpose	30.205.090 Decision
30.205.020 Application Forms and Fees	30.205.100 Scope of Approvals
30.205.030 Pre-Application Review	30.205.110 Effective Dates
<u>30.205.035 Preliminary Housing Applications</u>	30.205.120 Expiration of Permits
30.205.040 Concept Review	30.205.130 Changes to Approved Plans
30.205.050 Review of Discretionary Applications	30.205.140 Revocation of Permits and Approvals
30.205.060 Environmental Review	30.205.150 Appeals
30.205.070 Public Notice	30.205.160 Enforcement and Penalty
30.205.080 Conduct of Public Hearings	

30.205.010 Purpose.

This chapter establishes procedures that are common to the application and processing of all permits and approvals provided for in this title, unless superseded by specific requirement of this title or ~~s~~State law.

30.205.020 Application Forms and Fees.

A. **Who May Apply.** The owner of property or the owner's authorized agent. If the application is made by someone other than the owner or the owner's agent, proof, satisfactory to the Community Development Director, of the right to use and possess the property as applied for, shall accompany the application.

B. **Application Forms and Materials.**

1. ***Application Forms.*** The Community Development Director shall prepare and issue application forms and lists that specify the information that is required from applicants for projects subject to the provisions of this title.

2. ***Supporting Materials.*** The Community Development Director may require the submission of supporting materials as part of the application, including, but not limited to, statements, photographs, plans, drawings, renderings, models, material samples, reports and other items necessary to ~~accurately and completely~~ describe existing conditions and the proposed project accurately and completely, and to determine the level of environmental review pursuant to the California Environmental Quality Act (CEQA).

3. ***Availability of Materials.*** All material submitted becomes the property of the City, may be distributed to the public, and shall be made available for public inspection. At any time upon reasonable request, and during normal business hours, any person may examine an application and materials submitted in support of or in opposition to an application in the Planning Division offices. Unless prohibited by law, copies of such materials shall be made available at a reasonable cost.

C. ***Application Fees.*** No application shall be accepted as complete and processed without payment of the applicable fee established by resolution of the City Council.

30.205.030 Pre-Application Review.

Pre-application review is intended to provide preliminary information on relevant policies, regulations, and procedures, and to identify significant issues relevant to a proposed project.

A. *Applicability.*

1. ***Mandatory Pre-Application Review.*** Pre-application review is required for the following projects:

a. Annexations.

b. ~~Tentative maps and vesting tentative maps where the Planning Commission is the designated Advisory Agency.~~

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~~e. — Permits for Conversion of Residential Units to Condominiums, Hotels, or Similar Uses.~~

~~d. — Development Plans of more than 3,000 square feet of new nonresidential development.~~

~~e. — Transfer of Existing Development Right Permit.~~

b.f. Projects proposed in accordance with the Average Unit-Size Density Incentive Program, pursuant to Section 30.150.060, Pre-Application and Concept Review Required; except objective Housing Development Projects using Title 25 of this code are exempt from mandatory Pre-Application and Concept Review.

~~g. — Conditional Use Permits.~~

~~h.c.~~ General Plan and Zoning Amendments.

~~i.d.~~ Local Coastal Program Amendments.

~~j.e.~~ Specific Plans and Amendments to Specific Plans.

2. ***Optional Pre-Application Review.*** Pre-application review is optional for all other projects.

B. **Review Procedure.** The Pre-Application Review Team shall review the project and associated materials and advise the applicant of relevant policies, regulations and procedures, identify significant issues relevant to a proposed project, and document any conclusions and recommendations in a letter to the applicant. Applicants and their representatives shall be entitled to meet with the Pre-Application Review Team in order to discuss the recommendations and any identified issues. The Pre-Application Review Team is authorized to prepare and effect rules and procedures as necessary or convenient to carry on the Team's business.

C. **Pre-Application Review Team Members.** Members of the Pre-Application Review Team shall consist of staff from various City Departments and Divisions responsible for reviewing development applications including but not limited to Building and Safety, Planning, Fire Prevention, Parks and Recreation, Creeks, Public Works Engineering, Water Resources, and Transportation.

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~~The following City officials, or their designee, shall be members of the Pre-Application Review Team:~~

- ~~1. Chief Building Official;~~
- ~~2. City Engineer;~~
- ~~3. City Planner;~~
- ~~4. Fire Chief;~~
- ~~5. Transportation and Parking Manager;~~
- ~~6. Water Resources Manager; and~~
- ~~7. Any other City official or their designee, when deemed appropriate by other Team members.~~

D. **Recommendations are Advisory.** Neither the pre-application review nor the provision of information and pertinent policies shall be construed as a recommendation for approval or denial of the application by City representatives. Any recommendations that result from pre-application review are considered advisory only and shall not be binding on either the applicant or the City.

E. **Expiration.** Comments and recommendations from any pre-application review are valid for a period of 12 months from the date of the Pre-Application Review Team letter. If a project is substantially revised, or if applicable policies, regulations, or procedures change that could affect the recommendations or conclusions of the pre-application review, the Team may require a subsequent pre-application review prior to formal application submittal. If, however, there are no substantial changes to either the project or any relevant policies, regulations, and procedures, the Team may allow the submittal of an application for a development project up to a maximum of 24 months after the date of the Pre-Application Review Team letter.

30.205.035 Preliminary Housing Application. Consistent with the State Housing Crisis Act, an applicant may file a preliminary application as described in Government Code § 65941.1.

A. **Applicability.**

1. This section applies to qualifying Housing Development Projects meeting the definition of subdivision (b) of section 65905.5 of the Government Code.

2. This section shall remain in effect for the same period as provisions contained in the Government Code § 65941.1. Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the Housing Accountability Act are deemed null and void.

B. Review Procedure.

1. If a preliminary application is filed, the preliminary application shall be deemed complete when all of the information listed in the preliminary application form is submitted.

2. Within 180 calendar days after submitting a complete preliminary application, an applicant shall submit a full application for the project. If a full application is not submitted within 180 calendar days, the preliminary application shall expire and have no further force or effect.

3. Qualifying projects for which a preliminary application was submitted shall only be subject to the ordinances, policies, fees and standards adopted and in effect when the preliminary application was submitted, except in the circumstances described in Government Code § 65589.5(o).

30.205.040 Concept Review.

Concept review provides an opportunity for early input from the applicable Design Review Body, Planning Commission, or Staff Hearing Officer to staff and applicants. It is an informal review where general information, questions, comments, and suggestions for further study may be made. Comments made at the Concept Review level are not binding for future review. Concept Design Review is generally the first step in the Design Review process. The types of projects that may benefit most from ~~a~~ other types of Concept Review tend to involve new or difficult issues, or large development projects.

A. Applicability.

1. ***Mandatory Concept Review.*** Concept review is required for the following projects:

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a. Planned Unit Development (PUD) Overlay Zone.

~~b. a.~~ Projects proposed in accordance with the Average Unit-Size Density Incentive Program, pursuant to Section 30.150.060, Pre-Application and Concept Review Required; except Objective Housing Development Projects using Title 25 of this code are exempt from mandatory Pre-Application and Concept Review.

2. ***Optional Concept Review.*** Concept Review is optional for all other projects.

B. **Review Procedure.**

1. ***Concept Design Review.*** An applicant may request one or more Concept Design Review hearings to consult with the applicable Design Review body for guidance on the design of a proposed project.

a. *Concept Design Review Comments Forwarded to Review Authority.* If a project requires a discretionary land use approval in addition to Design Review, comments made during Concept Design Review will be part of the minutes forwarded to the Staff Hearing Officer, the Planning Commission, or the City Council (as applicable) to promote effective and appropriate communication between City decision-makers.

2. ***All Other Concept Reviews.*** The Planning Commission or Staff Hearing Officer shall review the project and associated materials and advise the applicant of project-related issues and concerns.

C. **Application Requirements.** Applications for Concept Review shall be filed with the Community Development Director in accordance with the provisions set forth in Section 30.205.020, Application Forms and Fees. A conceptual plan shall be submitted showing generalized development proposals including, as applicable, lot sizes and open spaces proposed, proposed reductions or waivers, existing easements, existing neighborhood development, and any other information which may be reasonably required by the Community Development Director to aid and assist the Review Authority ~~Planning Commission~~ in an initial consideration.

D. **Public Notice and Hearing.** ~~All a-~~ Applications for Concept Review shall require public notice and hearing pursuant to Section 30.205.070, Public Notice, and Section 30.205.080, Conduct of Public Hearings when the project is subject to public notice and hearing under the terms of this code.

E. **Recommendations are Advisory.** No formal action shall be taken by the Review Authority Planning Commission or Staff Hearing Officer regarding the conceptual proposal and, therefore, comments may not be appealed. Any recommendations that result from Concept Review shall be considered advisory only and shall not be binding on either the applicant or the City.

F. **Expiration.** Comments and recommendations from any Concept Review are valid for a period of 12 months from the date of the public hearing, subject to the same limitations and circumstances as described in Pre-Application Review, Section 30.205.030, above.

30.205.050 Review of Discretionary Applications.

A. **Review Process.** The Community Development Director shall determine whether a discretionary application is complete within 30 days of the date the application is filed with the required fee, pursuant to Government Code § 65943.

B. **Concurrent Processing.** With the exception of General Plan and Zoning Amendments, Local Coastal Program Amendments, Development Agreements, and Specific Plans, if an application requires more than one discretionary land use approval under this title, all applications shall be submitted, reviewed, heard, and acted upon concurrently by the highest applicable Review Authority.

C. **Incomplete Application.** If a discretionary application is incomplete, the Community Development Director shall provide written notification to the applicant listing the applications for permits, forms, material, information or additional fees that are necessary to complete the application.

1. ***Discovery of Potential Unlawful Conditions.*** If the City discovers unpermitted or unauthorized site development, uses, or structures during application review, the City will notify the applicant of the alleged violation.

a. ***Voluntary Compliance.*** If the applicant and the City agree on the nature and extent of the violation and the proposed correction, the violation will be corrected using one of the following methods as determined by the applicant:

- i. Inclusion as part of the proposed project application;
- ii. Inclusion on a separate, concurrent application;

- iii. Inclusion as a condition of project approval, which may specify a phasing program.
 - b. *Referral to Enforcement.* If the applicant and the City do not agree on the nature and extent of the violation or the proposed correction, or if the violation is not corrected as provided in subsection (C)(1)(a), the violation will be subject to formal enforcement action.
 - c. A discretionary application may be determined complete without a requirement for abatement of the violation; provided, however, that any approvals shall not constitute authorization for continuation of the violation, or waiver of, or estoppel against any future enforcement action.
 2. *Appeal of Determination.* Determinations of discretionary application incompleteness are subject to the provisions of Section 30.205.150, Appeals.
 3. *Submittal of Additional Information.* The applicant shall provide the additional information within 30 days or as specified by the Community Development Director. The Community Development Director may, for good cause, grant extensions of any time limit for review of applications imposed by this title.
 - a. If an applicant receives written notification that the application is incomplete, and a preliminary application per Section 30.205.035, Preliminary Housing Application, was submitted for a qualifying housing project, the applicant shall submit the information needed to complete the application within 90 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this timeframe, the preliminary application shall expire and have no further force or effect.
 4. *Expiration of Application.* If an applicant fails to correct the specified application deficiencies within the specified time limit, the application shall expire and be deemed withdrawn. After the expiration of an application, project review shall require the submittal of a new, complete application, along with all required fees.
- D. **Complete Application.** When a discretionary application is determined to be complete, the Community Development Director shall make a record of that date. The Director may require submittal of additional information for review of the project in compliance with the California Environmental Quality Act (CEQA).

E. **Review and Consideration.**

1. ***Review Authority.*** Once a discretionary application is determined to be complete, and environmental review is completed, the application shall be considered and acted upon by the Review Authority as outlined in this chapter.

2. ***Findings.*** Findings, when required by state law or this title, shall be based upon consideration of the application, plans, testimony, reports, and other materials that constitute the administrative record and shall be stated in writing in the Record of Decision. The inability to make one or more of the required findings supported by substantial evidence in the record is grounds for denial of an application.

3. ***Approval of Development at a Lower Density.***

a. ***Required Findings.*** Pursuant to California Government Code § 65863 (No Net Loss Law), prior to approving any project at a lower residential density than what was assumed in the sites inventory of the General Plan Housing Element, the Review Authority, at the time of approval, must make the following written findings, supported by substantial evidence in the record:

i. **Remaining sites identified in the Housing Element are adequate to meet the City's remaining regional housing need allocation (RHNA) for the planning period by income category; and**

ii. **The findings should include a quantification of the remaining unmet need for the City's RHNA at each income level and the remaining capacity of sites identified in the Housing Element, to accommodate that need by income level.**

b. **Maintaining Housing Capacity.** If the approval of a project at a lower residential density will result in the remaining sites capacity becoming inadequate to accommodate the RHNA by income category, the City shall identify additional adequate sites to accommodate the remaining RHNA.

4. ***Denial of an Objective Housing Development Project.*** If a qualifying Objective Housing Development Project, as described in Government Code § 65589.5(h)(2), complies with all applicable objective General Plan, zoning, and subdivision standards and criteria, including the Objective Design Standards and Development Standards (ODDS) in Title 25

of this code, the Review Authority may only deny the project or conditionally approve the project at a lower density if the Review Authority makes written finding supported by a preponderance of the evidence in the record that:

a. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and

b. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.

5. *Denial of an Affordable Housing Project.* See Section 30.145.050, Denial of Affordable Housing or Emergency Shelters.

30.205.060 Environmental Review.

All projects must be reviewed for compliance with the California Environmental Quality Act (CEQA). Environmental review will be conducted pursuant to Title 14 of the California Code of Regulations (CEQA Guidelines), and Chapter 22.100 Environmental Review of this code ~~the City of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act.~~ If Title 14 of the California Code is amended, such amendments will govern City procedures.

30.205.070 Public Notice.

Unless otherwise specified, whenever the provisions of this title require public notice, the City shall provide notice in compliance with ~~s~~State law and the following.

A. **Mailed Notice.** At least 10 calendar days before the date of the public hearing or the date of action when no public hearing is required, the Community Development Director, or the City Clerk for hearings before the City Council, shall provide notice by First Class mail delivery to:

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1. The applicant and the owner of the subject property;
2. All property owners of record within a minimum 300-foot radius of the subject property as shown on the latest available records of the County Assessor; and
3. Any person or group who has filed a written request for notice regarding the specific application.
4. ***Alternative Method for Large Mailings.*** If the number of owners to whom notice would be mailed or delivered is greater than 1,000, instead of mailed notice, the Community Development Director or City Clerk may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the City at least 10 calendar days prior to the hearing.

B. **Newspaper Notice.** At least 10 calendar days before the date of the public hearing or the date of action when no public hearing is required, the Community Development Director, or the City Clerk for hearings before the City Council, shall publish a notice in at least one newspaper of general circulation in the City; except as indicated for Design Review hearings in Subsection C, below.

C. **Noticing for Design Review Hearings.** If a notice is required for a Design Review hearing under the terms of this code, a mailed notice shall be provided at the first Design Review hearing and if a subsequent hearing is scheduled for Project Design Approval; however, nothing in this section shall require more than two mailed notices of any Design Review project or notice of any hearing to be published in a newspaper.

~~C.D.~~ **Additional Noticing Methods.** The City may also require public notice in any other manner it deems necessary or desirable, including, but not limited to, posted notice on the project site.

~~D.E.~~ **Contents of Notice.** The required Mailed Notice and Newspaper Notice shall include the following information:

1. ***Process Information.***
 - a. The date, time and place of the hearing and the name of the Review Authority, or the date of action when no public hearing is required; and

b. A brief description of the City's general procedure concerning the submission of public comments and conduct of hearings and decisions (e.g., the public's right to appear and be heard).

2. ***Project Information.***

a. The name of the applicant and owner of the subject property;

b. The City's file number(s) assigned to the application;

c. A general explanation of the matter to be considered;

d. A general description, in text or by diagram, of the location of the property that is the subject of the hearing; and

e. A statement, if applicable, that the project is located within the City's Coastal Zone, the date of filing of the application, and whether the project is appealable to the Coastal Commission under Public Resources Code 30603(a).

~~E.F.~~ **Failure to Receive Notification.** The validity of the proceedings shall not be affected by the failure of any property owner, resident, or neighborhood or community organization to receive a mailed notice or receive notice by any additional noticing methods.

30.205.080 Conduct of Public Hearings.

Whenever the provisions of this title require a public hearing, the hearing shall be conducted in compliance with the requirements of ~~s~~State law as follows.

A. **Generally.** Hearings shall be conducted pursuant to procedures adopted by the hearing body. They do not have to be conducted according to technical rules relating to evidence and witnesses.

B. **Scheduling.** Hearings before the City Council shall be scheduled by the City Clerk. All other hearings required under this title shall be scheduled by the Community Development Director.

C. **Staff Presentation.** The Director may prepare a presentation and staff report regarding the proposed project.

- D. **Applicant Presentation.** An applicant or an applicant's representative may make a presentation of a proposed project.
- E. **Public Hearing Testimony.** Any person may appear at a public hearing and submit oral or written comments, either individually or as a representative of a person or an organization.
- F. **Time Limits.** The Review Authority may establish time limits for individual testimony and ~~request~~ ~~require~~ that individuals with shared concerns select one or more spokespersons to present testimony on behalf of those individuals.
- G. **Continuance of Public Hearing.** The Review Authority conducting the public hearing may, by motion, continue the public hearing to a fixed date, time and place without additional notice; or the body conducting the public hearing may continue the item to an undetermined date and provide notice of the continued hearing in the same manner and within the same time limits as required for the original hearing.
- H. **Additional Information.** The Review Authority conducting the public hearing may require additional information or cause such investigations to be made as it deems necessary and in the public interest in any matter to be heard by it.
- I. **Decision.** The public hearing must be closed before a vote is taken.
- J. **Limit to Public Hearings for Objective Housing Development Projects.** This section shall remain in effect for the same period as provisions contained in the Government Code §65905.5. If a proposed Objective Housing Development Project complies with the applicable, objective standards in effect at the time an application is deemed complete, the City shall not conduct more than five public hearings (including continuances and appeals), workshops, or similar meetings in connection with the approval of the housing development after the full application is deemed complete, consistent with Government Code §65905.5. Meetings required by the California Environmental Quality Act (CEQA) are exempt from the limit.

30.205.090 Decision.

When making a decision to approve, approve with conditions, revise, revoke or deny any discretionary permit or approval under this title, the Review Authority shall issue a written Record of Decision and make findings of fact as required by this title. The Record may take the form of a resolution, letter, notice, memo, meeting minutes or similar document, and shall describe the action

taken, including any applicable conditions, and shall list the findings that were the basis for the decision. The Community Development Director or the City Clerk shall retain the original Record and provide a copy of the Record to the applicant.

A. **Timing of Final Decisions.** Final City decisions on project applications shall be in accordance with applicable State laws, including §65920 et seq. (Permit Streamlining Act), §65950 et seq. (Approval of Development Permits), and §66410 et seq. (Subdivision Map Act), of the California Government Code, and this chapter.

~~A.B.~~ **Notice of Final Action, Coastal Development Permits.** Within seven calendar days of a final City decision on an application for a coastal development permit, the Community Development Director shall provide notice of the action in writing by first class mail to the California Coastal Commission and to any persons who specifically requested such notice and provided a self-addressed, stamped envelope. Such notice shall include conditions of approval, written findings and the procedures for appeal of the City decision to the California Coastal Commission.

30.205.100 Scope of Approvals.

A. **Multiple Approvals.** If there are multiple conflicting approvals granted under this title for the same site or location, only one shall be exercised.

B. **Conditions of Approval.** Any permit or approval provided for in this title shall be subject to the conditions of approval imposed by the Review Authority. The site plan, floor plans, building elevations and any additional information or representations indicating the proposed structures, site development or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval.

C. **Actions Subject to Enforcement.** If the construction of a structure, or the use established, is contrary to either the conditions of approval or approved project description and plans, so as to either violate any provision of this title, or require additional permits or approvals, then the permit or approval shall be suspended and subject to possible revocation pursuant to Section 30.205.140, Revocation of Permits and Approvals, and enforcement pursuant to Section 30.205.160, Enforcement and Penalty.

D. **Periodic Review.** All approvals may be subject to periodic review to determine compliance with the permit and applicable conditions. If a condition specifies that activities or uses allowed under the permit or approval are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the approval holder, the property owner, or successor property owners to comply with such conditions.

30.205.110 **Effective and Approval Dates.**

A. **Approval Date.** The approval date is the date of final decision by the Review Authority, or if a project is appealed, the approval date is the date of decision by the final Appeal Body, regardless of when any associated Resolution is adopted.

B. **Effective Date.** A final decision on an application for any discretionary or administrative permit or approval subject to appeal shall become effective after the expiration of any applicable appeal period following the ~~date of action~~ approval date, unless an appeal is filed. No building permit or business license shall be issued until the permit or approval becomes effective.

C. **Ministerial Decisions.** Ministerial decisions with no appeal process shall be effective immediately upon being stamped and signed by the Community Development Director.

30.205.120 **Expiration of Permits.**

Permits and approvals granted under this title shall automatically expire and become null and void if the approval is not exercised pursuant to subsection A, Exercising a Permit or Approval, or the approved use, structure, or site development is not continued pursuant to subsection B, Continuation of Use, Structure, or Site Development.

A. **Exercising a Permit or Approval.**

1. **Exercised Defined.** A permit or approval is exercised when:

a. A valid City building permit has been issued for work related to the approval and construction work has begun and been carried on diligently without substantial suspension or abandonment of work; ~~or~~

b. _____ If an approval does not require a permit for construction, alterations, or to establish a use, the approval shall be considered exercised when operations of the use authorized by the approval have commenced.

~~4.2.~~ ***Time Period to Exercise a Permit or Approval.*** A permit or approval granted under this title shall be exercised within its initial approval period unless a time extension is granted pursuant to paragraph ~~23~~, Extensions, of this subsection, or as provided below.

a. *Initial Approval Period.*

i. Development Plans, Transfer of Existing Development Rights Permits, and Conditional Use Permits for Overlay Zones. Four years from the approval effective date.

ii. Other Discretionary Permits or Approvals. Three years from the approval effective date unless a different time is specified in the Record of Decision.

iii. Zoning Clearance, Ministerial Decisions, Administrative Permits or Approvals. 12 months, or the effective date of applicable ordinance changes, whichever is sooner.

b. *Multiple Land Use Approvals.* If a project requires multiple discretionary permits or approvals pursuant to any Title ~~22, 27, or 28~~ of the Santa Barbara Municipal Code, the expiration date shall be measured from date of the final action of the City on the longest discretionary permit or approval related to the application, unless otherwise specified by State or federal law, with the following exceptions:

i. Design review approval shall be measured from the date of the Project Design Approval;

ii. Design review approval shall not operate to extend any other discretionary permit or approval; ~~and~~

iii. Discretionary land use permits or approvals and any time extensions granted shall automatically extend design review approvals to the same date; and

~~iii.~~ iv. The recordation of a Parcel Map or Final Map does not extend any other discretionary permit or approval or design review approval.

Approval periods run concurrently with, not consecutively to, each discretionary approval term.

c. *Exclusions of Time.*

i. *Moratorium or Litigation.* The periods of time specified in this section shall not include any period of time during which either a development moratorium imposed by the City after the project received a permit or approval, is or was in effect; or a lawsuit involving the permit or approval for the project is or was pending in a court of competent jurisdiction. For this exclusion to operate, the moratorium must apply to an element of the project that received the permit or approval. The maximum length of any exclusion of time under this subsection shall be five years.

(1) *Moratorium.* Once a moratorium is terminated, the permit or approval shall be valid for the same period of time as was left to run on the permit or approval at the time that the moratorium was imposed or 120 days from the termination of the moratorium, whichever is later.

(2) *Litigation.*

(a) After service of the initial petition or complaint in the lawsuit upon the City, the applicant may advise the City of the need for a litigation tolling stay pursuant to the City's adopted procedures.

(b) Once the litigation ends, the permit or approval shall be valid for the same period of time as was left to run on the permit or approval at the time that the lawsuit was filed.

ii. *Tentative Maps.* If the project requires the approval of a tentative subdivision pursuant to Title 27 of the Santa Barbara Municipal Code, the periods of time specified in this section shall not include a period of time during which a lawsuit involving the approval of the tentative map is or was

pending in a court of competent jurisdiction for which a stay was approved by the Reviewing Authority that approved the tentative subdivision map.

d. *Approvals Contingent Upon Action of Other Governmental Bodies.* When a discretionary approval by the City made pursuant to this title is contingent upon an action by another governmental body, including, but not limited to, the approval of an annexation by the Local Agency Formation Commission or any action by the California Coastal Commission, the timeline for all discretionary approvals related to the project shall not commence until all such outside agency contingencies are satisfied.

i. The suspension of project timelines allowed in this subsection shall not exceed three years from the date of the final City action on the discretionary approval that is contingent upon the action of another governmental body.

ii. This suspension shall not run consecutively to a moratorium or litigation exclusion unless the moratorium or litigation legally prevented the applicant from processing the application before the other governmental body.

2.3. ***Extensions.*** Extensions of time may be granted by the Community Development Director upon finding that the applicant is demonstrating due diligence to implement and complete the proposed development as substantiated by competent evidence in the record, and that the project continues to be consistent with this title, the certified Local Coastal Program, the Coastal Act, or applicable City ordinances, resolutions and other laws.

a. *Projects Not Involving a Tentative Subdivision Map or Lot Line Adjustment.* The Community Development Director may approve up to two one-year, ~~or one two-year,~~ extensions of any permit or approval granted under this title, except for Development Plans, which may receive only one one-year extension, upon receipt of a written application with the required fee prior to the date of expiration of the approval. Under no circumstances shall the time for exercise of the permit or approval of development be more than five years after the ~~approval effective~~ date of the approval, unless otherwise allowed by State Law or if approvals are contingent upon other governmental bodies, pursuant to subparagraph 30.205.120.A.1.d, Approvals Contingent Upon Action of Other Governmental Bodies.

b. *Projects Involving a Tentative Subdivision Map or Lot Line Adjustment.* When the permit or approval granted under this title also includes approval of a Tentative Subdivision Map or Lot Line Adjustment, the Staff Hearing Officer is the Review Authority and may approve the requested extension in accordance with the applicable provision(s) of Title 27.

B. **Continuation of Use, Structure, or Site Development.** A use, structure, or site development authorized by the permit or approval is considered continued unless the structure or site development are demolished or substantially redeveloped pursuant to Section 30.140.200, Substantial Redevelopment, or the uses authorized by the approval are discontinued pursuant to Section 30.140.080, Discontinuation of Use.

30.205.130 Changes to Approved Plans.

No change to any structure, site development, or use for which a permit or approval has been issued or granted under this title is permitted unless the permit or approval is revised as provided for in this title.

A. **Substantial Conformance.** The Community Development Director may approve minor changes to approved projects that are found to be in substantial conformance with the original project description, findings and conditions; provided that, the minor changes would not increase the intensity of any aspect of the project that could have a potentially detrimental effect. Substantial Conformance Determinations shall be documented by the Director with a Record of Decision and the Director may request input from applicable City Departments or the original Review Authority for help in determining whether the request is consistent with the original approval pursuant to administrative procedures adopted by a resolution of the City Council.

B. **Amendments.** A request for a change to a condition of approval; or a change in an approved structure, site development, or use that would affect the original project description, findings, or a condition of approval beyond what the Director finds to be in Substantial Conformance; shall require approval by the original Review Authority and shall be processed in the same manner as the original approval.

30.205.140 Revocation of Permits and Approvals.

Any permit or approval granted under this title may be revoked or revised for cause if any of the conditions or terms of the permit or approval are violated or if any applicable law or ordinance is violated.

- A. **Initiation of Proceeding.** Revocation proceedings may be initiated by the Community Development Director, Chief of Police, or City Administrator.
- B. **Public Notice, Hearings, and Action.** A decision to revoke or revise a permit or approval shall require public notice and hearing before the Planning Commission pursuant to Chapter 30.205, Common Procedures.
- C. **Required Findings.** The Planning Commission may revoke or revise a permit or approval if it makes any of the following findings:
1. The approval was obtained by means of fraud or misrepresentation of a material fact by the applicant;
 2. The use, building, or structure has been substantially altered or expanded beyond what is set forth in the permit or approval or substantially changed in character in a manner that violates the terms of the permit or approval;
 3. There is or has been a documented violation of, or failure to observe the terms or conditions of, the permit or approval, or the use has been conducted in violation of the provisions of this title, or any applicable law or regulation; or
 4. The use to which the permit or approval applies has been conducted in a manner detrimental to the public safety, health or welfare, or so as to be a nuisance. (Ord. 6027 § 6, 2021)

30.205.150 Appeals.

- A. **Applicability.**
1. *Appeals of Community Development Director, City Administrator, and Chief of Police Decisions.* Any decision or determination of the Community Development Director, City Administrator, and Chief of Police that is subject to appeal under the terms of this title may be appealed to the Planning Commission.

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2. ***Appeals of Staff Hearing Officer Decisions.*** Decisions of the Staff Hearing Officer may be appealed to the Planning Commission or the Community Development Director in accordance with this section.

a. ~~*Appeals of Staff Hearing Officer Decisions on Minor Zoning Exceptions.*~~ Appeals of the Staff Hearing Officer decisions regarding ~~Minor Zoning Exceptions~~ shall be heard by the Community Development Director, and the decision of the Community Development Director shall be final, without any right of further appeal.

a. *Appeals of Staff Hearing Officer Decisions on Accessory Dwelling Units.* The decision of the Staff Hearing Officer concerning an application for a Coastal Development Permit for an Accessory Dwelling Unit shall constitute the final action of the City. Development located in the Appealable Jurisdiction of the Coastal Zone may be appealed to the Coastal Commission in accordance with Section 30.205.150, Appeals.

b. *Appeals of all Other Staff Hearing Officer Decisions.* Appeals of all other Staff Hearing Officer decisions shall be heard by the Planning Commission.

c. *Planning Commission Suspensions.* The Chairperson, Vice Chairperson or designated liaison of the Planning Commission may suspend a decision of the Staff Hearing Officer (except ~~Minor Zoning Exceptions~~ Time Extensions) within the 10-day appeal period. The suspension shall be processed in the same manner as an appeal. Such action shall not require any statement of reasons and shall not represent opposition to or support of an application.

3. ***Appeals of Planning Commission and Design Review Decisions.*** Decisions of the Planning Commission and Design Review may be appealed to the City Council in accordance with Chapter 1.30 and ~~Title 22 of the Santa Barbara Municipal Code~~ Chapter 30.220, Design Review, except as provided below. In addition to the procedures specified in Chapter 1.30 of the Santa Barbara Municipal Code, public notice shall be provided in the same manner required for the action that was the subject of the appeal.

a. *Single Family Design Board.* Appeals of Single Family Design Board decisions shall be heard by the Planning Commission, and the decision of the Planning Commission shall be final, subject only to judicial review as provided in Section 1.30.020 of this code. The Planning Commission's

decision on the appeal shall be based upon findings required by Chapter 2 30.220, Design Review, and the applicable design guidelines.

4. ***Coastal Development Permits.*** Actions on some Coastal Development Permits may also be appealed to the California Coastal Commission pursuant to subsection C, Appeals to the Coastal Commission, below.

5. ***Ministerial Actions.*** Ministerial actions of the Community Development Director granting or denying a zoning clearance, home occupation permit, or any other ministerial action pursuant to this code are final and not subject to appeal, unless otherwise stated.

B. Appeal Process.

1. ***Rights of Appeal.*** Only those persons who participated either orally or in writing on a project have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

2. ***Time Limits.*** Unless otherwise specified in state or federal law, all appeals shall be filed in writing within 10 calendar days of the date on which a written decision is issued by the decision maker. In computing the length of an appeal period, the day on which the decision was issued is excluded and the 10th calendar day of the appeal period is included. If the 10th calendar day of the appeal period falls on a day the City is closed, the appeal period shall end at the close of business on the next business day of the City.

3. ***Procedures.***

a. ***Proceedings Stayed by Appeal.*** The timely filing of an appeal stays all proceedings in the matter appealed including the issuance of demolition permits and City building permits, with the following exception:

i. Appeals of Planning Commission Decisions. When a project is subject to both Planning Commission and Design Review approval and the Planning Commission's decision on the project is appealed to the City Council, the Director may, at the request of the applicant, allow the project to continue through the design review process to an appealable decision, so that the City Council may consider the appeal of the Planning Commission decision and the appeal of the Design Review body decision simultaneously.

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b. *Filing of Appeals.* A written appeal must be filed at the appropriate location no later than 4:30 p.m. on the appeal due date. The appeal must be accompanied by payment of the required fee established by City Council resolution in order to be duly filed and must state specifically how the decision is not in accord with the provisions of this title or how there was an error or abuse of discretion.

c. *Public Notice.* Notice of the appeal hearing must be provided in the same manner required for the action that was the subject of the appeal.

d. *Action.* The Appeal Body shall conduct a public hearing, if a public hearing was required for the action that was the subject of the appeal, after which it may affirm, reverse, or modify the previous decision.

C. **Appeals to the Coastal Commission.** A final action taken by the City on a Coastal Development Permit application for development in the appealable area may be appealed to the California Coastal Commission pursuant to Public Resources Code Section 30603 and Title 14 Sections 13110 through 13120 of the California Code of Regulations.

1. *Exhaustion of City Appeals Required.* Except in circumstances identified in Title 14 Section 13573 of the California Code of Regulations, an applicant or other aggrieved person may appeal a City decision on a Coastal Development Permit application to the Coastal Commission only after exhausting all local appeals to the Planning Commission and Council in compliance with this section.

30.205.160 Enforcement and Penalty.

A. **Purpose.** This section establishes the responsibilities of various departments, officials and public employees of the City to enforce the requirements of this title and establishes uniform procedures the City will use to identify, abate, remove, and enjoin uses, buildings, or structures that are deemed to be in violation of this title.

B. **Duties.** All departments, officials, and public employees of the City who are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this title, and shall issue no permit or license, except licenses issued for revenue purposes only, for uses, buildings, structures, or purposes in conflict with the provisions of this title, and any such permit or license issued in conflict with the provisions of this title shall be null and void.

1. *Community Development Director.*

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a. It shall be the duty of the Community Development Director, with respect to new development and uses, to enforce this title by withholding, suspending, or revoking permits, approvals, Final Inspections, or Certificates of Occupancy where plan checks or field inspections reveal that completion of the project will result in a violation of this title.

b. When a record of a prior permit or approval does not exist, the Community Development Director may make a determination of when a site development, use, or structure was originally established or constructed and then apply the codes and other specified rules and regulations in effect when the structure was determined to be constructed for purposes of issuing a permit or approval. The determination will be made on a case-by-case basis when so doing would be consistent with the purposes of this title, and in consultation with the Building Official to approve an alternative material or method, if the design is satisfactory and equivalent to the Building Code.

c. A Certificate of Occupancy shall not be issued, or a Final Inspection shall not be approved, on any City permit until all work required by the permit and all other conditions imposed by any board, commission or other authority have been completed or satisfactorily met by bonding or other appropriate method.

d. With respect to existing development and uses, and all other sources of violations, it shall be the duty of the Community Development Director to enforce this title. It is the policy of the Community Development Department to work in cooperation with a property owner to obtain voluntary compliance unless immediate enforcement action is required because of an imminent threat to health or safety caused by the violation. An enforcement priority for the Community Development Department is to educate and to work in partnership with property owners and businesses, and to allow the level of enforcement that best fits the type and circumstances of the code violation.

2. *City Attorney.* The provisions of this title shall be interpreted by the City Attorney.

C. **Enforcement.**

1. Any structure erected or maintained or any use of property contrary to the provisions of this title shall be, and the same is hereby declared to be, unlawful and a public nuisance and the City Attorney shall have the authority to commence actions and

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proceedings for the abatement, removal or enjoinder thereof in the manner provided by law and by Santa Barbara Municipal Code Chapter 1.25, Administrative Code Enforcement Procedures; and shall have the authority to take such other steps and shall apply to any court as may have jurisdiction to grant such reliefs as will abate or remove such building, structure or use and restrain and enjoin any person, firm or corporation from erecting or maintaining such structure or using any property contrary to the provisions of this title.

2. This title may also be enforced by injunction issued out of the Superior Court upon the suit of the City or the owner or occupant of any real property affected by such violation or prospective violation. This method of enforcement shall be cumulative and in no way affect the penal provisions hereof.

D. **Penalty.** Any person, firm or corporation, whether as owner, principal, agent, employee or otherwise, violating any provision of this title shall be deemed guilty of a misdemeanor but may be cited or charged, at the election of the enforcing officer or City Attorney, as an infraction. Upon conviction, such person shall be punished as set forth in Chapter 1.28, Penalty, of the Santa Barbara Municipal Code. Each day that violation of this title continues shall be considered a separate offense.

E. **Indemnification.** As a condition of approval of a permit or entitlement issued under this title, the applicant shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. The City may require that the applicant post a bond or other security in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

SECTION 6. Chapter 30.220 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Chapter 30.220 Design Review

Sections:

30.220.010 Architectural Board of Review	30.220.040 Single Family Design Board
30.220.020 Historic Landmarks Commission	<u>30.220.050 Objective Design Review</u>
30.220.030 Sign Committee	

30.220.010 Architectural Board of Review.

Design review is as required by Chapter 22.68, Architectural Board of Review.

30.220.020 Historic Landmarks Commission.

A. **Purpose.** The recognition and preservation of structures, sites, and natural features having historic, architectural, archaeological, or cultural significance is in the interest of the health, economic prosperity, and general welfare of the community. This chapter implements the City Charter and Historic Resources Element of the General Plan by protecting and preserving historic resources and implements the powers and duties of the Historic Landmarks Commission. The specific purposes of this chapter are the following:

1. To safeguard the City's heritage by protecting historic resources representing significant elements of its history;
2. To protect and enhance the City's visual character by encouraging and regulating architectural styles within Landmark and Historic Districts, that reflect the City's unique and established architectural, cultural and landscaping traditions;
3. To foster public appreciation of, and civic pride in, the beauty of the City and the accomplishments of its cultural past;
4. To strengthen the economy and vitality of the City by protecting and enhancing the City's attractions to residents and visitors;

5. To promote the private and public use of Landmarks, Structures of Merit, and Historic Districts for the education, prosperity, and general welfare of the people;
6. To stabilize and improve property values within the City;
7. To undertake the identification, inventory, and consideration of structures, sites, and features that may merit designation as a historic resource;
8. To promote high standards in architectural and landscape design and the construction of aesthetically pleasing structures;
9. To promote neighborhood compatibility; and
10. To ensure that the review process is fair and consistent both in policy and implementation, and to allow all who are involved to participate in the process.

B. Applicability.

1. ***Exterior Alterations, Relocation and Demolition.*** Approval by the Historic Landmarks Commission is required for any exterior alteration, relocation, or demolition, including demolition by neglect of a structure, site, or feature developed with, containing, or located within any of the following:

- a. *City-Owned or Leased Property.* If the alteration, construction or relocation of any structure, natural feature, site or area owned or leased by the City has a historic resource on the lot, the entire property is under Historic Landmarks Commission jurisdiction, except for the Airport Property due to the size of the property and demand for air use and the Historic Landmarks Commission purview will be over historic resources on the site only.
- b. *El Pueblo Viejo Landmark District.* As defined in Section 30.57.030.
- c. *Historic Resource.* A historic resource as defined in Section 30.300.080 “H” Historic Resources Related Definitions.
- d. *Historic District (HD) Overlay Zones.* All properties, contributing and non-contributing, within a HD Overlay Zone.

e. *Publicly Owned Buildings Generally.* Except as provided in subsections B.1.f. and g below, any structure, natural feature, site or area owned or leased by any public entity other than the City of Santa Barbara and designated as a Landmark or Structure of Merit, or located within any landmark district, shall not be subject to the provisions of this chapter.

f. *Public Interest Exception for City Facilities.* The City Council shall first make a public interest determination on whether the alteration, construction or relocation of any structure, natural feature, site or area owned or leased by the City and designated as a Landmark or Structure of Merit, or located within any Landmark or Historic District, is exempt from review by the Historic Landmarks Commission.

g. *Highway 101 Santa Barbara Coastal Parkway Special Design District.* A natural feature, site or area owned or leased by a public entity within the Highway 101 Santa Barbara Coastal Parkway Special Design District as defined by Section 22.68.060.C, which requires a Coastal Development Permit and which is designated as a Landmark, Structure of Merit, or which is located within any Landmark or Historic District shall be reviewed by the Historic Landmarks Commission.

2. *Minor Zoning Exceptions and Other Approvals.* In addition to any review required pursuant to this chapter, the Historic Landmarks Commission shall review all applications for Minor Zoning Exceptions.

3. *Exception for Certain Trees.* Notwithstanding the above, the placement, alteration, or removal of trees shall be processed in accordance with Chapter 15.20 or 15.24, as applicable.

C. **Review Authority.** The Review Authority shall approve, conditionally approve, revise or deny all applications for design review based on consideration of the requirements of this chapter.

1. *Historic Landmarks Commission.* The Historic Landmarks Commission shall review all applications as required by this Chapter, including minor alterations on Landmarks and in El Pueblo Viejo Landmark District, and alterations contributing to a historic resources in a historic district overlay zone and properties listed on the Historic Resources Inventory.

2. *City Architectural Historian (as defined under Qualified Professional Staff in Historic Preservation).* Shall review ordinary maintenance contributing to historic

resources in a historic district overlay zone and properties listed on the Historic Resources Inventory (as defined in Section 30.300.080 “H”). Ordinary maintenance done to a Historic Resource may be approved through the issuance of a Certificate of Appropriateness as a ministerial action by the City’s Architectural Historian without review by the Historic Landmarks Commission.

- a. *Referrals to Historic Landmarks Commission.* The City’s Architectural Historian may refer any proposed ordinary maintenance to the Historic Landmarks Commission if the City’s Architectural Historian finds that the maintenance has the potential to have an adverse effect on the integrity of the historic resource because it does not meet the Secretary of the Interior Standards.
- b. *Administrative Review.* The issuance of the Certificate of Appropriateness by the City’s Architectural Historian is a ministerial action and does not require a noticed public hearing, and is otherwise final and not appealable.

D. Referrals to Planning Commission.

1. *Planning Commission Comments.* When the Historic Landmarks Commission determines that a development is proposed for a site which is highly visible to the general public, the Historic Landmarks Commission may, prior to granting project design approval of the application, require presentation of the application to the Planning Commission solely for the purpose of obtaining comments from the Planning Commission regarding the application. Planning Commission comments would be considered by the Historic Landmarks Commission in its deliberations.
2. *Public Notice and Hearing.* Prior to making any comments regarding an application pursuant to this section, the Planning Commission shall hold a noticed public hearing. Notice of the hearing shall be provided in accordance with the requirements of Chapter 30.205, Common Procedures.

E. Public Notice and Hearing. Projects That Require Public Notice. Applications for the following projects shall require public notice and hearing pursuant to Chapter 30.205, Common Procedures.

1. New single residential units, two-unit residential units, multiple residential units, mixed-use buildings or nonresidential buildings located in El Pueblo Viejo Landmark District or a Historic District;

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2. The addition of over 500 square feet of net floor area to a single-unit residential or two-unit residential unit;
3. An addition of a new second or higher story to an existing single-unit residential or two-unit residential housing type;
4. An addition of over 150 square feet of net floor area to an existing second or higher story of a single-unit residential or two-unit residential housing type;
5. The addition of over 500 square feet of net floor area or any change that will result in an additional residential unit to a multi-unit residential housing type;
6. Whenever approval of a Development Plan is required pursuant to Chapter 28.85 or 30.170 (Nonresidential Growth Management Program);
7. Projects involving more than 250 cubic yards of grading outside the footprint of any main building (soil located within five feet of an exterior wall of a main building that is excavated and re-compacted shall not be included in the calculation of the volume of grading outside the building footprint);
8. Projects involving exterior lighting with the apparent potential to create significant glare on neighboring parcels;
9. Projects involving the placement or removal of natural features with the apparent potential to significantly alter the exterior visual qualities of real property;
10. Projects involving an application for an exception to the parking requirements for a single residential unit as specified in Section 28.90.100.G.l.c. or Section 30.175.030.N.l.a.;
11. Projects involving an application for a Minor Zoning Exception as specified in Section 30.245.060; or
12. All proposals to designate a City Landmark or Structures of Merit.

F. **Project Compatibility.**

1. ***Project Compatibility Findings.*** In addition to any other considerations and requirements specified in this Code, the applicable findings identified below shall be considered by the Historic Landmarks Commission when it reviews and approves or

disapproves the design of a proposed development project in a noticed public hearing pursuant to the requirements of Section 30.157.100.

- a. *Consistency with Design Guidelines.* The design of the project is consistent with design guidelines applicable to the location of the project within the City;
- b. *Compatible with Architectural Character of City and Neighborhood.* The design of the project is compatible with the desirable architectural qualities and characteristics which are distinctive of Santa Barbara and of the particular neighborhood surrounding the project;
- c. *Appropriate Size, Mass, Bulk, Height, and Scale.* The size, mass, bulk, height, and scale of the project is appropriate for its location and its neighborhood;
- d. *Sensitivity to Adjacent Landmarks and Historic Resources.* The design of the project is appropriately sensitive to adjacent Federal, State, or City Landmarks or other nearby designated historic resources, including City structures of merit, sites, or natural features;
- e. *Public Views of the Ocean and Mountains.* The design of the project responds appropriately to established scenic public vistas; or
- f. *Use of Open Space and Landscaping.* The project includes an appropriate amount of open space and landscaping.

2. ***Review Procedures.***

- a. *Projects with Design Review Only.* If a project only requires design review by the Historic Landmarks Commission pursuant to the provisions of this chapter and does not require discretionary land use approval, the Historic Landmarks Commission shall consider the applicable Project Compatibility Findings during the course of its review prior to granting an approval, denial or continuance of project design approval for the project.
- b. *Projects with Design Review and Other Discretionary Approvals.* If, in addition to design review by the Historic Landmarks Commission, a project requires a discretionary land use approval (either from the Staff Hearing Officer, the Planning Commission, or the City Council), the Historic Landmarks Commission shall review and discuss the applicable Project Compatibility Findings during its conceptual

review of the project and shall provide its comments on those findings as part of the minutes of the Historic Landmarks Commission hearing which would then be forwarded to the Staff Hearing Officer, the Planning Commission, or the City Council (as applicable).

G. **Appeals.** Appeals of any decision of the Historic Landmarks Commission to the City Council may be made in accordance with the requirements of Section 30.205.150, Appeals.

1. ***Limits on New Evidence.*** The City Council will decide the appeal in the exercise of its independent judgment based upon the record of the proceedings of the Historic Landmarks Commission. New evidence will not be considered unless the City Council determines that relevant evidence exists that, in the exercise of reasonable diligence, could not have been produced or was improperly excluded at the hearing before the Historic Landmarks Commission.

30.220.030 Sign Committee.

Design review is as required by Chapter 22.70, Sign Regulations.

30.220.040 Single Family Design Board.

Design review is as required by Chapter 22.69, Single Family Design Board.

30.220.050 Objective Design Review.

A. **Purpose.** Objective Design Review is intended to provide a more efficient, predictable, and equitable design review process in order to streamline approval of applicable housing projects.

B. **Applicability.** Projects submitted in compliance with Title 25, Objective Design and Development Standards (ODDS), must use the Objective Design Review process.

1. Applicants opting out of using the Objective Design Review process must use the City's subjective design review process as described in this chapter.

D. **Review Authority.** The Review Authority for Objective Design Review projects is the Architectural Board of Review, unless such authority is granted to the Historic Landmarks Commission per Section 30.220.020.

E. **Procedures.** Applications for Objective Design Review shall be applied for and acted upon in compliance with Chapter 30.205, Common Procedures, and the procedures located within adopted board and commission guidelines, except as follows:

1. **Streamlined Meeting Procedures.** Project Design Approval and Final Design Review actions are combined into a one-step procedure. Final construction details, finishes, materials, final landscape plans, and storm water management plans are required for a complete application.

2. **Limits to Design Review.** The Review Authority can review the design of an Objective Design Review project and call for a project applicant to make objective design-related modifications to achieve consistency with Title 25, but cannot exercise judgment to reject, deny, or modify the project without making the specific written findings described in Subsection 30.205.050.E.2.a, Denial of an Objective Housing Development Project; or Section 30.145.050, Denial of Affordable Housing or Emergency Shelters, as applicable.

3. **Findings.** An Objective Housing Development Project shall be approved when all the following findings are made:

a. The project, as conditioned, complies with all objective design and development standards.

b. The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible.

4. **Appeals.** A final action by the Review Authority on an Objective Design Review project may only be appealed by the applicant to the City Council in accordance with Chapter 1.30 of the Santa Barbara Municipal Code. In addition to the procedures specified in Chapter 1.30 of the Santa Barbara Municipal Code, public notice shall be provided in the same manner required for the action that was the subject of the appeal. In deciding such an appeal, the City Council shall determine whether the project complies with the criteria required for streamlined housing projects, as well as any adopted objective design standards.

SECTION 7. Chapter 30.250 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Chapter 30.250 Modifications

Sections:

30.250.010 Purpose	30.250.050 Public Notice and Hearing
30.250.020 Applicability	30.250.060 Required Findings
30.250.030 Review Authority	30.250.070 Conditions of Approval
30.250.040 Application Requirements	

30.250.010 Purpose.

This chapter establishes a process for consideration and review of Modifications. Modifications provide a means for individual consideration and review to grant relief from the requirements of this title, when so doing would be consistent with the purposes of the Title. Furthermore, it is the policy of the City to comply with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act to provide reasonable accommodation to persons with disabilities seeking fair access to housing through relief from the application of certain zoning regulations.

30.250.020 Applicability.

Modifications may be granted to any of the following standards:

- A. Parking.
- B. Setbacks, Lot Area, Floor Area, Density, Street Frontage, Open Yard, Front Yard, Required Distances, Building Attachment.
- C. Fences and Hedges.
- D. Solar Access Height Limitations.
- E. Maximum Floor Area (Floor to Lot Area Ratio).

- F. Standards necessary for the Accommodation of Disabilities.
- G. Standards necessary for Reconstruction of Nonconforming Structures.
- H. Standards necessary for the Preservation of Historic Resources.

30.250.030 Review Authority.

The following bodies shall approve, conditionally approve, or deny applications for Modifications based on consideration of the requirements of this chapter.

- A. **Planning Commission.** The Planning Commission shall review modifications for reduced parking pursuant to Subsection 30.250.060.B, Modifications to Maximum Floor Area (Floor to Lot Area Ratio), and all Modifications when other discretionary applications related to the project require Planning Commission action.
- B. **Staff Hearing Officer.** The Staff Hearing Officer shall review all other Modifications.

30.250.040 Application Requirements.

Applications for a Modification shall be accepted and processed pursuant to Chapter 30.205, Common Procedures, and the specific requirements of this chapter. In addition to any other application requirements, the application for a Modification shall include data or other evidence in support of the applicable findings required by Section 30.250.060, Required Findings, below.

30.250.050 Public Notice and Hearing.

All applications for Modifications shall require public notice and hearing pursuant to Chapter 30.205, Common Procedures.

30.250.060 Required Findings.

- A. **Parking Modifications for Projects Heard by the Staff Hearing Officer.** A Modification for reduced parking may only be approved if the Staff Hearing Officer finds that:

1. Reduced parking will meet anticipated parking demand generated by the project site;
or
2. A physical hardship exists that would otherwise prevent reasonable use of the property for an existing single-unit residence, including, but not limited to, extreme slope, narrow lot width; or location of existing development.

B. Parking Modifications for Projects Heard by the Planning Commission. A

Modification for reduced parking may only be approved if the Planning Commission finds that:

1. All of the same findings as Staff Hearing Officer above, for any project requiring Planning Commission approval; or
2. There are ~~Other~~ criteria consistent with the purposes of the parking regulations and based on unusual or unique circumstances of a particular case, as ~~deemed appropriate~~ determined by the Planning Commission.

C. Maximum Floor Area (Floor to Lot Area Ratio). A Modification to allow a development that would otherwise be precluded by operation of Subsection 30.20.030.A, Maximum Floor Area (Floor to Lot Area Ratio), may only be approved if the Planning Commission makes all of the following findings:

1. Not less than five members of the Single Family Design Board or six members of the Historic Landmarks Commission (on projects referred to the Commission pursuant to Section ~~22.69.030~~ 30.220.020) have voted in support of the Modification following a concept review of the project;
2. The subject lot has a physical condition (such as the location, surroundings, topography, or the size or dimensions of the lot relative to other lots in the neighborhood) that does not generally exist on other lots in the neighborhood; and
3. The physical condition of the lot allows the project to be compatible with existing development within the neighborhood that comply with the floor area standard.

D. Accommodation of Disabilities. A Modification of any provision of this title to allow improvements to an existing structure or site in order to provide reasonable accommodations to individuals with disabilities may only be approved if the Review Authority makes all of the following findings:

1. The project does not include new structures, demolitions or substantial redevelopment and rebuilds, or additions where the proposed project precludes a reasonable accommodation that would not require a Modification;
2. That the property which is the subject of the request for reasonable accommodation will be used by an individual or organization entitled to protection;
3. If the request for accommodation is to provide fair access to housing, that the request for accommodation is necessary to make specific housing available to an individual protected under State or federal law;
4. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
5. That denial of the requested Modification would conflict with any State or federal statute requiring reasonable accommodation to provide access to housing.

E. **Preservation of Historic Resources.** A Modification of any provision of this title to allow improvements to an existing structure or site in order to preserve a designated historic resource may only be approved if the Review Authority makes all of the following findings:

1. The Modification is consistent with the general purposes of this title or the specific purposes of the zoning district in which the project is located;
2. The project design proposes improvements that encourage rehabilitation or adaptive re-use of a designated historic resource, as an alternative to demolition or relocation;
3. Reduction or waiver of zoning requirements would facilitate the preservation of the historic resource; and
4. The Modification approval and project after completion will be consistent with the City's Historic Resource Design Guidelines.

F. **All Other Modifications.** A decision to grant a Modification for any other standard as provided for in this chapter shall be based on the following findings:

1. The Modification is consistent with the general purposes of this title or the specific purposes of the zoning district in which the project is located; and

2. The Modification is necessary to accomplish any one of the following:
 - a. Secure an appropriate improvement on a lot; or
 - b. Prevent unreasonable hardship due to the physical characteristics of the site or development, or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, proximity to creeks, or other unusual circumstance; or
 - c. Result in development that is generally consistent with existing patterns of development for the neighborhood, or will promote uniformity of improvement to existing structures on the site; or
 - d. Construct a housing development containing affordable residential units rented or owned and occupied in the manner provided for in the City's Affordable Housing Policies and Procedures.
 - e. Construct a housing development to meet the special housing needs of the elderly, persons with disabilities, large families, homeless persons, single and small households, farmworkers, students, homeless persons and families, and any other group with special needs.

30.250.070 Conditions of Approval.

- A. In approving a Modification, the Review Authority may impose any conditions deemed necessary to:
 1. Achieve the general purposes of this title or the specific purposes of the zoning district in which the project is located;
 2. Achieve the findings for the Modification granted; or
 3. Mitigate impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.
- B. Modifications approved based on State or federal requirements for reasonable accommodation may be conditioned to provide for rescission or automatic expiration based on a change of occupancy or other relevant change in circumstance.

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C. The Review Authority may require reasonable guarantees and evidence that the applicant is complying, or will comply, with the conditions of approval.

SECTION 8. Chapter 30.295 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Division V: General Terms

Chapter 30.295 Use Classifications

Sections:

30.295.010 Purpose and Applicability	30.295.040 Commercial Use Classifications
30.295.020 Residential Use Classifications	30.295.050 Industrial Use Classifications
30.295.030 Public and Semi-Public Use Classifications	30.295.060 Transportation, Communication, and Utilities Use Classifications

30.295.010 Purpose and Applicability.

Use classifications describe one or more uses of land having similar characteristics but do not list every use or activity that may appropriately be within the classification. The Community Development Director shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this chapter. The Director may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

30.295.020 Residential Use Classifications.

A. Residential Housing Types.

1. ***Single-Unit Residential.*** One primary residential unit and up to one accessory dwelling unit or one junior accessory dwelling unit located on a single lot. This classification includes individual mobilehomes and manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code and meeting the standards of Section 30.185.270, Mobilehomes, Recreational Vehicles and Modular Units, Individual Use. The definition of single-unit residential shall include an Employee Housing unit with six or fewer residents as allowed by State law.

2. ***Two-Unit Residential.*** No more than two residential units and may include one or more accessory dwelling units located on a single lot. The residential units may be located in a single building that contains two residential units (also known as a duplex) or in two detached buildings.

3. ***Multi-Unit Residential.*** Three or more attached or detached residential units and may include one or more accessory dwelling units on a single lot. Types of multi-unit residential include townhouses, multiple detached residential units (e.g. bungalow court), and multi-story apartment buildings.

B. **Special Residential Unit Types.**

1. ***Accessory Dwelling Unit.*** An attached or a detached residential unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residential unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residential unit is or will be situated. An accessory dwelling unit also includes the following:

- a. An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.
- b. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

2. ***Additional Residential Unit.*** A detached residential unit that provides independent living facilities, located on a single lot with another single-unit residence, and meeting the standards of Section 30.185.050, Additional Residential Unit.

3. ***Caretaker Unit.*** A residential unit occupied by employees, owners, managers, or caretakers of a primary business use on the site and meeting the standards of Section 30.185.120, Caretaker Unit.

4. ***Employee Housing.*** As defined in § 17021.5 of the Health and Safety Code; includes agricultural employee (farmworker) housing as defined in Health and Safety Code § 17008.

45. ***Garden Apartment.*** A development consisting of multi-unit residential building(s), each containing between four and eight residential units, located on a single lot under one ownership and meeting the standards of Section 30.185.180, Garden Apartments.

~~56.~~ ***Planned Residential Development.*** A coordinated residential development meeting the standards of Section 30.185.330, Planned Residential Development.

~~67.~~ ***Junior Accessory Dwelling Unit.*** A unit that is no more than 500 square feet in size and contained entirely within the structure of an existing or proposed single-unit residential housing type. A junior accessory dwelling unit includes its own separate sanitation facilities, or shares sanitation facilities with the existing or proposed single residential unit and includes an efficiency kitchen.

C. **Community Care Facilities, Residential Care Facilities for the Elderly, and Hospices.**

1. ***Community Care Facility.*** A State-licensed facility, place or building which is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, as further defined in Chapter 3 of Division 2 of the California Health and Safety Code.

2. ***Hospice.*** A State-licensed facility which provides 24-hour nursing and supportive care and other services in a home-like setting to persons who have a medical diagnosis of terminal illness.

3. ***Residential Care Facility for the Elderly.*** A housing arrangement where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in such a facility, not to exceed 25% of the residents, as further defined in Chapter 3.2 of Division 2 of the California Health and Safety Code.

D. **Family Day Care Home.** A State-licensed facility which regularly provides care, protection, and supervision of children under 18 years of age in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, as further defined and permitted pursuant to the California Health and Safety Code and other applicable State Regulations. The term "Family Day Care Home" includes the terms "Large Family Day Care Home" and "Small Family Day Care Home" as such terms are defined in Sections 1597.465 and 1597.44 of the California Health and Safety Code.

1. ***Small.*** As defined in Section 1597.44 of the California Health and Safety Code.

2. **Large.** As defined in Section 1597.465 of the California Health and Safety Code.

E. **Group Residential.** Shared living quarters without separate kitchen facilities for each room or unit, where ~~five or more than six~~ rooms or beds are rented individually to tenants under separate rental agreements, and a congregate dining facility is provided, or meal service is typically included in the price of lodging. This classification includes convents and monasteries, rooming and boarding houses, dormitories and other types of organizational housing intended for long-term occupancy (more than 30 consecutive calendar days) but excludes Hotels and Similar Uses, and certain State-licensed facilities for Residential Care, ~~and~~ Supportive and Transitional Housing, and Employee Housing.

F. **Home Occupation.** A nonresidential use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the residential unit.

G. **Live-Work Unit.** A combined work space and residential unit occupied and used by a single household in structure that has been constructed for such use or converted from commercial use and structurally modified to accommodate residential occupancy and work activity in compliance with the California Building Code. The working space is reserved for one or more occupants of the unit.

H. **Mobilehome Park.** An area of land where two or more mobilehome spaces are rented, or held out for rent, to accommodate mobilehomes for more than 30 consecutive calendar days.

I. **Recreational Vehicle Parks, Permanent.** An area of land where two or more recreational vehicle spaces are rented, or held out for rent, to accommodate recreational vehicles for residential purposes for more than 30 consecutive calendar days.

J. **Supportive Housing.** As defined in § 65582 of the Government Code.

K. **Transitional Housing.** As defined in § 65582 of the Government Code.

30.295.030 Public and Semi-Public Use Classifications.

A. **Cemetery.** Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

- B. **College and Trade School.** Public, nonprofit, or private institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons.
- C. **Community Assembly.** A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools, that are separately classified and regulated.
- D. **Community Garden.** The outdoor use of land for the cultivation of agricultural products grown for personal use by the gardeners, or for donations, but not for sale. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households but not including on-site sales.
- E. **Cultural Institution.** Public or nonprofit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; buildings of an educational, charitable or philanthropic nature; libraries; museums; historical sites; aquariums; and zoos and botanical gardens.
- F. **Day Care Center.** Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.
- G. **Emergency Shelter.** A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Minimal supportive services shall mean administrative offices, intake and waiting areas, kitchen and dining facilities, and laundry facilities as long as the facilities are directly related to the operation of the emergency shelter or for the exclusive use of the residents of the emergency shelter, but may include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. Homeless shelters providing more than minimal supportive services or

supportive services to persons other than the residents of the shelter are considered Social Service Facilities.

H. **Harbor, Port, and Marina Facilities.** Facilities that provides a range of services related to the use of boats and other watercraft and commercial and recreational fishing. Services may include, but are not limited to, boat moorings; sales, storage, construction, repair, and maintenance of boats, boat parts, and other marine-related items; marine fueling stations and washing facilities; seafood processing, boat and watercraft charter operations; offices; bait and tackle shops; and hardware sales.

I. **Hospitals and Clinics.** State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

1. ***Hospital.*** A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

2. ***Clinic.*** A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

3. ***Birth Center.*** Facilities to assist in human births, but is not licensed as a hospital.

J. **Instructional Services.** Establishments that offer specialized programs in personal growth and development such as arts, music, martial arts, vocal, fitness and dancing, cooking, language, or media arts instruction.

K. **Park and Recreation Facility.** Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces.

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- L. **Public Facility.** Facilities owned or operated by a governmental agency providing services such as clerical or public contact offices, police and fire protection including any indoor shooting range operated by and for a law enforcement agency, and emergency medical services. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Public Works and Utilities).
- M. **Recreational Vehicle and Camping Parks, Overnight.** Any area of land where two or more recreational vehicles or camping spaces are rented, or held out for rent, for overnight stay in tents, tarpaulins, or other camping facilities or in recreational vehicles for 30 consecutive calendar days or less.
- N. **Schools.** Facilities for primary or secondary education giving general academic instruction equivalent to the standards prescribed by the State Board of Education; or a nonprofit institution or center of advanced study and research in the field of learning equivalent to or higher than the level of standards prescribed by the State Board of Education; including public schools, charter schools, and private and parochial schools.
- O. **Skilled Nursing Facility.** Establishments that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of California, including, but not limited to, rest homes and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.
- P. **Social Service Facilities.** Any noncommercial facility, such as homeless shelters, domestic violence shelters and facilities providing social services such as job referral, housing placement and which may also provide meals, showers, clothing, groceries, or laundry facilities, typically for 30 consecutive calendar days or less. Specialized programs and services related to the needs of the residents may also be provided. If a Social Services Facility is operated as a “Low Barrier” facility (with or without temporary living facilities), and all the other requirements of Government Code § 65660 et seq. are met, it shall be permitted consistent with Government Code § 65660 et seq.

30.295.040 Commercial Use Classifications.

- A. **Adult Entertainment Facilities.** As defined in Section 30.185.060, Adult Entertainment Facilities.

B. **Agriculture.** Agriculture is incidental and secondary to the primary use of a property The outdoor use of land for the cultivation and wholesale of agricultural products produced on the premises. Agriculture includes tilling of the soil, the raising of crops, horticulture and the harvesting, sorting, cleaning, packing and shipping of agricultural products produced on the premises preparatory to sale or shipment in their natural form including all activities or uses customarily incidental thereto, but not including retail sales, the commercial packing or processing of products not grown on the premises or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property. This classification does not include the following uses: slaughterhouse, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter. This classification also does not include the outdoor cultivation of cannabis, except as allowed pursuant to Section 30.185.110, Cannabis Cultivation for Personal Use.

C. **Animal Care, Sales and Services.** Retail sales and services related to the boarding, grooming, and care of household pets including:

1. ***Animal Daycare.*** Facilities providing non-medical care on a less than 24-hour basis for four or more dogs, cats, or other household pets not owned by the business owner or operator.
2. ***Animal Shelter and Boarding.*** A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining, generally overnight or in excess of 24 hours, four or more dogs, cats, or other household pets not owned by the business owner or operator. Typical accessory uses include veterinary and grooming services for boarded animals, but exclude pet stores, grooming, and veterinary services for non-boarded animals.
3. ***Grooming and Pet Stores.*** Retail sales and the accommodation of household pets on-site intended for retail sales, but not including boarding or breeding. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.
4. ***Veterinary Services.*** Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services but does not include boarding or breeding.

- D. **Aquaculture Facilities.** Facilities for the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaculture includes aquaponics which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.
- E. **Artist Studio.** Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use may include incidental retail sales of items produced on the premises and does not include joint living and working units or uses that are generally industrial in nature (See Custom Manufacturing).
- F. **Automated Teller Machine (ATM).** An electronic device from which a person is able to withdraw cash, make a deposit, or undertake other financial transactions.
- G. **Automobile/Vehicle Sales and Services.** Retail or wholesale businesses that sell, rent, or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:
1. ***Automobile/Vehicle Rentals.*** Rental of automobiles or vehicles. Typical uses include car rental agencies.
 2. ***Automobile/Vehicle Sales and Leasing.*** Sale or lease, retail or wholesale, of automobiles, light-duty trucks, boats, personal watercraft, motorcycles, scooters, recreational vehicles, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.
 3. ***Car Washing Facilities.*** Washing, waxing, or cleaning of automobiles or similar light vehicles.
 - a. ***Automatic Car Wash.*** An establishment where washing, drying, and polishing of an automobile occurs in a car wash bay, in which the owner of the vehicle activates the system, and the automobile washing machine cleans the exterior of the vehicle.
 - b. ***Full Service Car Wash.*** An establishment where operating functions are performed entirely by the business operator with the use of washing, waxing, and drying equipment supplemented with manual detailing by the business operator.

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- c. *Self Service Car Wash.* An establishment where washing, drying, polishing, or vacuuming of an automobile is done entirely by the owner or occupant of the vehicle.
4. *Fueling Station.* Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; or providing incidental food and retail services including mini-markets.
5. *Service and Repair, Minor.* The service and repair of automobiles, light-duty trucks, boats, personal watercraft, motorcycles and scooters, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, or construction vehicles.
- H. **Banks and Financial Institutions.** Financial institutions providing retail banking services. This classification includes only those institutions serving retail banking customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.
- I. **Business Services.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi or delivery services with three or fewer fleet vehicles on-site.
- J. **Cannabis Storefront-Retailer.** A commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale to customers at a fixed location, including an establishment that also offers delivery of cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial cannabis business permit from the City of Santa Barbara authorizing the operation of a retailer, and a valid state license as required by state law to operate a retailer.

K. **Commercial Entertainment and Recreation.** Provision of participant or spectator entertainment to the general public.

1. ***Cinema/Theaters.*** Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.
2. ***Large-scale.*** This classification includes large, generally outdoor facilities such as sports stadiums and arenas, amphitheaters, drive-in theaters, driving ranges, golf courses, outdoor tennis clubs, lawn bowling, batting cages, ice or roller skating rinks, swimming or wave pools, miniature golf courses, archery, and riding stables. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons. This classification does not include outdoor shooting ranges, gun ranges, and any similar activities involving the discharge of firearms.
3. ***Small-scale.*** This classification includes small, generally indoor facilities such as billiard parlors, card rooms, health clubs (includes facilities that offer group exercise classes such as yoga and aerobics, and personal training facilities), gymnasiums, dance halls, amusement arcades, facilities for basketball, handball, racquetball, and tennis. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons. This classification does not include shooting ranges, gun ranges, and any similar activities involving the discharge of firearms.

L. **Drive-Through Facility.** A motor vehicle drive-through facility which is a commercial structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. It includes, but is not limited to, banks and other financial institutions, fast food establishments, and film deposit/pick-up establishments, but shall not include drive-in movies, gasoline stations, or car-wash operations.

M. **Eating and Drinking Establishments.** Businesses primarily engaged in serving prepared food or beverages typically for on-site consumption.

1. ***Bars/Night Clubs/Lounges.*** Businesses serving beverages, including beer, wine, and mixed drinks, for consumption on the premises as a primary use.
2. ***Food and Beverage Tasting.*** Businesses serving samples of food or beverages; typically an ancillary use associated with a production facility such as wine or beer making, or retail sales.

3. **Full Service.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.

4. **Convenience.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where food is paid for at the time it is ordered. This classification includes cafes, cafeterias, coffee shops, fast-food restaurants, carryout sandwich shops, limited service pizza parlors and delivery shops, self-service restaurants, snack bars and takeout restaurants.

N. **Food Preparation.** Businesses engaged in preparing or packaging fresh food for either on-site or off-site consumption. With the exception of caterers or commercial kitchens, these businesses will have a storefront retail component, but will not include wholesale, distribution, processing, or industrial manufacturing of food products. Typical uses include catering kitchens, food commissary, commercial kitchen, retail bakeries with less than 10 employees, delicatessens, meat or seafood market, or confectionary shops. (For bakeries with more than 10 employees, see Food and Beverage Manufacturing.)

O. **Funeral Parlors and Interment Services.** An establishment primarily engaged in providing services involving the care, preparation, or disposition of human or animal remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

P. **Hotels and Similar Uses.** Establishments providing overnight accommodations to transient patrons for payment. This classification includes establishments that offer accommodations for periods of 30 consecutive calendar days or less. Establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes, but is not limited to, auto courts, bed and breakfast inns, hostels, inns, motels, motor lodges, timeshare projects, short-term rental or similar use of single or multi-unit residential dwellings, and tourist courts.

Q. **Maintenance and Repair Services.** Establishments engaged in the maintenance or repair of electronics, office machines, household appliances and equipment, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

R. **Market Garden.** The outdoor use of land for the cultivation and retail sale of agricultural products produced on the premises. This includes the sale of food or value-added food products, such as jams and jellies, that are grown on-site, but does not include the preparation of food and

beverages for on-site consumption. The food may be sold directly to consumers, restaurants, stores, or other buyers, or at Farmers Markets.

S. **Medical Cannabis Dispensaries.** As defined in Section 30.185.250, Medical Cannabis Dispensaries.

T. **Mobile Food Vendors.** A self-contained vehicle that is readily movable without disassembling, and is used to sell or prepare and serve food and beverages.

U. **Nurseries and Garden Centers.** Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, which are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

V. **Offices.** Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

1. ***Business and Professional.*** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices and tax preparations offices.

2. ***Medical and Dental.*** Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the state of California. Incidental medical or dental research within the office is considered part of the office use, where it supports the on-site patient services.

W. **Outdoor Sales and Display.** The sales and display of merchandise outside an enclosed building as an extension of an indoor operation or establishment.

X. **Outdoor Seating.** An unenclosed seating area located outdoors and designated for patrons of an on-site establishment that serves or sells food or beverages. May be covered or uncovered.

Y. **Parking, Public or Private.** Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public with or without a fee when such use is not incidental to another on-site activity.

Z. **Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes health and medical spas, barber shops and beauty salons, seamstresses, tailors, tattoo parlors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section 4612. (For health clubs and gymnasiums, See Commercial Entertainment and Recreation, Small-Scale.)

AA. **Retail Sales.**

1. ***Food and Beverage Sales.*** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

2. ***General Retail.*** The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments such as department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following types of goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

3. ***Neighborhood Market.*** Establishments primarily engaged in the provision of frequently or recurrently needed food, beverages, or small personal items for residents within a reasonable walking distance. Typical uses include neighborhood grocery stores, and convenience markets.

30.295.050 Industrial Use Classifications.

- A. **Automobile and Vehicle Repair, Major.** Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, vehicle painting and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.
- B. **Building Materials and Services.** Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and establishments devoted principally to taxable retail sales to individuals for personal use. This classification does not include Construction and Material Yards.
- C. **Commercial Cannabis Business.** Any business or operation which engages in medicinal or adult-use commercial cannabis activity (including, but not limited to, Commercial Cannabis storefront-retail, retailer-delivery, manufacturing, testing, distribution, and commercial indoor cultivation).
- D. **Commercial Vehicle and Equipment Sales and Rental.** Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape activities. Includes large vehicle operation training facilities. Sales of new or used automobiles or trucks are excluded from this classification.
- E. **Construction and Material Yards.** Storage of construction materials or equipment on a site other than a construction site.
- F. **Custom Manufacturing.** Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle making shops, woodworking, and custom leather working and jewelry manufacturers.
- G. **Food and Beverage Manufacturing.** Establishments engaged in the production, processing, packaging or manufacturing of food or beverage products for offsite consumption.

1. **Limited/Small Scale.** A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 5,000 square feet per lot. The use may include wholesale or accessory retail sales. Retail areas or eating and drinking establishments associated with the manufacturing use, exceeding the area allowed as an accessory use, shall comply with all standards and limitations for retail uses or eating and drinking establishments. Examples include small coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, wholesale or retail bakeries with 10 or more employees in the bakery. (For bakeries with less than 10 employees, see Food Preparation.)

2. **General/Large Scale.** A large-scale food and beverage products wholesale manufacturing and distribution establishment located in a facility over 5,000 square feet per lot.

H. **Hazardous Waste Management Facility.**

1. **Off-Site.** A facility that accepts hazardous wastes from more than one generator, and may also be referred to as a Commercial or Specified Hazardous Waste Facility. An Off-site Hazardous Waste Management Facility shall include the following:

a. **Hazardous Waste Transfer Station.** A facility where hazardous waste from more than one source is collected and consolidated for shipment to a treatment, recycling or disposal facility or facilities. Transfer stations which handle only latex paint, used oil, antifreeze, spent lead acid batteries or small household batteries in accordance with provisions of California Health and Safety Code Section 25201(c) and meet all conditions for exemption outlined in California Health and Safety Code Section 25201(c), and are known as a household hazardous waste collection facility, are specifically excluded from this definition.

b. **Hazardous Waste Storage Facility.** A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an off-site facility with specified exceptions provided in the California Health and Safety Code, Section 25123.3. On-site facilities which store hazardous wastes for periods of greater than 90 days shall be considered to be an Off-site Hazardous Waste Storage Facility.

c. **Hazardous Waste Treatment Facility.** A facility where the toxicity, chemical form or volume of a hazardous waste is altered to render the waste less toxic, less chemically active, or of a reduced volume.

d. *Hazardous Waste Recycling Facility.* A facility engaged in the process of reclaiming, using or reusing hazardous wastes.

e. *Hazardous Waste Residuals Repository.* A disposal facility for the long-term storage of the byproducts of treated hazardous waste for which there is no further means of practical treatment to render them less toxic or less chemically reactive.

2. ***On-Site.*** A facility that stores, treats, recycles or disposes of hazardous waste generated only within the facility's boundaries.

I. **Household Hazardous Waste Collection Facility.** A facility run by, or under contract to, a public agency which only accepts certain types of hazardous materials and then only for transport to an authorized recycling facility or to a permitted hazardous waste collection facility. The types of wastes that can be accepted are latex paint, used oil, antifreeze, spent lead-acid batteries and small household batteries in accordance with all provisions of California Health and Safety Code Section 25201(c). The materials cannot be stored for more than 180 days. Such facilities shall be accessible to individuals, households or small businesses.

J. **Industry, General.** Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as agriculture processing, biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This classification does not include industrial activities where the operations are obnoxious or offensive such as: iron casting, leather tanning, paint boiling, manufacturing with use of a drop hammer or punch press, slaughter house, fertilizer works, commercial dairying, pasturage agriculture, commercial animal and poultry husbandry, or operations for the reduction of animal matter.

K. **Industry, Limited.** Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

L. **Recycling Collection Facility.** A center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public where limited processing and storing of such items is conducted on-site.

M. **Research and Development.** A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

N. **Salvage and Wrecking.** Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

O. **Towing and Impound.** Establishments primarily engaged in towing motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services. (For automobile/dismantling, see Salvage and Wrecking.)

P. **Warehousing and Storage.** Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

1. ***Indoor Warehousing and Storage.*** Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials, including, but not limited to, automobiles, feed, and lumber. Also includes cold storage, freight moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

2. ***Outdoor Storage.*** Storage of commercial goods in open lots.

3. ***Personal Storage.*** Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Q. **Wholesaling and Distribution.** Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (see Building Materials and Services).

30.295.060 Transportation, Communication, and Utilities Use Classifications.

A. **Freight/Truck Terminals and Warehouses.** Facilities for freight, courier, and postal services by truck or rail. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

B. **Light Fleet-Based Services.** Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of four or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with three or fewer fleet vehicles on-site (see Business Services).

C. **Telecommunication Facilities and Antennas.** Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include antennas, wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

D. **Transportation Passenger Terminals.** Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, and scenic and sightseeing facilities, but does not include terminals serving airports or heliports.

E. **Public Works and Utilities.** Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water

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or wastewater treatment plants, corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services, storage facilities for vehicles and equipment, and similar facilities of public agencies or public utilities. This classification includes onsite or offsite ancillary offices associated with a principal use located in the same zone district.

SECTION 9. Chapter 30.300 of Title 30 of the Santa Barbara Municipal Code is amended to read as follows:

Chapter 30.300 Definitions

Sections:

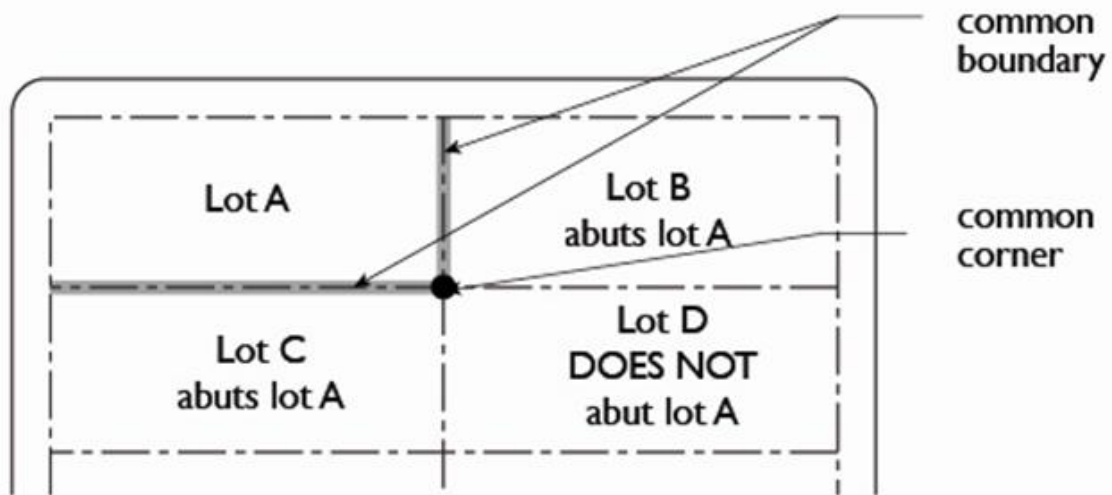
30.300.010 "A"	30.300.140 "N"
30.300.020 "B"	30.300.150 "O"
30.300.030 "C"	30.300.160 "P"
30.300.040 "D"	30.300.170 "Q"
30.300.050 "E"	30.300.180 "R"
30.300.060 "F"	30.300.190 "S"
30.300.070 "G"	30.300.200 "T"
30.300.080 "H"	30.300.210 "U"
30.300.090 "I"	30.300.220 "V"
30.300.100 "J"	30.300.230 "W"
30.300.110 "K"	30.300.240 "X"
30.300.120 "L"	30.300.250 "Y"
30.300.130 "M"	30.300.260 "Z"

30.300.010 "A".

Abutting. Having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting.

Access. See *Driveway and Pathway*.

FIGURE 30.300.010: ABUTTING



Adjoining. See *Abutting*.

Accessory Building. See *Building, Accessory*.

Accessory Structure. See *Structure, Accessory*.

Accessory Use. See *Use, Accessory*.

Addition. New construction that increases the net floor area of a structure.

Adjacent. See *Abutting*.

Adversely Affect. To impact in a substantial, negative manner the livability of a property.

Agent. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities who represent or act for or on behalf of an applicant.

Agreement of Sale. Any agreement or written instrument which provides that title to any property shall thereafter be transferred for consideration from one owner to another owner.

Alley. A public or private way that is primarily used for vehicular access to the back or side of properties. Alleys typically do not meet standard requirements for City streets, which include curbs,

gutters, sidewalks, or similar improvements. Typically, alleys are separated from adjacent parcels by a lot line. An alley may have an official name and may be shown on the official street map of the City of Santa Barbara.

Allowed Use. See *Permitted Use*.

Alteration or Remodel. ~~Except with regard to a historic resource where “alteration” is defined in Chapter 22.22, Historic Structures of the Santa Barbara Municipal Code,~~ An alteration may include both interior and exterior changes and rearrangement of the physical parts of a building, structure or site development that does not result in an increase of floor area. Also called a remodel or renovation.

Ancillary Structure. See *Structure, Accessory*.

Antenna. The same as defined by the FCC in 47 C.F.R. Section 1.6002(b), as may be amended or superseded, which defines that term as an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services.

Antenna, Amateur or Citizens’ Band. The same as defined by the FCC in 47 C.F.R. Section 97.3, as may be amended or superseded, which defines the term as a station in an amateur radio service consisting of apparatus necessary for carrying on radio communication service. This term includes amateur radio antennas and related facilities used for amateur radio services.

Antenna, Base Station. The same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(1), as may be amended, which defines that term as a structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in 47 C.F.R. Section 1.40001(b)(9) or any equipment associated with a tower.

Antenna, Collocation Facility. The same as defined by the FCC in 47 C.F.R. Section 1.6002(g), as may be amended or superseded, which defines that term as mounting or installing an antenna facility on a pre-existing structure or modifying a structure for the purpose of mounting or installing an antenna facility on that structure. It does not include

the initial installation of a telecommunications facility where previously there was none, nor the construction of an additional tower on a site with an existing tower.

Antenna, Eligible Facilities Request. The same as defined in 47 U.S.C. Section 1455(a)(2), as may be amended or superseded, and as interpreted by the FCC in 47 C.F.R. Section 1.6100(b)(3), as may be amended or superseded, which defines that term as a request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station.

Antennas, Emergency Service. Any antenna, and associated equipment and structures, used principally for communications related to government provided emergency services, including, but not limited to, police, fire, and paramedic services.

Antenna, Height. The vertical distance from any point at the top of an antenna or ancillary wireless telecommunications structure to the finished or natural grade, whichever is more restrictive or lower, measured directly adjacent to the existing building or new structure.

Antenna, OTARD. Any “over-the-air reception device” subject to 47 C.F.R. Section 1.4000 et seq., as may be amended or superseded, which generally includes satellite television dishes and certain fixed wireless antennas not greater than one meter in diameter.

Antenna, Small Cell. Includes a micro wireless facility. Means the same as defined by California Government Code Section 65964.2, as may be amended, which defines that term as a wireless facility that uses licensed or unlicensed spectrum and that includes, but is not limited to, the following qualifications:

1. The small cell antennas on the structure, excluding the associated equipment, total no more than six cubic feet in volume, whether an array or separate.
2. Any individual piece of associated equipment on pole structures does not exceed nine cubic feet.
3. The cumulative total of associated equipment on pole structures does not exceed 21 cubic feet.
4. The cumulative total of any ground-mounted equipment along with the associated equipment on any pole or non-pole structure does not exceed 35 cubic feet.

Antenna, Stealth. A telecommunication facility that is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like another object, such as a light pole, clock towers, bell steeples, or a tree.

Antenna Support. Any device for supporting an antenna which is other than a tower, such as a mast, pole, or tripod.

Antenna Tower. The same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(9), and includes any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services, including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit or approval.

Application. A formal request to a local authority for permission, whether allowed as a matter of right or required by any permit or approval, to erect, construct, reconstruct, alter, repair or move any buildings or structure, use vacant land, or add a new use or change in use. A complete application means that the applicant has submitted all the required information in accordance with the Permit Streamlining Act, California Government Code § 65943.

Arcade. A series of open or closed arches, supported by pilasters or columns.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to the following: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Arbor. An unenclosed structure typically constructed of latticework or metal that often provides partial shade or support for climbing plants, ~~sometimes referred to as a trellis or pergola~~. An arbor is not considered an accessory building. Also called a trellis or pergola.

Arts. Arts are a diverse range of human activities in creating visual, auditory, or performance works, expressing the author's imaginative or technical skill, intended to be appreciated for their beauty or emotional power.

As-Built Permit. A permit requested during or after the course of construction, identifying all on-site improvements as they have been constructed.

Association, Homeowner's. The organization of persons who own a lot, parcel, area, condominium or right of exclusive occupancy in a project.

Attic. The area located between the ceiling of the top story of a building and the building's roof. See also, Subsection 30.15.090.G, Determining the Number of Stories in a Building and *Story, Half*.

Attached. A structure which is structurally a part of or has a common wall or continuous roof with another structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the main building. See Section 30.140.030, Building Attachment.

Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Section 30.15.030, Determining Slope.

Awning. An architectural projection that provides weather protection, identity, or decoration. An awning is typically constructed of canvas, metal, wood, or roofing materials on a supporting framework that projects from and is wholly supported by the exterior wall of the structure to which it is attached. See also, *Canopy*.

30.300.020 "B".

Balcony. An unenclosed, unroofed cantilevered platform that projects from the wall of a building, is accessible from the building's interior, is not accessible from the ground, and is not enclosed by walls on more than two sides. If any portion of a balcony is supported from the ground below with walls, posts, columns, or the floor below, it is considered a deck.

Baluster. A small column, shaft, or other vertical member commonly used in a balustrade to support a top rail or coping.

Base of Building. The lowest division of a building, adjacent to the ground. A building's base may occupy the lowest floor level or levels, or it may be expressed with a water table. In the former case, the base is typically articulated by a change of material or projecting element such as a molding at the upper boundary of the lowest floor or floors. If a water table is used, the lowest portion of the ground-floor wall is finished in a different, more durable material or color, usually articulated with a molding at the upper boundary where the material change occurs. Also called Base.

Base Density. See Section 30.15.025, Calculating Density.

Base Zone. One of several zones mapped on the Title 30 Zone Map. See also, *Zoning District.*

Basement. Any floor of a building that is partially below and partially above grade. See also, Subsection 30.15.090.E-G, Determining the Number of Stories in a Building.

Bathroom.

Full Bathroom. A room that contains all the following features: toilet, sink, and bathtub, shower, or bathtub/shower combination.

Partial Bathroom. A room with only a toilet and sink. Also called a half-bathroom.

Bay. Any division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space included between consecutive structural supports.

Bay Window. ~~A protruding window projection, cantilevered from the wall of a building, accessible from the building's interior and completely enclosed. See *Window, Bay*~~

Bedroom. Any livable room other than a bathroom, a kitchen or a living room (except in studios, where a living room is considered a livable room). Within a residential unit, a loft or other intermediate floor open to the floor below, ~~with five feet or more in height from the finished floor to the finished ceiling and exceeding dimensions of seven feet by 10 feet,~~ is considered a bedroom if it is allowed by the Building Code as a sleeping room.

Bicycle Parking Space. The volume of space that is used to accommodate the storage of one locked bicycle.

Bicycle Parking, Long Term. Long-term bicycle parking is intended for use by residents, employees or students over several hours or overnight. Long-term bicycle parking should be provided either with bicycle racks within covered and secured areas with controlled access, or with secure, covered enclosures for individual bicycles, such as bicycle lockers. Long-term bicycle parking better protects bicycles from vandalism and theft attempts.

Bicycle Parking, Short-term. Short-term bicycle parking is intended for use by business patrons, visitors, and guests for a few minutes up to a couple of hours. Short-term bicycle

parking should be conveniently located, highly visible, easily accessed, and may be covered or uncovered.

Block. Property bounded on all sides by ~~streets~~ rights-of-way.

Block Face. ~~All properties between two intersections that front upon or abuts a street. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.~~

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Bracket. Structural or ornamental elements designed to strengthen the connection between components of a structure that meet at an angle.

Buildable Area. The horizontal area on a lot in which a building is allowed to be constructed.

Building. ~~Any enclosed structure having a roof supported by walls for the shelter, housing or enclosure of persons, animals, or property of any kind. A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks. A pre-manufactured or constructed shed, storage container, or similar structure is considered a building.~~

Building, Accessory. ~~A subordinate building, or portion of the main building, physically detached from, and the use of which is incidental to that of the main building on the same lot. Building, or portions of buildings, used for covered parking are accessory buildings. See also, Section 30.140.020, Accessory Buildings.~~

Building, Block-Scale. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Building, House-Scale. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

Building, L-Shaped. A horizontal form for the main body of a building or a massing composition which has an extension at a right angle to the length of a building. Also called an "Ell"-Shaped Building.

Building, Main. The building in which the principal use of the lot is conducted.

Building, O-shaped. A horizontal form for the main body of a building or a massing composition which has the shape of the capital letter O except that the form typically includes rectilinear corners.

Building, U-shaped. A horizontal form for the main body of a building or a massing composition which has the shape of the capital letter U. Also called a C-Shaped Building.

Building Code. Any ordinance of the City governing the type and method of construction of buildings, signs, and sign structures and any amendments thereto and any substitute therefore including, but not limited to, the California Building Code, other state-adopted uniform codes.

Building Entrance. See *Entry*.

Building Form. The overall shape and dimensions of a building.

Building Face. See *Façade*.

Building Footprint. See *Footprint*.

Building Frontage. See *Front Elevation*.

Building Height. See *Height*.

Building Site. A lot or lots occupied or to be occupied, by main buildings and accessory buildings together with such parking and open spaces as are required by the terms of this title. See also, *Site*.

Building Type. A structure defined by its combination of configuration, disposition, and function. See also, Chapter 25.04, Building Types.

Bulkhead. The area of the storefront between the sidewalk and the base of a display window.

By-Right. As defined in Government Code §65583.2.

30.300.030 "C".

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Canopy. A roofed shelter, ~~usually composed of fabric,~~ projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a structure or may be wholly or partially supported by columns, poles, or braces extending from the ground. See also, *Awning*.

Capital. Uppermost segment of a column or pilaster, directly supporting the beam, lintel, or arch above.

Carport. ~~A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as parking or storage of one or more motor vehicles. See also, Subsection 30.175.030.N, Covered Parking. See *Parking, Covered*.~~

Carsharing Organization. Organization that administers a carsharing service.

Carsharing Parking Space. A parking space required to be dedicated for current or future use by a carshare service.

Carsharing Program. A carsharing service operated by a carsharing organization.

Carsharing Service. A membership based short-term car rental service available to all qualified drivers who choose to become members where members are offered access to a dispersed network of shared vehicles 24 hours a day, seven days a week at unattended self-service locations.

Carshare Vehicle. A vehicle that is owned, maintained, and administered by a carsharing organization and made available to members of a carsharing service 24 hours a day, seven days a week at unattended self service locations.

Ceiling Height. The vertical height measured from finished floor to finished ceiling.

City. City of Santa Barbara.

Cellar. See *Basement*.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Change in Use. A change from one Use Classification to another, as described in this title. A change from one Residential Housing Type to another Residential Housing Type is not considered a Change in Use.

Coastal Zone Related Definitions. The following terms are related to the rules and regulations applicable only within the Coastal Zone.

Access.

Lateral. An area of land providing public access along the water's edge.

Vertical. An area of land providing a connection between the first public road or use area nearest the sea and the publicly-owned tidelands or established lateral access way.

Aggrieved Person. Any person who, in person or through a representative, appeared at a public hearing of the City in connection with the decision or action appealed, or who, by other appropriate means prior to the hearing, informed the City of the nature of their concerns or who for good cause was unable to do either.

Coastal Commission. California Coastal Commission.

Coastal Development Permit. A permit for any development within the Coastal Zone that is required pursuant to subdivision (a) of Section 30600 of the California Public Resources Code and issued by the City in accordance with this title.

Coastal-Dependent Development or Use. Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-Related Development or Use. Any development or use which is dependent on a coastal-dependent development or use.

Coastal Zone. That land and water area of the City of Santa Barbara extending seaward to the State's outer limit of jurisdiction and extending inland to the boundary shown on the official Zoning Maps for the CZ Coastal Overlay Zone, as amended from time to time and adopted by the Coastal Commission.

Development. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought

about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with § 4511).

Energy Facility. Any public or private processing, producing, generating, storing, transmitting or recovering facility for electricity, natural gas, petroleum, coal or other source of energy.

Environmentally Sensitive Habitat Area. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Fill. Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

Land Use Plan. Maps and a text which indicate the kinds, location and intensity of land uses allowed in the Coastal Zone and includes resources protection and development policies related to those uses.

Local Coastal Program. The City's land use plan, zoning ordinances, zoning maps and other implementing actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

Major Public Works Project or Major Energy Facility. "Major public works" and "Major energy facilities" mean facilities that cost more than \$100,000.00 with an automatic annual increase every year following the baseline of \$100,000.00 set in 1983 in accordance with the Engineering News Record Construction Cost Index, except for those facilities governed by the provisions of Public Resources Code § 30610, 30610.5, 30611 or 30624. Major public works also means publicly-financed recreational facilities that serve, affect, or otherwise impact regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities.

Natural Disaster. Any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of the owner.

Other Permits and Approvals. Permits and approvals, other than a coastal development permit, required to be issued by the approving authority before a development may proceed.

Public Works Project. Any of the following development shall constitute a public works project:

- All production, storage, transmission and recovery facilities for water, sewage, telephone and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
- All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
- All publicly-financed recreational facilities, all projects of the State Coastal Conservancy and any development by a special district.
- All community college facilities.

Sea. The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks and flood control and drainage channels.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. “Structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Visitor-Serving Development or Use. Stores, shops, businesses, temporary lodging and recreational facilities (both public and private) which provide accommodations, food and services for the traveling public, including, but not limited to, hotels, motels, campgrounds, parks, nature preserves, restaurants, specialty shops, art galleries and commercial recreational development such as shopping, eating and amusement areas.

Wetland. Lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed

brackish water marshes, swamps, mudflats and fens. As detailed in § 13577(b)(1) of the California Code of Regulations, wetlands shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to vegetated wetlands or deep-water habitats.

Working Day. Any day on which all City offices are open for business.

End Coastal Related Definitions.

Column. A vertical shaft extending from the ground or from one part of the structure to another.

Commercial. Managed on a business basis for profit derived from the promise or delivery of compensation, money, rent, or other bargained-for consideration in exchange for goods; services; rights or interests in property; or any other valuable consideration.

Common Area. The entire common interest development except the separate interests therein.

Community Apartment. As defined in § 4105 of the Civil Code.

Community Development Director. Community Development Director of the City of Santa Barbara, or designee.

Community Noise Equivalent Level (CNEL). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

Community Open Space. A publicly accessible outdoor area. See Subsection 25.03.160.D, Community Open Space.

Compaction. The act of increasing the density of fill by mechanical means.

Compatible. That structure or use which is harmonious with and will not adversely affect surrounding structures or uses, as determined by the Community Development Director.

Conditioned Space. An indoor area, room, or space normally occupied and being heated or cooled by any equipment for human habitation.

Condominium. As defined in § 783 and 1350 of the Civil Code.

Condominium, Community Apartment. The development of land and attached structures as a condominium or community apartment project, regardless of the present or prior use of such land and structures, and regardless of whether substantial improvements have been made to such structures.

Condominium or Community Apartment Project. A plan by a developer to sell residential condominium or community apartment units in a building through conversion to condominium or community apartment status.

Condominium Unit. The elements of a condominium project which are not owned in common with the owners of other condominiums in the project.

Condominium Conversion. The conversion of an existing structure into separately owned commercial, industrial, or mixed-use units. See Chapter 30.155, Conversion of Residential Units to Condominiums, Hotels, or Similar Uses.

Congregate Dining Facility. See *Kitchen, Congregate Dining Facility.*

Construction. Erection, enlargement, alteration, conversion, demolition, substantial redevelopment, or movement of any building, structure, or land.

Continuation. The state of continuing in the same condition, capacity, or place without change, expansion, or interruption.

Coping. The horizontal covering of the top of a wall or parapet.

Corbel. A type of bracket, supporting another element from below and used for structural and aesthetic purposes.

Corner Element. A physical distinction in a building at the corner of two streets.

Cornice. A horizontal projection used to join a roof to the wall below and protect the wall from rainwater. The cornice forms the uppermost part of an entablature and may appear secondarily in locations other than at the building's eave or parapet, such as the upper boundary of a base story.

Corral. Enclosure designed for the care and keeping of livestock.

County. The County of Santa Barbara.

Courtyard. An area open to the sky that is enclosed on at least ~~three~~ two sides by walls or buildings, sometimes referred to as Also called a court or atrium.

Coverage. The portion of a site, expressed as a percentage, that is covered in buildings or other structures.

Crawl Space. A shallow, unfinished, unoccupiable space beneath the floor of a building, that provides access to utility, structural, and other building components not readily accessible from the occupiable portions of the building.

30.300.040 “D”.

Days. Calendar days unless a specific chapter or section specifies otherwise.

Deck. An outdoor platform, the surface of which is greater than 10 inches above existing grade and is wholly or partially supported from the ground below. A deck may be surrounded by a railing, balustrade, or parapet, and can be freestanding or attached to another structure. A deck is differentiated from a patio when the patio is constructed with a finished surface no more than 10 inches above existing grade.

Deck, First Story. A deck the surface of which is greater than 10 inches above existing grade, but no more than 36 inches above existing grade.

Deck, Elevated. A deck that is structurally elevated over 36 inches above grade, either on posts, or placed on top of the projecting or recessed portion of a building that is not the highest roof surface. An elevated deck is differentiated from a balcony when the balcony is cantilevered and only supported by beams. Also called an Upper Story Deck when attached to the upper story of a building.

Deck, Rooftop. A deck constructed above ~~any~~ the top plate of a structure that is designed to function as useable outdoor area. A rooftop deck is not a balcony. Rooftop decks are decks at the highest roof surface.

FIGURE 30.300.040: DECK

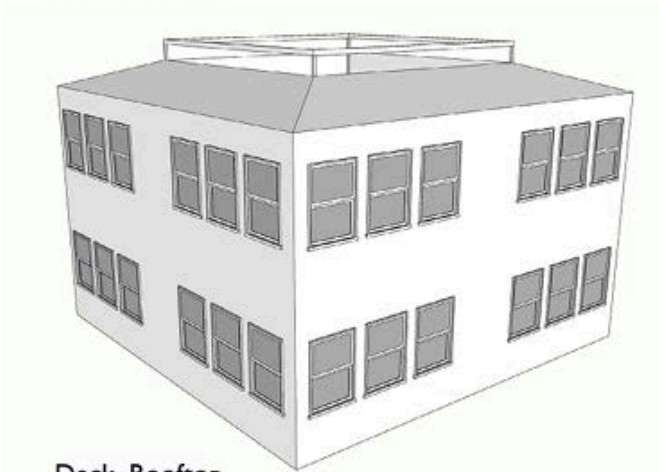
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Deck, First Story



Deck, Elevated



Deck, Rooftop

Demolition. Removal or destruction. Whenever the term demolition is used in this title it shall also be considered a substantial redevelopment. See also, Section 30.140.200, Substantial Redevelopment.

Density. Residential density as described in Section 30.15.025, Calculating Density.

Design Site. A portion of land within a parcel, delineated from other design sites or parcels, to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels. “Design Site” and all related definitions and standards are applicable only to projects using Title 25 of the Municipal Code. See also, Section 25.02.040, Design Sites.

Area, Design Site. The total square footage or acreage of horizontal area included within the design site lines.

Line, Design Site. The perimeter and geometry of a design site demarcating one design site from another.

Detached. A structure whose walls and roof are independent of any other building or structure, with space open to the sky on all sides. See also, Section 30.140.030, Building Attachment.

Development. Any building, structure, construction, renovation, mining, extraction, dredging, filling, excavation, grading, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself, including fences, agriculture, vegetation or tree removal, and landscaping; the division of land into parcels; any change in the intensity or use of land, such as an increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

District. See *Zoning District*.

Door. An opening that allows access to a building, room, or other space and can be fully closed to provide a barrier to weather as well as to entry.

Full Glass. Door glass framed by the outermost rails and stiles of the door.

Half Glass. Door glass placed within the upper half of a door, framed by upper and middle rails and stiles.

Vision Glass. Door glass located within the upper portion of a door, occupying no more than one third of the door and designed to provide visibility from the inside to the outside rather than to illuminate the interior.

Overhead. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

Driveway. An accessway that provides vehicular access between a street or alley and the parking or loading facilities of an adjacent property.

One-way. A vehicular access with one travel lane that accommodates both ingress and egress.

Two-way. A vehicular access with two travel lanes, one for ingress and one for egress.

Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Driveway Gate. A barrier that is installed across the entrance to a driveway.

Dwelling Unit. See *Residential Unit*.

30.300.050 “E”.

Earth Material. Any rock, natural soil or fill or any combination thereof.

Easement. A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest that one party has in the land of another.

Eaves. The part of a roof that overhangs the walls of a building. When a structure has a roof but no walls (such as a patio cover, carport, or trellis), the eave shall be considered the portion of the roof that overhangs beyond the vertical support posts, or if cantilevered, the outermost three feet of the roof.

Eave, Closed. Eaves with projecting roof members closed from view by boarding.

Eave, Open. Overhanging eaves where the rafters are exposed at the eaves and visible from below.

Eave, Returned. Eave that extends around corner and terminates into gable end or rake wall.

Effective Date. The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Electric Vehicle Charging Station. Any electric vehicle charging station, electric recharging point, charging point, or electric vehicle supply equipment station (EVSE) that is designed and built in compliance with Article 625 of the California Electrical Code, and delivers electricity from a source outside an electric vehicle into a plugin electric vehicle.

Emergency. A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

Enclosed. A structure or portion of a structure surrounded by walls and a roof. A structure that is substantially enclosed may also be considered enclosed for the purpose of this title.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending into a setback, open yard, or above a height limit. See also, Section 30.140.090, Encroachments into Setbacks and Open Yards.

Entablature. A superstructure which lies horizontal upon pilasters or columns, and is composed of an architrave, frieze, and cornice.

Entasis. A slight convex curve in the shaft of a column, introduced to correct the visual illusion of concavity created by the vertical load. In columns with entasis, the diameter at the top of the shaft is typically around 5/6 of the diameter at the bottom.

Entry. An opening, including, but not limited to, a door, gateway, or gate, that allows access to a building.

Entry, Primary. The opening that allows access to a building directly from the right-of-way along the front facade.

Entry, Service. An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Existing. The use of land, buildings, structures, or activities legally permitted and constructed on the site with a final inspection or certificate of occupancy as of the date of application submittal, that conforms to current zoning standards or is legal nonconforming as to current zoning standards.

Expression Line. A horizontal molding, projection, or other boundary articulating one portion of a facade from the portion above.

Environmentally Sensitive Habitat Area (ESHA). See *Coastal Zone Related Definitions*.

Erect. To alter, convert, move, build, construct, attach, hang, place, suspend or affix to or upon any surface. Such term shall also include the painting of wall signs.

Erosion. The wearing away of the ground surface as a result of the movement of wind, water or ice.

Excavation. The mechanical removal of earth material.

30.300.060 “F”.

Façade. The general outer surface of the structure or walls of a building.

Façade, Front. The exterior wall of a building adjacent to a primary or secondary front lot line/design site line. Also called a Main Façade.

Façade, Interior Side. The exterior wall of a building adjacent to the interior lot line/design site line.

Façade, Rear. The exterior wall of a building opposite the front.

Façade Zone. The area between the minimum and maximum front setback lines along the primary front of a design site and along the secondary front of a corner design site where the building façade is required to be placed. The zone standards identify the minimum amount of façade to abut or be placed in the façade zone. “Façade Zone” and all related definitions and standards are applicable only to projects using Title 25 of the Municipal Code. See also, Section 25.02.050, Façade Zone.

Family. See *Household*.

Fascia. A horizontal board or molding appended to the end of joists or rafters, as part of roof rake or eave assembly or as part balcony platform assembly.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Fence. An upright structure serving as a barrier or boundary, or that visually divides or conceals a parcel, including retaining walls, usually made of masonry, plaster, posts, boards, wire, rails, or other building material. ~~May also be referred to as~~ Also called Wall or Screen.

Fill. A deposit of earth material placed by artificial means.

Final Approval. The development project has received all necessary planning approvals to be eligible to obtain a building permit.

Finish Level, Ground Floor. The elevation of the top of the ground floor structure to which flooring finishes and materials are applied.

Finished. Walls and ceilings shall be deemed finished only if they are covered with plaster, wallboard, or similar material; floors shall be deemed finished only if they are a solid surface such as concrete, that is generally covered with carpeting, tile, linoleum, wood or similar material. A basement, cellar, or attic area is considered finished if all of the walls, ceilings, and floors are finished.

First Floor. ~~See *First Story*.~~ See *Story, First*.

First Story. The first story of a building that is closest to finished grade. Also known as the First Floor. The story above is the Second Floor or Second Story.

Floor Area. The total horizontal enclosed area of all the floors below the roof and within the exterior walls of a building or enclosed structure. The floor area of an unenclosed building or structure includes all horizontal area below the roof line. See also, Section 30.15.070, Measuring Floor Area.

Floor Area, Existing. A legally permitted building constructed on the site with a final inspection or certificate of occupancy as of the date of application submittal

that conforms to current zoning standards or is legal nonconforming as to current zoning standards.

Floor Area, Gross. Gross floor area is the total floor area of a building that includes the outside faces of its exterior walls.

Floor Area, Net. See definition of Floor Area above. All references to floor area in this Title are to Net Floor Area, unless otherwise indicated.

~~**Floor Area, Livable Floor Area.** The total enclosed and usable space available within the exterior walls on all floors of a building, including interior corridors, stairs, elevators, passageways, and finished basements, cellars, and attics. Unfinished and unheated unconditioned areas including, but not limited to: basements, cellars, attics, porches, breezeways, garages, sheds, and workshops are excluded from livable floor area determinations. Basement, cellars, or attic areas are considered finished if all of the walls, ceilings, and floors are finished. Walls and ceilings shall be deemed finished only if they are covered with plaster, wallboard, or similar material; floors shall be deemed finished only if they are covered with carpeting, tile, linoleum, or similar material. The interior conditioned space of a residential unit, including finished basements and attics, but not including unfinished or unheated areas such as garages, crawlspaces, or storage areas.~~

Fluting. Shallow grooves running vertically along a column or pilaster surface.

Footprint. The horizontal area, as seen in plan view, of a structure, measured from the outside of exterior walls or supporting columns, and excluding eaves.

Frontage. A physical element configured to connect the building façade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone. “Frontage” and all related definitions and standards are applicable only to projects using Title 25 of the Municipal Code. See also, Chapter 25.05, Frontages.

Front Elevation. Any structure elevation that faces a street. See also, *Front Façade, Front.*

Front-Loaded. Sites that provide vehicular access from the front of a site. Also called Front Access.

30.300.070 “G”.

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

~~Garage.~~ ~~An enclosed building or portion of a building accessible to vehicles used as parking or storage of one or more motor vehicles. See also Subsection 30.175.030.N, Covered Parking. See *Parking, Covered.*~~

Gazebo. A freestanding platform, primarily open-sided, roofed, and usually raised.

General Plan. The comprehensive General Plan of the City of Santa Barbara together with all Specific Plans adopted by the City Council.

Generally Level Ground. Any area of land that has less than 5% average slope.

Glare. The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort, or loss of visual performance and ability.

Glazing. Openings in a building in which glass is installed.

Glazing Division. A module of glass, known as a “lite,” divided by real or simulated muntins.

Government Code. The Government Code of the State of California.

Grade, Existing. The topographic elevations representing the surface of the ground five years prior to the application date for grading, filling, or other site alterations for the project. ~~Existing grade may also be referred to as natural grade.~~ Also called Natural Grade.

Grade, Finished. The topographic elevations representing the ground surface upon project completion. ~~Finished grade may also be referred to as proposed grade.~~ Also called Proposed Grade.

Grading. Any excavating or filling or combination thereof.

Guestroom. An individual sleeping room, or any suite of rooms in which the individual rooms are configured so that they cannot be rented separately.

30.300.080 “H”.

Habitable Space. See *Floor Area, Livable ~~Floor Area~~*.

Hardscape. Paving, decks, patios, and other hard, horizontal surfaces.

Hazardous Materials. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous Waste. A waste, or combination of wastes, which because of the quantity, concentration or physical and chemical characteristics may either (a) cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed or otherwise managed. Hazardous waste also includes those materials described in Title 22, Division 4.5, Chapter 11, California Code of Regulations.

Hazardous Waste Management Plan. A plan prepared, adopted and amended from time to time, pursuant to § 25135 of the California Health and Safety Code by Santa Barbara County to direct the management of hazardous wastes within the boundaries of the County. It is also known as the Hazardous Waste Element of the Santa Barbara County Comprehensive Plan.

Heat. Thermal energy of a radioactive, conductive, or convective nature.

Hearing. Includes any public hearing, workshop, or similar meeting, including any appeal, conducted by the city with respect to a development project.

Hedge. A row of shrubs, bushes, or any other kind of plant material that forms a boundary or substantially continuous visual barrier. ~~May also be referred to as Screen.~~ Also called Screen.

Height. The vertical distance from a point on the ground below a structure to a point directly above. See also, Section 30.15.090, Measuring Height and Stories.

High Fire Hazard Area. The High Fire Hazard Area includes the City's four High Fire Hazard Zones: Coastal, Coastal Interior, Extreme Foothill, and Foothill. The Extreme Foothill and Foothill zones are also designated as the "Very High Fire Hazard Severity Zone," by the California Department of Forestry and Fire Protection and as defined in the City's Community Wildfire Protection Plan adopted by City Council.

Historic Resources Related Definitions. The following terms are related to the rules and regulations applicable only to historic resources.

Adobe. An unburnt, sun-dried, clay brick; or a building made of adobe bricks.

Adjacent. See *Abutting*, as defined in Section 30.300.010.

Archaeological site. The location of a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses archaeological value regardless of the value of any existing buildings or structures. (For the protection of significant archaeological and paleontological resources within the City, please refer to Chapter 22.12, Archaeological and Paleontological Resources.)

Buffer Area. An area of land, developed or undeveloped surrounding a historic resource, El Pueblo Viejo Landmark District or Historic District Overlay Zones, that serves to notice owners, planners and design review boards during the planning and design review process of the necessity to plan to mitigate any negative impacts a new project may have to the historic resource. The distance requirements of the buffer area are the following: 250 feet from the outline of the structure of an original adobe, El Presidio de Santa Barbara State Historic Park and areas inclusive of the original footprint of the Presidio, or a Landmark; 100 feet from the outline of the structure around a Structure of Merit; and at least a radius of one-half block from the boundary line surrounding El Pueblo Viejo Landmark District or a historic district and shall include properties on the opposite side of the street from the district.

Certificate of Appropriateness. The administrative approval document issued by the City's Architectural Historian to approve a minor alteration to a historic resource.

Character-Defining Feature or Element. A visible physical part or aspect of a structure or site that contributes to its identification, understanding or interpretation as an example of architecture or architectural style, as an artifact attributable to a particular period of historical significance, or as a unique entity.

Compatibility. Respect for distinctive character, identity and history of a streetscape and neighborhood through historic materials, features, size, scale and proportion, and massing to protect the integrity of the environment.

Contributing Resource. A structure, site, or feature within the boundaries of a Historic District, or El Pueblo Viejo Landmark District, which reflects the significance of the district

as a whole, either because of historic associations, historic architectural qualities, archeological features, or historic integrity, and is considered a historic resource.

Cultural. The concepts, habits, skills, arts, instruments, institutions, etc. of a given people in a given period.

Cultural Landscape. A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. Refer to the Secretary of Interior's Standards for Treatment of Cultural Landscapes for further definition of this term.

Cultural Resource. Districts, streetscapes, neighborhoods, sites, buildings, structures, view corridors, vistas and objects that have acquired significant associations with human activities and human events.

Demolition. Removal or destruction. Whenever the term demolition is used in this title it shall also be considered a substantial redevelopment. See also, Section 30.140.200, Substantial Redevelopment. With regard to a historic resource, the term "demolition" shall also include the removal of a significant component or a character defining element.

Demolition by Neglect. A situation in which a property owner(s) through neglect and lack of maintenance allows a historic resource or character defining feature of a historic resource to suffer severe deterioration, potentially beyond the point of repair.

Elevation. The flat scale orthographically projected architectural drawing of all exterior vertical elements of a building facade.

Features. Natural or man-made elements on a site, examples of which include trees, fountains, walls, and designed landscapes.

Historic District. A geographically definable area in the City possessing a significant concentration, linkage, or continuity of structures, sites or features united by past events or aesthetically by plan or physical development. Historic Districts consist of contributing and non-contributing properties, thematically linked by architectural style or designer, date of development, distinctive urban plan, or historic associations and may include buffer zones as authorized by the Historic Landmarks Commission. A historic district derives its importance from being a unified entity conveying a visual sense of the overall historic environment.

Historic Fabric or Material. Original and later-added historically significant construction materials, architectural finishes or elements in a particular pattern or configuration which form a qualified historical property, as determined by the Historic Landmarks Commission.

Historic Resource. A structure, site, cultural landscape or feature designated or eligible to be designated historically significant based on the criteria in Section 30.157.025. Historic resources may also include, but are not limited to:

1. City-designated Landmark or Structure of Merit;
2. California Historical Landmark;
3. National Historic Landmark;
4. Listed on the State Register of Historical Resources;
5. Listed on the National Register of Historic Places;
6. Contributing historic resources in a City-designated Historic District Overlay Zone;
7. State or National Register Historic District;
8. A resource listed in the City's Historic Resources Inventory; or
9. A Cultural Landscape as defined herein.

Historic Resource, Exception. A property where only a small feature such as a sandstone wall, hitching post or tree is significant, as long as the feature is protected in the project. The determination of what constitutes a small feature shall be made by the staff Architectural Historian.

Historical Integrity. Authenticity of a building or property's historical identity evidenced by the survival of physical characteristics that existed during the property's historical or pre-historical period of significance.

Historic Resources Inventory. A list consisting of those structures, sites, or features identified by the Historic Landmarks Commission or City's Architectural Historian as historically significant and eligible for formal designation as a Landmark, Structure of Merit,

Historic District, or contributing historic resource to a Historic District (formerly referred to as “Potential Historic Resources List”).

Historical Significance. The degree of importance for which a property has been evaluated and found to be historical as determined by the Historic Landmarks Commission, City Council, the California Office of Historic Preservation, or Keeper of the National Register of Historic Places based on meeting specified local, state and national criteria.

Landmark. A structure, site, cultural landscape or feature having historic, architectural, archeological, cultural, or aesthetic significance and designated by City Council as a Landmark under the provisions in this chapter.

Landmark Tree. See *Historic Tree* in Section 15.24.010.

Major Alteration. Any physical modification or change to the exterior of a building, structure, site, object or designated interior that may have a significant effect on character-defining features of a historic resource. A major alteration shall also include construction of additions.

Minor Alteration. Any physical modification or change to insignificant exterior features of a historic resource, including additions, windows, doors, and exterior siding material that is non-original or otherwise lacking in historic integrity.

Neighborhood. For purposes of this chapter, a neighborhood is defined as an area possessing a sense of cohesiveness due to of physical features suggesting boundaries or concentrations of shared architectural, historic, or cultural characteristics.

Nomination. The documentation by a qualified historian or architectural historian setting forth certain facts to support the designation of a historic resource as a Landmark, Structure of Merit, or HD Overlay Zone.

Non-Contributing Resource. A structure, site or feature within the boundaries of a HD Overlay Zone that does not qualify as a historic resource, but which has been included within the Historic District boundaries because of its geographic location with the HD Overlay Zone.

Ordinary Maintenance. The maintenance, painting, landscaping or repair of any exterior feature in or upon any historic resource that does not involve a change in design, material, or

the external appearance thereof, except that the removal of trees or the change of paint color shall not be considered ordinary maintenance.

Period of Significance. The period of time when a qualified historic structure, site or feature was associated with important events, activities or persons, or attained the characteristics for its listing or registration.

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a qualified historic resource. Preservation work, including preliminary measures to protect and stabilize the structure, site or feature, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are specifically not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-related work to make properties functional is deemed to be appropriate preservation work.

Qualified Professional Staff in Historic Preservation. Staff meeting the Professional Standards in Historic Preservation outlined in the Secretary of the Interior's Guidelines and Qualifications in History, Architectural History, or Historic Architecture in education and experience required to perform the identification, evaluation, registration, and treatment of historic resources. Referred to in this chapter as Architectural Historian.

Reconstruction. The act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, property or object for the purpose of replicating its appearance from a specific period of time.

Rehabilitation. The act or process of making possible a compatible use for a qualified historic resource through repair, alterations and additions while preserving those portions or features which convey its qualified historical, cultural or architectural values.

Relocation. The act or process of moving any qualified historic resource or a portion of a qualified historic resource to a new site, or a different location on the same site.

Restoration. The act or process of accurately depicting the form, features and character of a qualified historic resource as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical

and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

Sandstone Construction. A sedimentary rock (usually consisting of quartz sand particles united by some bonding agent such as silica or calcium carbonate) hewed into building materials by a skilled mason or carver and for purposes of this chapter, incorporating traditional, stone masonry, including, but not limited to, curbs, walls, railings, bridges, gardens, buildings, steps or hitching posts using local sandstone material quarried in the Santa Barbara area.

Secretary of the Interior's Standards. The current version of the "Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Restructuring Historic Buildings" published by the U.S. Department of the Interior.

Streetscape. The design quality of the street and its visual effect and pedestrian experience.

Structure of Merit. A historic resource designated by the Historic Landmarks Commission that deserves official recognition as having historic, architectural, archeological, cultural, or aesthetic value but does not rise to the level of Landmark status.

End of Historic Resources Related Definitions

Household. One or more persons living together in a single residential unit, with common access to, and common use of, all living areas and all areas and facilities for the preparation and storage of food and who maintain no more than ~~four~~six separate rental agreements for the single residential unit.

Housing Development Project. See *Objective Housing Development Project*.

30.300.090 "I".

Impervious. A surface which either prevents or retards the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

Infill. Refers to constructing or developing a project on unused and underutilized lands surrounded by existing development patterns. Typically, but not exclusively, in urban areas.

Incompatible. That structure or use which is detrimental and may adversely affect surrounding structures or uses, as determined by the Community Development Director.

Intensity of Use. The extent to which a particular use or the use in combination with other uses affects the natural and built environment in which it is located, the demand for services, and persons who live, work, and visit the area. Measures of intensity may include, but are not limited to, requirements for water, sewer, gas, electricity, access, recreation, or other public services; number of automobile trips generated; on- and off-site parking demand; number of residents or employees; hours of operation; the amount of noise, light glare, smoke, odors, or hazardous materials generated; or the number of persons attracted to the site.

Intersection, Street. The area common to two or more intersecting streets.

30.300.100 “J”.

Reserved.

30.300.110 “K”.

Kitchen. Any room or portion of a room used or intended or designed to be used for the preparation or storage of food.

Congregate Dining Facility. A room or rooms that contain suitable space for group dining to feed all the residents of a facility in one or two sittings, accessible to and for the primary use of the residents of the facility and provides at least two meals per day seven days per week for the residents.

Efficiency Kitchen. A kitchen that includes at a minimum:

- a. Appliances for cooking food and refrigeration, either built-in or countertop.
- b. A sink for food preparation greater than 12 inches by 12 inches, excluding the sink located in the bathroom.
- c. A food preparation counter.

30.300.120 “L”.

Landing. An unenclosed, unroofed platform, attached to a building, and serving as a required means of egress from the first floor of a building.

Landscape Area. An area of ground within the boundaries of a lot which consists of living plant material including, but not limited to, trees, shrubs, ground covers, grass, flowers, gardens and vines.

Established Landscape. The point in time at which plants have developed roots into the soil adjacent to the root ball.

Water Wise Landscape. Those plants that are evaluated as needing "low" (10-30% ETo) or "very low" (<10%vETo) amounts of irrigation water as defined and listed by Water Use Classifications of Landscape Species (WUCOLS) or other sources of water-wise plant water use classifications as verified by a licensed landscape architect. Also called a Low-Water-Use or Very-Low-Water-Use Landscape.

Landscape Plan. Design plans that include a planting plan, an irrigation plan, (if applicable) or both, and a completed Landscape Compliance Statement.

Lighting. Wall mounted light fixture.

Body. The part of the light fixture that holds the shield.

Mount. The part of the light fixture mounted to the building, sometimes called the backplate or the canopy, including the chain or armature that holds the body.

Shield. The part of the light that controls direction, strength, and spread. Also called a shade.

Lintel. A horizontal member designed to support the wall above it, such as above an opening. When expressed on a façade, a lintel adds aesthetic value by communicating structural stability at a discontinuity in the wall.

Livability. Considers a person’s quality of life as it pertains to their place of residence or employment. Desirable livability design features, including useable, functional, common and private open yards, access to light and air, peace and safety, and privacy from neighboring properties.

Living Room. The largest livable room in a residential unit accessible from the main entrance and shared as a common area.

Loading Spaces, Off-street. Permanently improved and maintained areas on the site dedicated to loading and unloading materials, equipment, and merchandise.

Lot. A parcel, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the County of Santa Barbara, and that is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Projects using Title 25 of this code may interpret the following types of “Lots” to mean “Design Sites”. See also, *Parcel*.

Lot, Corner. A lot surrounded on two or more contiguous sides by a street.

Lot, Flag. A lot that has access to a street by means of a narrow strip of land.

Lot, Interior. A lot other than a corner lot.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets.

Lot Area. The area of a lot measured horizontally between bounding lot lines.

Lot Area, Gross. The total area, measured in acres, of a lot included within the lot lines.

Lot Area, Net. The area of a lot measured horizontally between bounding lot lines, subtracting the existing or proposed horizontal area within public streets and alleys on the lot any right-of-way.

Lot Frontage. See *Street Frontage*.

Lot Line. The boundary between a lot and other property or a public or private street. Also called a Property Line. “Lot Line” may be interpreted to mean “Design Site Line” for projects using Title 25 of this code.

Lot Line, Front. The line or lines dividing a lot from a public or private street. The line or lines that divide a lot from an alley or a driveway shall not be considered front lot lines. On lots that abut multiple streets, all lines that divide the lot from a street shall be considered front lot lines. Design Sites that do not abut a street shall designate a Front Design Site Line consistent with Section 25.02.040, Design Sites, for projects using Title 25 of this code.

AMENDMENTS TO TITLE 30
Staff Draft Showing Changes
From Current Code

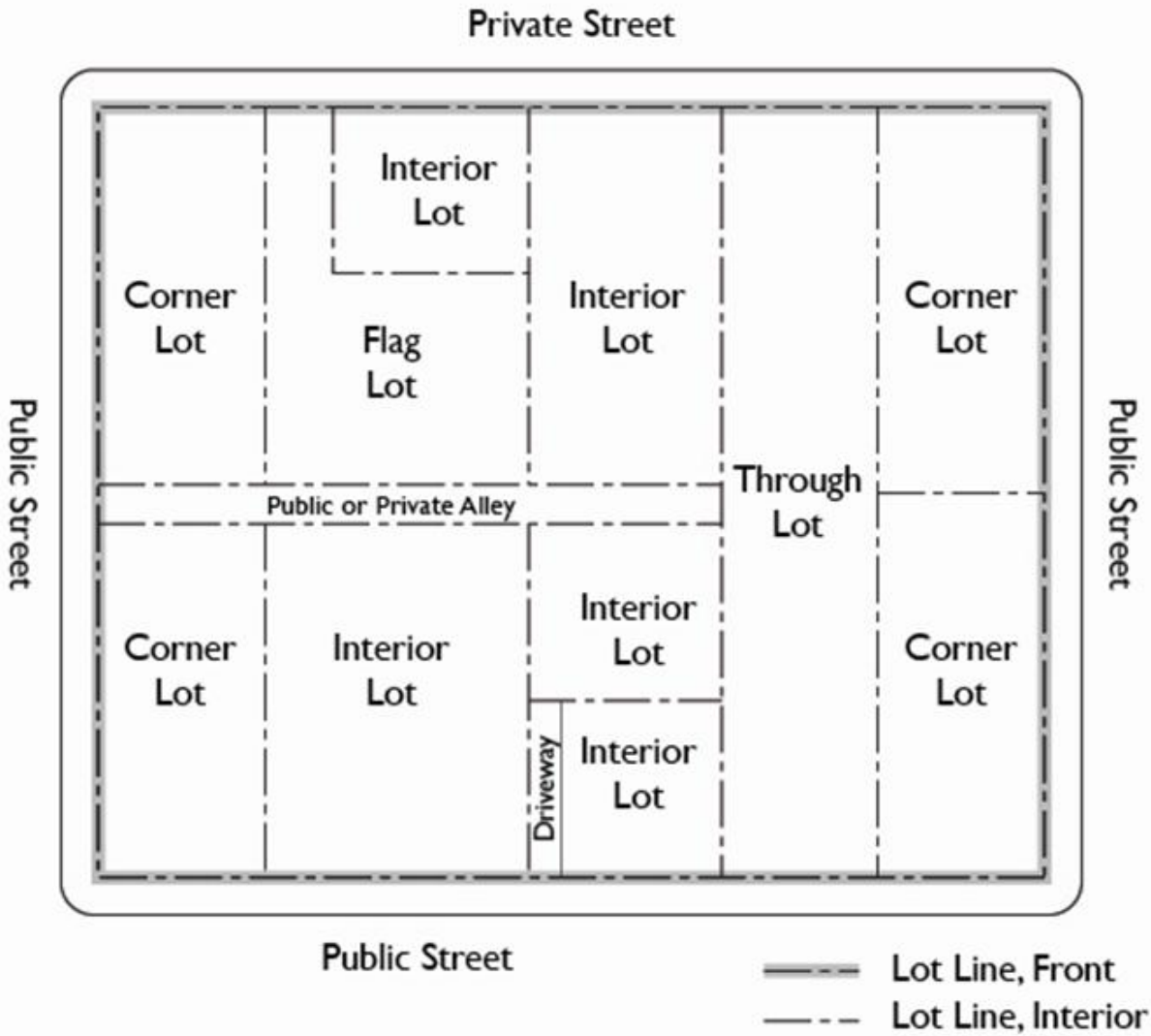
Lot Line, Primary Front. Front lot line adjacent to primary front yard.

Lot Line, Secondary Front. Front lot line adjacent to secondary front yard.

Lot Line, Interior. Any lot line other than a front lot line.

Lot Line Adjustment. The adjustment of the boundary of existing parcels where the number of parcels existing after the adjustment is the same as the number of parcels that existed prior to the adjustment.

FIGURE 30.300.120: LOTS AND LOT LINES



Low Barrier Navigation Center. A facility as defined in Government Code § 65660(a) that meets all of the requirements of Government Code § 65660 et seq. Includes a “Low Barrier” Social Service Facilities (with or without temporary living facilities), and a “Low Barrier” Emergency Shelter provided all the other requirements of Government Code § 65660 et seq. are met.

30.300.130 “M”.

Manufacturing. The processing of raw materials or assembly of parts into finished goods through the use of tools, human labor, machinery, or chemical processing. Manufacturing is an industrial use pursuant to Section 30.295.050, Industrial Use Classifications.

Massing. The overall shape or arrangement of the bulk or volume of a building or structure.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Mezzanine. ~~An intermediate floor within a building interior that is no greater than one third of the total floor area of the floor below. See also Story and Subsection 30.15.090.E, Determining the Number of Stories in a Building. See *Story, Mezzanine.*~~

Microcell. A small cellular transceiver facility installed at or below ground level and comprised of a utility cabinet, one or more small antennas mounted on a steel pipe, an existing public utility pole or existing structure, and transmitters with an effective radiated power not exceeding five watts per channel and not to exceed a total of 200 watts per facility.

Mixed-Use. The combination of residential and nonresidential uses within the same building or on the same development site.

Mixed-Use Development. A development that contains both nonresidential and residential uses on the same lot, whether or not they are located within the same structure.

Mixed-Use Building. A building that contains both nonresidential and residential uses.

Mobilehome. A structure designed for human habitation and for being moved on a street or highway under permit pursuant to § 35790 of the California Vehicle Code. Mobilehome includes a manufactured home, as defined in § 18007 of the California Health and Safety Code, and a mobilehome as defined in § 18008 of the California Health and Safety Code, but does not include a recreational vehicle as defined in this title and § 18010 of the California Health and Safety Code, or a commercial coach as defined in § 18001.8 of the California Health and Safety Code. Mobilehomes are residential units, except as allowed by Section 30.185.270, Mobilehomes, Recreational Vehicles and Modular Units, Individual Use.

Mobilehome Park Space. That portion of a mobilehome park set aside and designated for the occupancy of a mobilehome, including any contiguous area designed or used for automobile parking, carport, storage, awning, cabana or other use which is clearly incidental and accessory to the primary use of the space.

Mortise and Tenon. A system in which wood members are joined through the use of intersecting cuts, secured by wooden pegs.

Mullion. Vertical bar providing structural support between windows.

Muntin. Pieces of non-glazing material to secure multiple panes of glass, or lites, within a window..
Muntins serve to articulate Glazing Divisions.

30.300.140 “N”.

New. Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises.

Nonconforming. Any lawfully established use, structure, parking, or site development that is in existence on the effective date of this title, or any subsequent amendment, but does not comply with all of the standards and requirements of this title and any additions allowed pursuant to Chapter 30.165, Nonconforming Structures, Site Development, and Uses.

Nonconforming Density. A lawfully established development on a lot with more residential units or number of bedrooms than are allowed by the current ordinance in a zone that allows residential uses. Nonconforming density is not considered a nonconforming use.

Nonconforming Lot. A legal parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.

Nonconforming Site Improvement. A site improvement (e.g., fences, landscape, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this title and does not conform to the present standards of the zone in which it is located.

Nonconforming Structure or Building. A structure or building that lawfully existed before the effective date of this title and does not conform to the present standards of the zone in which it is located.

Nonconforming Use. A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established and maintained but, because of the application of this title to it, does not conform to the present standards of the zone in which it is located.

30.300.150 “O”.

Objective. Means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

Occupiable Space. Enclosed, finished, and conditioned space within a building envelope designed for extended human occupancy for residential or commercial, retail, or office use, and not used for storage, utilities, parking, or similar uses. Also called Useable Space. See also, *Floor Area, Livable.*

Objective Design and Development Standards (ODDS). A set of objective standards used by the City to regulate new development. These standards, located in Title 25 of the Santa Barbara Municipal Code, define design preferences for qualifying residential projects applying under the provisions of the Housing Accountability Act (HAA), or similar State law intended to limit discretionary review.

ODDS Zone. One of several zones established by Title 25 and mapped on the ODDS Zone Map (ODDS-ZM).

ODDS Architectural Styles. The boundaries of the allowed Architectural Styles mandated by ODDS, as shown on the ODDS Architectural Styles Map (ODDS-ASM)

Objective Housing Development Project. A qualifying residential project for which the State requires review for compliance using only objective standards, including Housing Development Projects meeting the definition of Government Code §(65589.5(h)(2).

On-Site. Located on the lot that is the subject of discussion.

Open Structure. See *Trellis.*

Owner. Any person, co-partnership, association, corporation or fiduciary having legal or equitable title or any interest in any real property.

30.300.160 “P”.

Parcel. A general term including all plots of land shown with separate identification on the latest equalized county assessment roll. Parcels may or may not be separate lots, depending upon whether or not such parcels are created as required by Title 27, Subdivisions, of the Santa Barbara Municipal Code. See also, *Lot*.

Parking, Offsite. The area located on a site available for parking or storage of one or more vehicles. See also, Section 30.295.040, Parking, Public or Private.

Parking, Covered. An accessory building, accessible to vehicles, such as a garage or carport that completely covers the parking spaces. See also, Subsection 30.175.030.N, Covered Parking.

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

Garage. An enclosed building or portion of a building accessible to automobiles, used as parking or storage of one or more vehicles.

Garage, Private. A building or portion of a building, in which only vehicles used by the tenants of the building or buildings on the premises are stored or kept.

Garage, Public. A structure or portion thereof, offering parking to the public with or without a fee.

Podium. Parking spaces located in an at-grade garage with shared ingress/egress and maneuvering areas located under the building. The podium parking garage has occupiable space above the garage level.

Subterranean. Parking spaces located below the finished grade of the building.

Tuck-Under. Parking spaces located under a building in an at-grade garage or carport accessed by an open driveway. Tuck-Under parking has occupiable space above the garage level.

Parking, Shared. Any parking spaces available to more than one user.

Parking, Stacked. Parking spaces arranged in a system that provides two to three spaces in the area of one space.

Parking, Street-Facing. Parking in which the entry of the structure or space is oriented to and facing a street and from which vehicles exit directly (or back out) onto the street. Non-Street-Facing Parking are spaces that include an onsite turnaround movement and do not exit directly (or back out) onto the street.

Parking, Tandem. A parking space deep enough to allow more than one car to park, one behind another.

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

Parking Lot, Public. Surface lots with more than 3 uncovered parking spaces and ~~and~~ structures offering parking to the public with or without a fee.

Parking Lot, Private. Surface lots with more than 3 uncovered parking spaces in which only vehicles used by the tenants of the building or buildings on the premises are stored or kept.

Park and Recreation Related Definitions. The following terms are related to Chapter 30.40, Park and Recreation (P-R) Zone.

Active Recreation. Activities such as organized sports and drop-in sports, usually team oriented, which utilize equipment and are played on a field or court. Active Recreation includes, but is not limited to, soccer, football, swimming, baseball, softball, basketball, tennis, ultimate frisbee, volleyball and wheelchair football.

Ball Fields and Courts.

Informal. Informal Ball Fields are usually open grass areas with no field or court delineation, or only bases, players' benches and backstop. Fields are not scheduled for league or tournament play. No dugouts, bleachers or lighting are provided. May include basketball courts with pavement striping, but without lighting.

Formal. Formal Ball Fields are often lighted and may include dressed infield area, baselines, pitcher's mound for baseball, large backstops, dugouts, players' benches and bleachers. Soccer fields are delineated, include players' benches and goals and may include lighting. Formal indoor courts for volleyball, basketball and other organized sports are also included. Formal ball fields may also include related food concessions.

Community Garden. A Community Garden is a piece of urban land that is made available to residents of the community who may not have private yard area that is adequate to plant and maintain a private garden. This land is made available for the purpose of planting small personal gardens and usually consists of several small plots that are assigned to individuals or groups of people and which may be subject to an annual rental fee.

Concession. A Concession is a rental or lease of land or space in a building by the City to an operator of the following types of retail outlets: snack bar, restaurant, push cart and miscellaneous sundries and equipment rental that relate to the uses of the facility where the concession is located.

Community Meeting Rooms.

Small Community Meeting Room. A Small Community Meeting Room accommodates up to 75 people. Small Community Meeting Rooms may include food preparation areas and are used for meetings, seminars and small parties.

Large Community Meeting Room. A Large Community Meeting Room accommodates small or large groups of people. Large Community Meeting Rooms usually include food preparation facilities and may be used for large parties, banquets, dances and lectures.

Lighting.

General Lighting. General Lighting is used for security, safety or decorative purposes.

Ball Field Lighting. Ball Field Lighting is used to illuminate formal ball fields and courts in order to allow evening use of such facilities.

Minor Buildings. Buildings that are not used for recreation programming or meetings. Minor buildings include restrooms, storage buildings, equipment sheds and caretakers' residences.

Outdoor Game Area. A delineated area designed specifically, and meeting established criteria, for a game. Outdoor Game Areas include, but are not limited to, volleyball, lawn bowling, horseshoe pitching, tether ball, hopscotch and handball.

Passive Recreation. Activities that are engaged in by individuals or small groups, usually not dependent on a delineated area designed for specific activities. Passive Recreation

includes, but is not limited to, hiking, bicycling, jogging, frisbee catch, bird watching, walking, picnicking and horseback riding.

Picnic Area.

Individual Picnic Area. Picnic tables generally set a minimum of 10 feet apart and intended for use by small groups requiring the use of only one picnic table.

Small Group Picnic Area. A Small Group Picnic Area consists of picnic tables intentionally arranged to accommodate use by a group of up to 30 people. Small Group Picnic Areas often include a single barbecue sized to accommodate a group meal.

Large Group Picnic Area. A Large Group Picnic Area consists of picnic tables intentionally arranged to accommodate use by more than 30 people, which may be subject to reservation. Large Group Picnic Areas often include one or more barbecues and food preparation tables sized to accommodate a group meal.

Playground. An area that includes, but is not limited to, swings, slides, climbing structures, sand play, spring riders and other play structures.

Trail. A passageway for hikers, equestrians or bicyclists. Uses of individual trails shall be determined by the Parks and Recreation Director.

End of Parks and Recreation Related Definitions

Parkway. An area between the curb and sidewalk in a fully improved right-of-way, typically landscaped.

Path of Travel. An identifiable accessible route within an existing site, building or facility, as defined by the Building Code.

Pathway. The means of providing internal or external pedestrian connectivity to a property or use. Also called a walkway, accessway, passageway, pedestrian connection, thru-way, walking surface, paseo, or internal circulation network.

Patio. A hardscaped (e.g., concrete, tile, brick, stone, wood, etc.) area, constructed with a finished surface no more than ~~40~~ 12 inches above grade, which may or may not be attached to another structure and intended for indoor-outdoor living and recreation. A patio may be surrounded by walls or roofed, but not both.

Patio Cover. A one story, roofed structure, used only for recreational or outdoor living purposes, that may be attached or detached as an accessory structure to the main building.

Pedestal. A substructure that may be placed under a column or pilaster.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant experience for pedestrians.

Pediment. A triangular or arched element above the lintel or entablature of a door or window

Permanent Supportive Housing. Housing as defined in Government Code §65650(a) serving the target population as defined in Government Code §65650(c) that meets all of the requirements of Government Code §65650 et seq. or successor provision.

Permit. Any Zoning Clearance, Conditional Use Permit, Performance Standard Permit, Temporary Use Permit, Building Permit, license, certificate, approval, or other entitlement for development or use of property as required by any public agency.

Permitted Use. Any use allowed in a zoning district without a requirement for approval of a Conditional Use Permit, Performance Standard Permit, or Temporary Use Permit, but subject to any standards or restrictions applicable to that zoning district. Also called Allowed Use.

Person. Any individual, organization, partnership, limited liability company, or other business association or corporation, including any utility, and any federal, state or local government, special district, or an agency thereof.

Persons with Disabilities. Persons who have a medical, physical, or mental condition, disorder or disability as defined in Government Code § 12926 or the Americans With Disabilities Act, that limits one or more major life activities.

Pilaster. A column engaged to and projecting from a wall.

Pitch. The slope of a roof expressed as vertical rise per measure of length.

Plot Plan. See *Site Plan*.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Porch. A roofed, raised platform, sometimes partly enclosed with low walls, that extends along an outside wall of a building. A porch is usually at the primary entrance to a residential unit. ~~A porch may also be referred to as a veranda. Also called a Veranda.~~

Pre-existing. In existence prior to the effective date of this title, or prior to the date of application submittal, as applicable. See also, *Existing*.

Private Property. Ownership of property by non-governmental legal entities.

Project. Any proposal for a new or changed use, or for new construction, demolition, substantial redevelopment, alteration, or additions to any structure, that is subject to the provisions of this title.

Proposed. The requested use of land, buildings, or structures on an application. See also, *New*.

Public Resources Code. The Public Resources Code of the State of California.

Public Area. Areas generally open for public use include streets, sidewalks, paseos, pathways, rights-of-way, parks, public parking lots, publicly accessible open spaces, and any public and civic building.

Public Property. Any property owned, maintained, or leased by any public agency or governmental entity.

Public Use. A use undertaken by any public agency or governmental entity.

Public Works Director. The Public Works Director of the City of Santa Barbara, or designee.

Publicly Visible. The condition when a building, structure, or land use is within the area between a front lot line and up to 35 feet behind any front lot line and is either (1) observable by the public along any abutting public area or (2) is observable by the public from a public area on the other side of an abutting street or right-of-way.

30.300.170 “Q”.

Reserved.

Quasi-Public. See *Semi-Public*

30.300.180 “R”.

Rail. Any of the horizontal members of the structure of a door or a window sash.

Rake. The junction of a sloped roof and the wall of a building, following the slope of the roof.

Rear. Opposite of front. In the event of two or more fronts, the rear shall be provided from the opposite to any of the fronts.

Rear-Loaded. Vehicular access from the rear of the site. Also called Rear Access.

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreational Vehicles.

Recreational Vehicle. A motor home, slide-in camper, travel trailer, or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy.

Recreational Vehicle Space. That portion of a recreational vehicle park set aside and designated for the occupancy of one recreational vehicle, including any contiguous area designed or used for automobile parking, carport, storage, awning, cabana or other use which is clearly incidental and accessory to the primary use of the space.

Camping Trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial sidewalls which fold for towing by another vehicle and unfold at the campsite and designed for human habitation for recreational or emergency occupancy.

Motor Home. A vehicular unit built on or permanently attached to a self-propelled motor vehicle chassis, chassis cab or van, which becomes an integral part of the completed vehicle, designed for human habitation for recreational or emergency occupancy.

Slide-In Camper. A portable unit, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a pickup truck, and designed for human habitation for recreational or emergency occupancy and shall include a truck camper.

Travel Trailer. A portable unit, mounted on wheels, of such a size and weight as not to require special highway movement permits when drawn by a motor vehicle and for human habitation for recreational or emergency occupancy.

Remodel. See *Alteration*.

Renovation. See *Alteration*.

Repair and Maintenance. The replacement of existing materials with similar materials in a similar manner. Repair and maintenance does not include: additions, alterations, or substantial redevelopment to any structure; changes in site development; a substitution of or a change to a nonconforming use; or an increase in area occupied by a nonconforming use.

Residential. Lands, buildings, structures or portions thereof used, or designed for use, as a home or residence of one or more individuals.

Residential Lot Subdivision. The subdivision of land into individual parcels.

Residential Property. Any real property, zoned, designed or permitted to be used for any residential purpose, including any buildings or structures located on said improved real property. Also called Residential Development.

Residential Unit. Any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for not more than one household. Also called Dwelling Unit. See Section 30.140.150, Residential Unit.

Review Authority. The highest decision-making body identified for any land use permit ~~Body~~ responsible for making decisions on zoning and related permits and approvals, including, but not limited to, the Community Development Director, Public Works Director, design review bodies, Staff Hearing Officer, Planning Commission, and City Council.

Right-of-Way (ROW). A strip of land acquired by reservation, easement, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a street, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Roof. The top covering of a building, principally responsible for providing protection from the elements.

Gable. Roof with sloped surfaces that intersect along a ridge at the uppermost edge.

Hip. Roof with sloped sides rising from multiple intersecting walls. Roof surfaces meet along convex ridges that rise from outside corners, convex valleys that rise from inside corners, and convex ridges at the uppermost edges.

Shed. Roof with its surface sloping in a single direction.

Flat. Nearly level roof which relies on subtle variations in its surface for drainage. Typically surrounded by a parapet.

30.300.190 “S”.

Sash. A panel of a window, framed using rails and stiles.

Screen. See *Hedge*.

Second Floor. The floor above the first floor.

Second Story. The story above the first story.

Semi-Public Use. A facility that is open to the public and has a public purpose but is not owned or operated by a governmental entity. Also called Quasi-Public Use.

Setback. The distance by which a building, structure, use, parking area, or other site or development feature is separated from a lot line or design site line. See also, Section 30.15.060, Measuring Distances, Section 30.15.100, Measuring Setbacks and Stepbacks, and Section 30.140.090, Encroachments into Setbacks and Open Yards. References to “Lot Lines” may be interpreted to mean “Design Sites Lines” for projects using Title 25 of this code.

Setback, Front. An area between the street and a line parallel to the front lot line, bounded by the interior lot lines of the lot that are roughly perpendicular to the front lot line. See also Section 30.15.060, Measuring Distances, and Section 30.15.100, Measuring Setbacks, and Section 30.140.090, Encroachments into Setbacks and Open Yards. An area extending across the full width of the lot, parallel to the front lot line, extending between the interior lot lines.

Setback, Primary Front. Setback adjacent to primary front lot line.

Setback, Secondary Front. Setback adjacent to secondary front lot line.

Setback, Interior. An area between an interior lot line and a line parallel to the interior lot line, bounded by the two lot lines adjacent to the interior lot line from which the setback is measured. See also Section 30.15.060, Measuring Distances, and Section 30.15.100, Measuring Setbacks, and Section 30.140.090, Encroachments into Setbacks and Open Yards.

Shopfront Base. A very low wall, that does not include glass, between the bottom of the display windows of a shopfront and the adjacent sidewalk. Also called a Bulkhead.

Shopping Center. An integrated group of commercial establishments that are planned and managed together with a minimum of five attached businesses and shared onsite parking. Shopping Centers can include a variety of uses including, but not limited to: retail, eating and drinking establishments, small offices, and banks.

Sidelight. A glazed panel at the side of a doorway.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian ~~path~~walkway.

Signage Band. The frieze of the storefront entablature, typically used to support wall-mounted lettering and signage.

Sill. The horizontal bottom member of a window frame.

Site Plan. A plan sheet that includes the basic information that will appear on all plans including, but not limited to, lot lines, natural features, roads, buildings, or other structures proposed or existing to remain on-site. Also called plot plan.

Skylight. Roof-mounted window allowing light and sometimes ventilation into the space below.

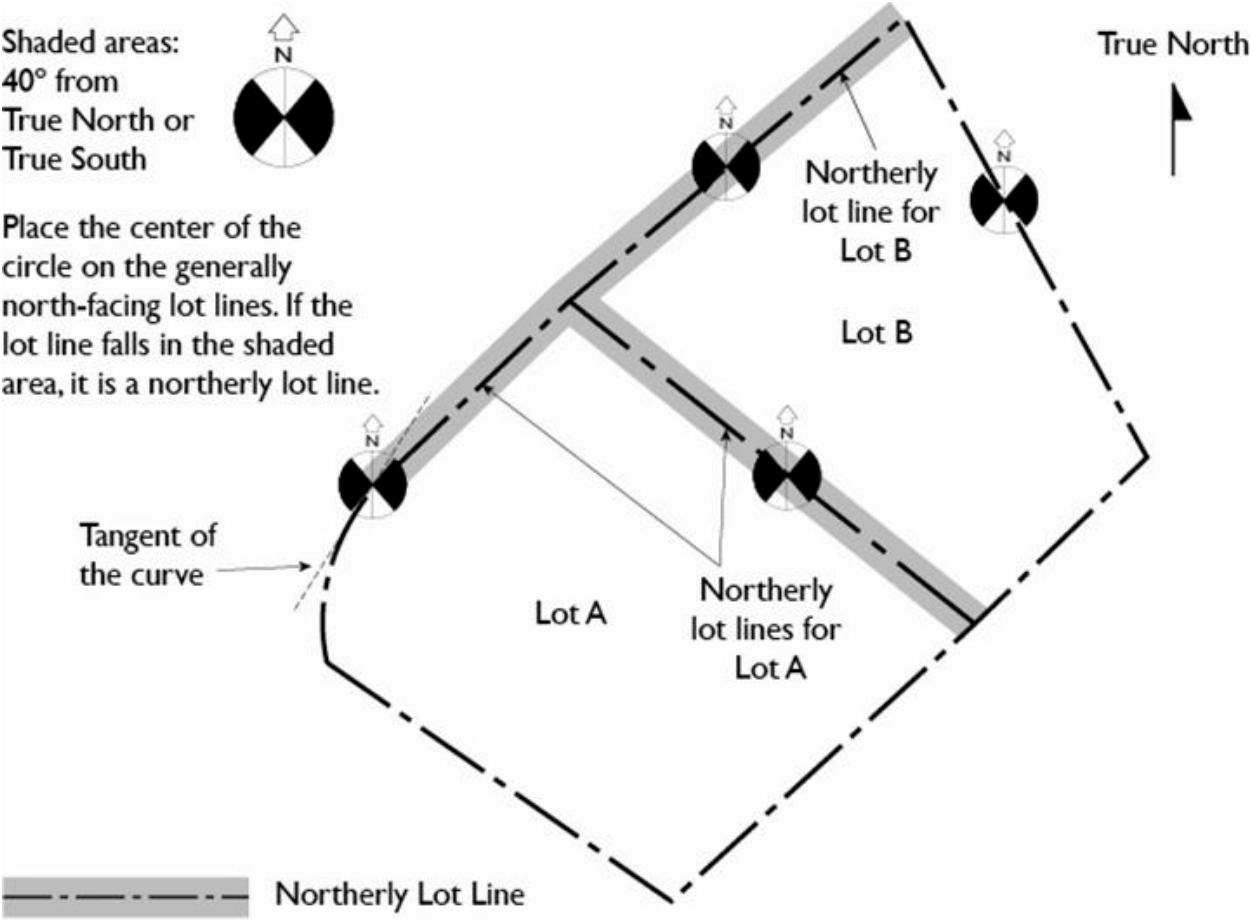
Site. A lot, or group of contiguous lots, that is proposed for development in accordance with the provisions of this title and is in a single ownership or under unified control. Also called development site, or project site. See also, *Building Site*.

Solar Access Height Related Definitions. The following terms are related to Section 30.140.170, Solar Access Height Limitations.

Base Elevation Point. The elevation of the higher of either (1) the highest point of contact of a structure with existing grade or (2) the highest point of existing grade along the northerly lot line on the subject property measured at the location(s) with the shortest distance from the structure to the northerly lot line. For the purposes of this determination, all fences, covered and uncovered walkways, driveways, patio covers, and other similar elements shall be considered separate structures.

Northerly Lot Line. Any lot line, of which there may be more than one per lot, that forms a generally north facing boundary of a lot and has a bearing greater than or equal to 40 degrees from either true north or true south. For curved lot lines, the bearing of the lot line at any point shall be the bearing of the tangent to the curve at that point.

FIGURE 30.300.190: NORTHERLY LOT LINE



Plan View. A plot plan of the parcel which shows the horizontal dimensions of a parcel and each structure on the parcel.

Shadow Plan. A plot plan which shows the extent of shading caused by a proposed structure.

Solar Access. The ability of a location to receive direct sunlight.

State. The State of California.

Stepback. The upper portion of a building that is required to be set (or stepped) further back than the minimum setback. See also, Section 30.15.100, Measuring Setbacks and Stepbacks.

Stile. Any of the vertical members of the structure of a door or a window sash.

Stock Cooperative. As defined in § 11003.2 of the Business and Professions Code.

Storefront. The majority portion of a shopfront frontage that consists of the display window or entrance and its components, including windows, doors, transoms, and sill pane.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, except that the topmost story shall be that portion of a building included between the surface of the topmost floor and the surface of the roof above. See also, Section 30.15.090.F-G, Determining the Number of Stories in a Building.

Story, First. The lowest story or the ground story of any building, that is closest to finished grade. Also called First Floor or Ground Floor.

Story, Second. The story above the First Story. Also called Second Floor.

Story, Half. A conditioned space that rests underneath the slope of the roof, usually having dormer windows. Where applicable, the half-story is identified by the "0.5" in the description of maximum height (e.g., 2.5). A half-story is not counted as a whole story when its top wall plates, on at least two opposite exterior walls, are less than four feet above the floor of such story. Also called Attic Half-Story.

Story, Mezzanine. A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Story, Upper. Any story above the first story.

Street. A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term "street" describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalk whether

paved or unpaved, parkways, and any other grounds found within the legal right-of-way. The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

Street, Private. A street that is privately owned. Private streets do not appear on the official dedicated street map of the City of Santa Barbara. Private streets generally provide access to multiple lots or units and are usually named, unlike driveways. Private streets may be constructed to public street standards. Private streets are generally differentiated from driveways by larger widths, longer lengths, and may include public or private utilities. ~~A private street may also be referred to as private road, lane, or drive.~~ Also called a Private Road, Lane, or Drive.

Street, Public. Any street shown on the official dedicated street map of the City of Santa Barbara, as such map may be amended from time to time.

Street Frontage. The length of the front lot line along an adjacent street.

Structural Alteration. Any change affecting existing structural elements or requiring new structural elements for vertical or lateral support of an otherwise nonstructural alteration. Includes any physical change to the supporting members of a structure, such as bearing walls, columns, beams or girders, floor joists or roof joists, including the creation, or enlargement, of doors or windows and changes to a roofline or roof shape.

Structure. Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. Buildings are considered structures.

Structure, Accessory. A subordinate structure, physically detached from, and used only as incidental to the main structure on the same lot. See also, *Building, Accessory.*

Studio. A residential unit consisting of one combined living and sleeping room. The unit may have a separate kitchen and bathroom in addition to the main room. A studio may have a loft, but the loft may not be a bedroom, as defined in this title.

Substantial Redevelopment. A majority of a structure is removed, or is no longer a necessary and integral component of the overall structure. See Section 30.140.200, Substantial Redevelopment.

Swimming Pool, Public or Private. Any pool, pond, lake, or open tank located within or outside of a building and containing or normally capable of containing water to a depth at any point greater than 1.5 feet.

30.300.200 “T”.

Time-Share Terms.

Time-share Project. A purchaser receives the right in perpetuity, for life, or for a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided.

Time-share Estate. A right of occupancy in a timeshare project which is coupled with an estate in the real property.

Time-share Use. A license or contractual or membership right of use in a timeshare project which is not coupled with an estate in the real property.

Transom. Glazed lite or window set above a door that is the same width or no wider than the door frame, including sidelights if present.

Trellis. A structure or frame supporting open latticework, at least 50% open to the sky with uniformly distributed openings. A trellis is sometimes referred to as a pergola or arbor. A trellis is not an accessory building. An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Trellis includes but is not limited to pergolas, arbors, and other shade structures. Play structures do not qualify as a trellis but are regulated as accessory structures. A trellis is not an accessory building, subject to the size limitations in Section 30.140.020, Accessory Buildings.

Trim. A narrow strip of wood, molding, or other material as a surface decoration or the covering for joints and seams between building structure and window and door openings, or at wall edges.

30.300.210 “U”.

Unenclosed. A structure or portion of a structure that is either: (1) substantially unroofed or uncovered; or (2) substantially open on at least two sides.

Unit. See Residential Unit.

Upper Floor. ~~Any floor above the first floor.~~ See Story, Upper.

Upper Story. ~~Any story above the first story.~~

Use. The purpose for which land, buildings, structures, or site development is designed, arranged, or intended; or for which it is, or may be, occupied or maintained. ~~May also be referred to as Land Use.~~
Also called Land Use.

Accessory Use. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use. See also, Section 30.185.030, Accessory Uses.

Principal or Primary Use. A primary, principal or dominant use established, or proposed to be established, on a lot.

Temporary Use. The use of land or premises or a building thereon for a limited period of time which does not change the character of the site, premises, or uses therein. See also, Section 30.185.420, Temporary Uses.

30.300.220 “V”.

Valance. The panel of drapery at the front edge of a canopy or awning.

Vehicle. Any vehicle, as vehicle is defined by the California Vehicle Code, including any automobile, camper, camp trailer, trailer, trailer coach, motorcycle, house car, boat, or similar conveyance.

Vehicle, Commercial. Any truck, bus, truck-tractor, cargo trailer, or other motorized or towed vehicle which has a rated capacity of more than 15 passengers, a rated capacity of more than one ton by the manufacturer, or which exceeds a length of 20 feet or a height of 10 feet ~~and designed, used, or maintained primarily for the transportation of property.~~

Vehicle, Fleet. Any group of motor vehicles owned or leased by a business, government agency, or other organization rather than by an individual or household. Typical examples

are vehicles operated by taxicab companies, public utilities, public bus companies, and police departments.

Vehicle, Passenger. An automobile used or maintained for the transportation of persons.

Vehicular Use Areas. All paved surfaces accessible to, connected to, or associated with an off-street parking area including but not limited to access driveways, aisles, curbs, islands, ramps, and vehicle parking spaces.

Vertical. Perpendicular to the plane of the horizon.

Vibration. A periodic motion of the particles of an elastic body or medium in alternately opposite directions from the position of equilibrium.

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

30.300.230 “W”.

Walkable/Walkability. The condition in which an area is highly interconnected with other areas by more through streets than dead-end streets, providing more options for access to recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Walkway. See *Pathway*.

Wall.

Wall, Building. Any vertical exterior surface of a building or any part thereof, including windows and doors.

Wall, Freestanding. See *Fence*.

Wall, Retaining. A structure built out of rock, block, wood, or other similar material and used to either directly support retained material or to serve as a facing of a cut slope.

Wall, Wing. An extension of a ground-level exterior building wall using the same materials and colors of the other exterior building walls, which has the effect of partially or entirely “fencing” an outdoor area.

Wall Plane. A vertical surface defined by the façades of buildings.

Watercourse. Any stream, creek, arroyo, gulch, wash and the beds thereof, whether dry or containing water. It shall also mean a natural swale or depression which contains and conveys surface water during or after rain storms. See also, Section 30.15.040, Determining ~~Area of a Watercourse~~ Creek Top of Bank.

Wetland. See *Coastal Zone Related Definitions*.

Window. An opening, typically glazed, in an exterior wall that allows light into the interior, but is not designed as an entry.

Window, Accent. A window typically smaller in its vertical dimension and occurring less than a typical window.

Window, Awning. A window with one or more sashes hinged horizontally along the top rail.

Window, Bay. A protruding window projection, cantilevered from the wall of a building, accessible from the building's interior and completely enclosed, containing at least 60 percent glass area. Also called an Oriel Window.

Window, Casement. A window with at least one sash hinged vertically to swing open.

Window, Dormer. A vertical window opening with surrounding wall and roof construction projecting from a sloping roof.

Window, Double Hung. A window with two sashes arranged one above the other, both of which are moveable in the vertical direction.

Window, Fixed. A window or part of one that cannot be moved or opened.

Window, Ganged. An opening composed of two or three typical windows, of which one typical window may be replaced with a picture window.

Window, Picture. A fixed window designed to take advantage of a view by reducing visual obstruction. Picture windows do not have glazing division.

Window, Single Hung. A window with two sashes arranged one above the other, one of which is moveable in the vertical direction.

Window, Typical. A regular recurring window (i.e., size or lite pattern) on a façade.

Wing. A structure of at least 5 feet in depth physically attached to, and secondary to, the main body of a main building.

30.300.240 “X”.

Reserved.

30.300.250 “Y”.

Yard. A required open space on a lot or parcel of land, open, unenclosed and unobstructed from the ground upward, except as otherwise provided in this title.

Yard, Front. An area extending across the full width of the lot between the front lot line and the nearest wall of the closest main building on the lot; includes the required front setback and the remaining front yard. See also, Section 30.15.080, Measuring Front Yards.

Yard, Primary Front.

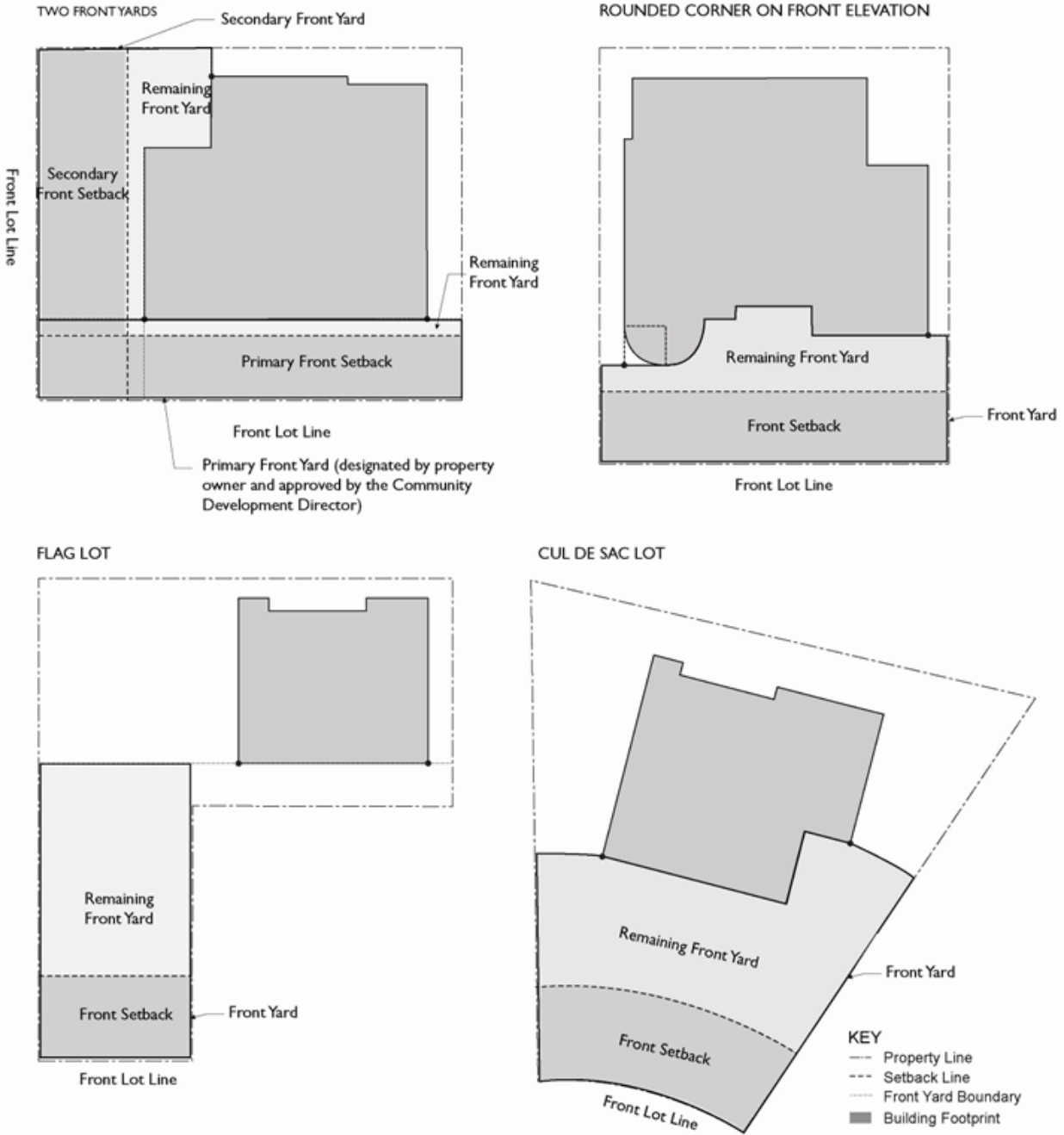
- On a lot with one front yard, the front yard is the primary front yard.
- On lots with multiple front yards, the primary front yard is designated by the property owner and approved by the Community Development Director as the primary front yard.

Yard, Remaining Front. The area of the front yard not including the required front setback.

Yard, Secondary Front. Any front yard on a lot with multiple front yards that is not designated as the primary front yard.

FIGURE 30.300.250: YARD, FRONT

AMENDMENTS TO TITLE 30
 Staff Draft Showing Changes
 From Current Code



Yard, Open. A required yard, intended to provide minimum open areas within residential development.

30.300.260 “Z”.

Zone. See *Zoning District*.

Zone Map. The zoning maps of the City of Santa Barbara, California, together with all amendments. See *Base Zone* and *ODDS Zone*.

Zoning District. A specifically delineated area ~~of~~ or district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and structures. See Section 30.05.010, Zones Established (for Title 30 projects), and Section 25.01.090, Zones Established, (for Title 25 projects).

Appendix Sectional Maps

Map SA02

Sectional Map: SA02

Legend

RESIDENTIAL ZONES

- RS-1A - Res Single Unit, 1 acre min lot size
- RS-25 - Res Single Unit, 2.5k sq ft min lot size
- RS-15 - Res Single Unit, 1.5k sq ft min lot size
- RS-10 - Res Single Unit, 1.0k sq ft min lot size
- RS-7.5 - Res Single Unit, 7.5k sq ft min lot size
- RS-6 - Res Single Unit, 6k sq ft min lot size
- R-2 - Two-Unit Residential
- R-M - Residential Multi-Unit
- R-MH - Residential Multi-Unit and Hotel

COMMERCIAL AND OFFICE ZONES

- O-R - Office Restricted
- O-M - Office Medium
- C-R - Commercial Restricted
- C-O - Commercial General

MANUFACTURING ZONES

- M-C - Manufacturing Commercial
- M-L - Light Manufacturing

COASTAL-ORIENTED RELATED ZONES

- CO-HR - Hotel and Restaurant
- CO-HV - Hotel and Visitor-Serving
- CO-H - Harbor
- CO-CAR - Commercial, Arts and Recreation
- CO-MI - Manufacturing Industrial

PARKS AND RECREATION ZONE

- P-R - Parks and Recreation

OVERLAY ZONES

- AO - Auto, Commercial, and Services
- RD - Research and Development
- WIMF - Wastewater Waste Mgmt Facility
- PUD - Planned Unit Development
- RH - Resort Hotel
- SH - Senior Housing Zone
- SP - San Roque Park
- USS - Upper State Street Area
- CZ - Coastal Overlay Zone

SPECIFIC PLAN ZONES

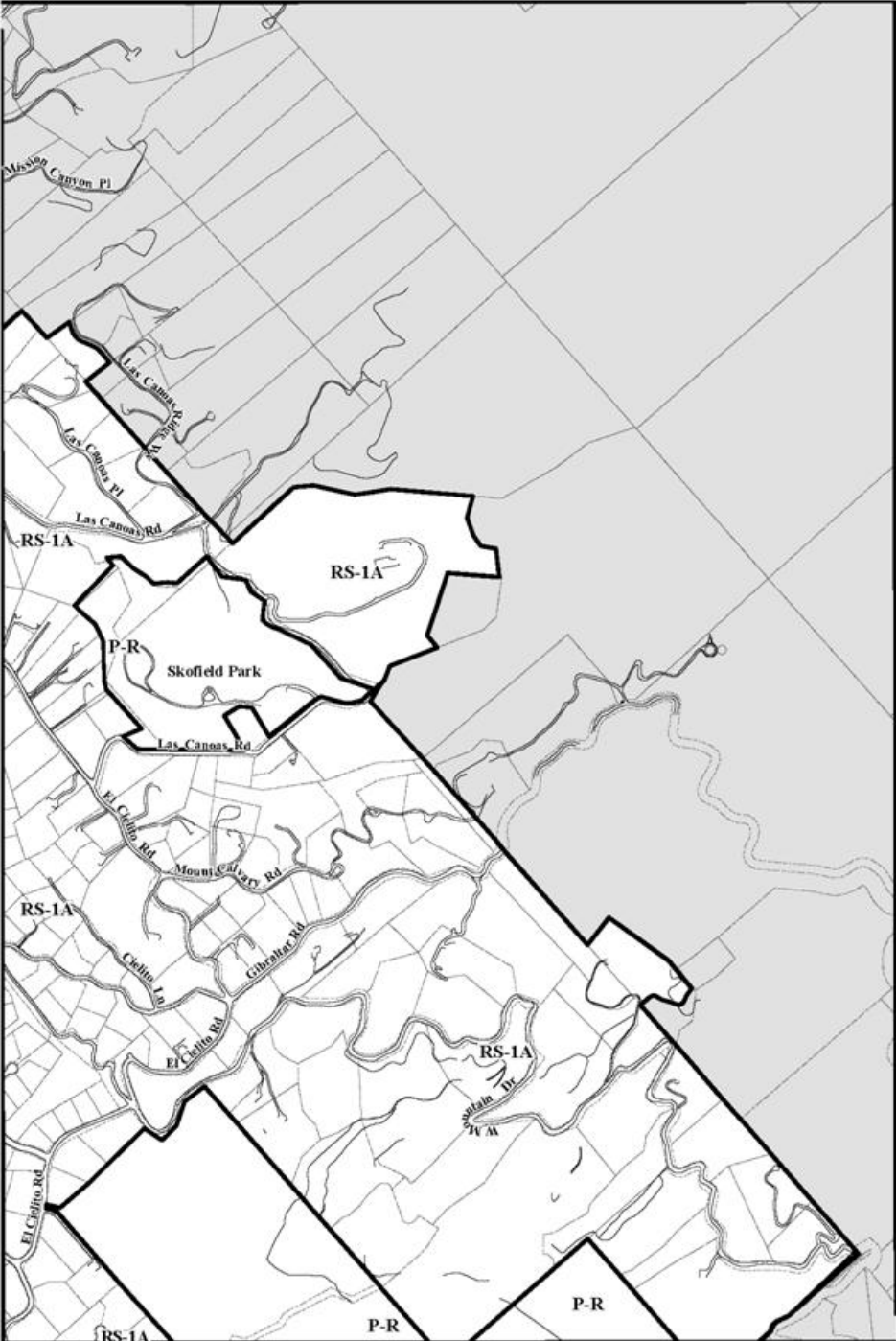
- SP-1FF - Park Plaza
- SP-2CF - Cathedral Plaza
- SP-3MC - Mission Canyon (overlaid)
- SP-4RA - Rancho Arroyo
- SP-5WC - Warner College
- SP-6AI - Airport Industrial Area
- SP-7IC - Finera Campus
- SP-8 - Hospital
- SP-9VM - Veronica Meadows
- SP-10LP - Lugo Park

■ Coastal Zone Boundary

SE SD SC SB SA

01	02	03	04
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0 250 500 1000 Feet

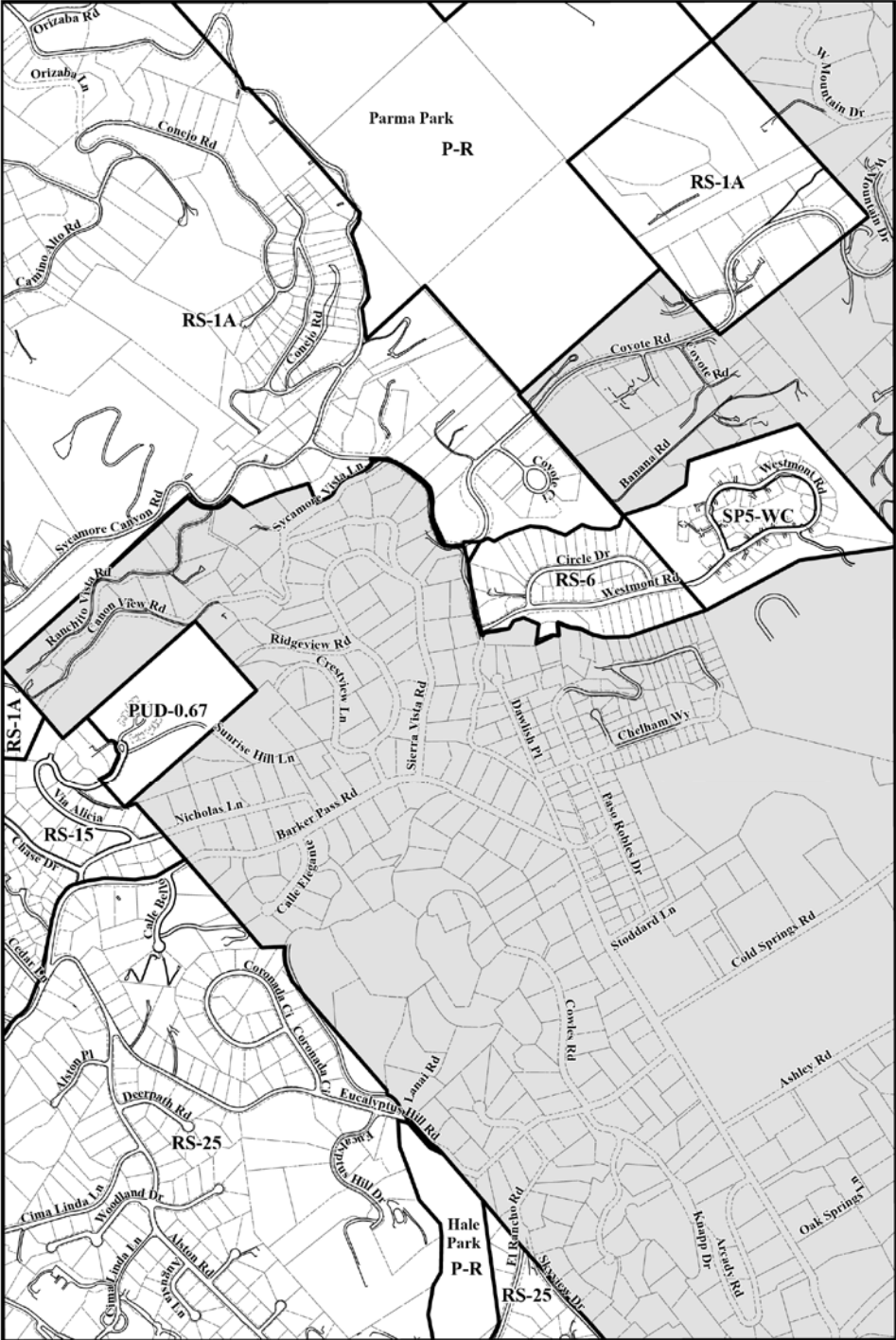
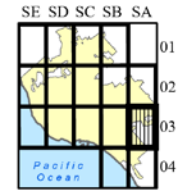


City of Santa Barbara, Sectional Zoning Map, v. July 2017

Map SA03

Sectional Map: SA03

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-25 - Res. Single Unit, 25k sq ft min lot size
 - RS-15 - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hostel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Shoreline Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5WC - Westmont College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary

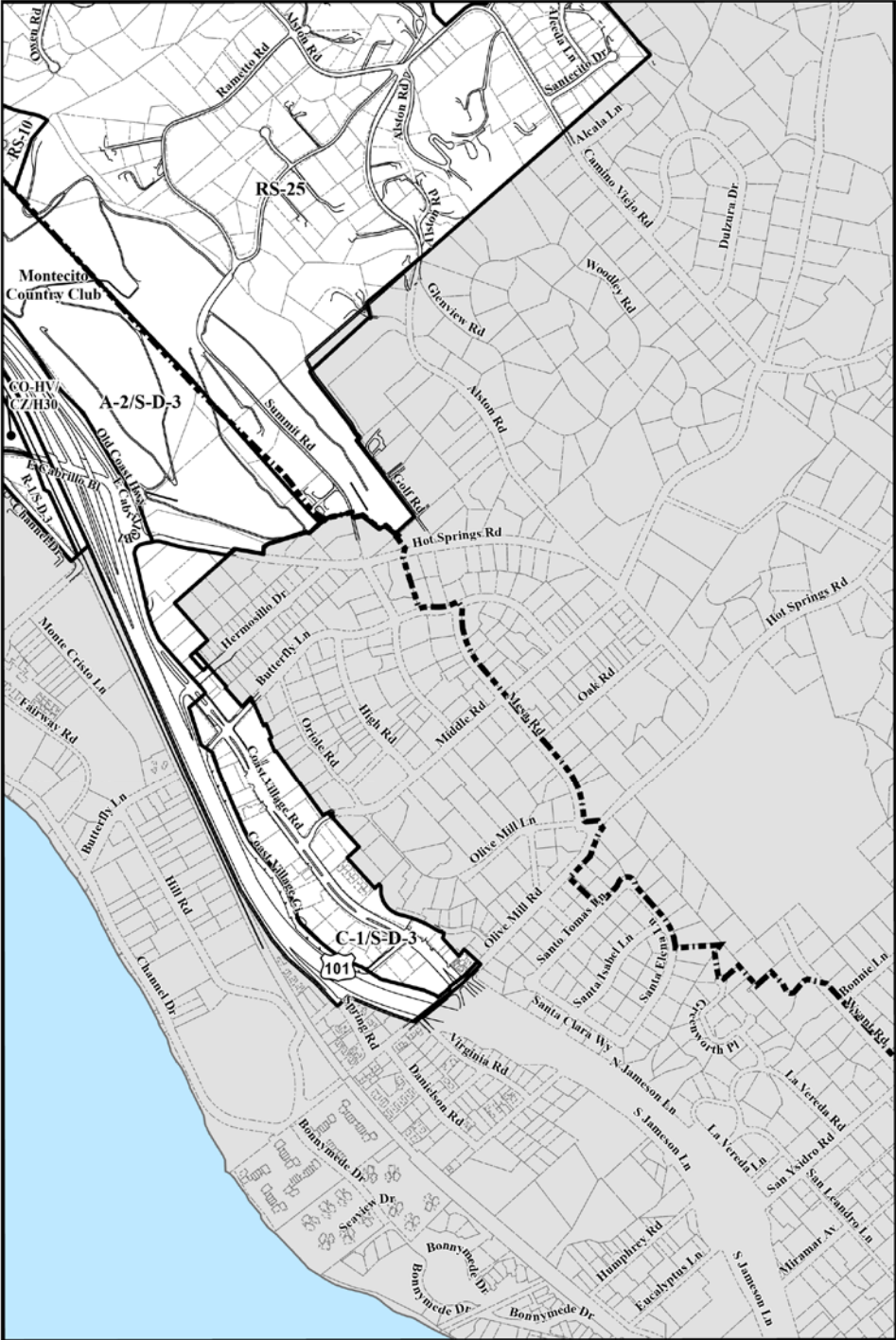
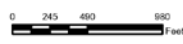
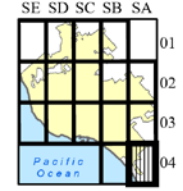


City of Santa Barbara Sectional Zoning Map, July 2024

Map SA04

Sectional Map: SA04

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-2S - Res. Single Unit, 25k sq ft min lot size
 - RS-1S - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hostel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
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 - SH - Shoreline Housing Zone
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- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
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 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary

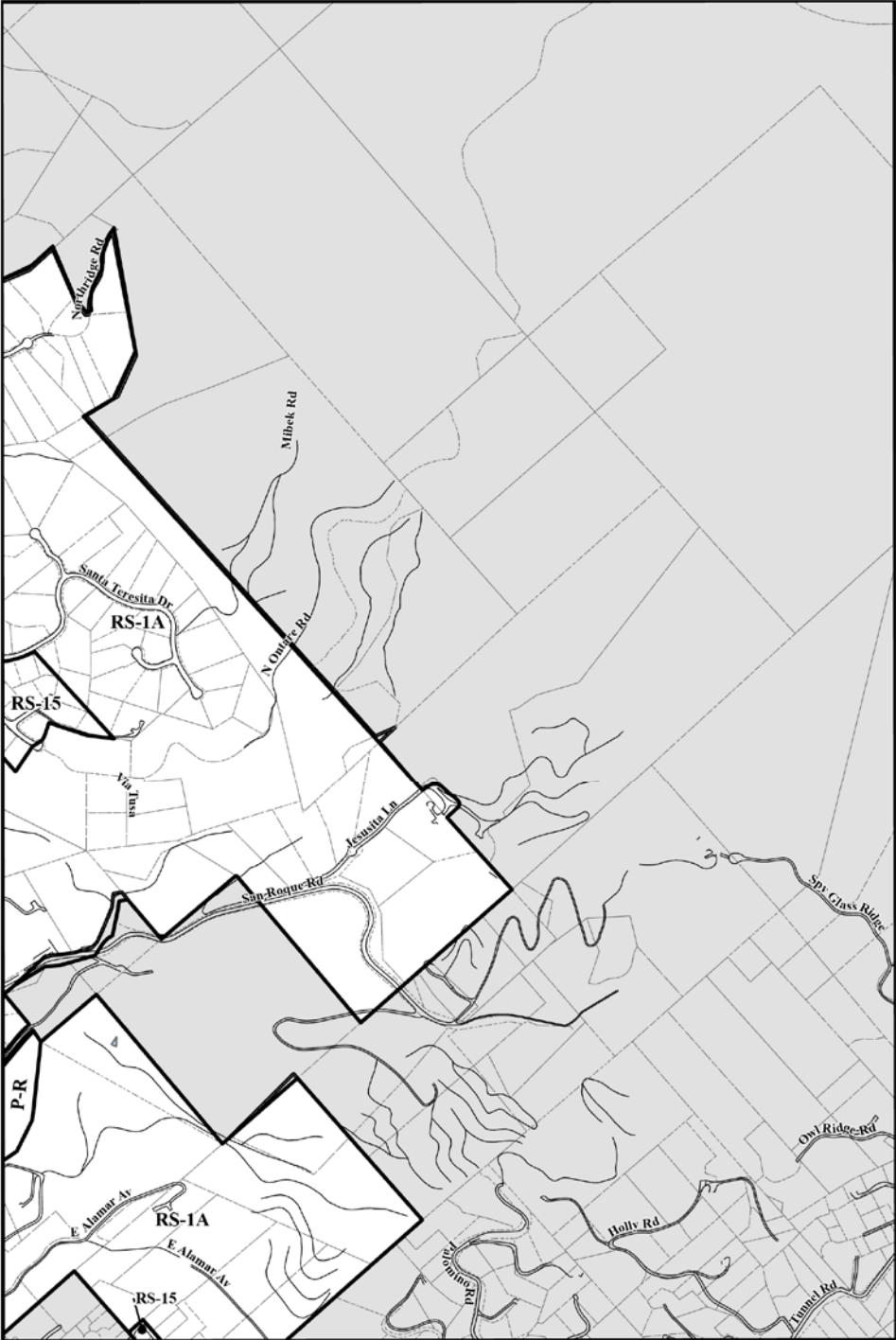
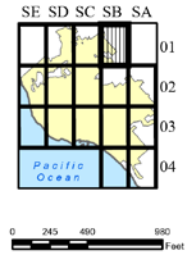


City of Santa Barbara Sectional Zoning Map, July 2024

Map SB01

Sectional Map: SB01

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-2S - Res. Single Unit, 25k sq ft min lot size
 - RS-1S - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hotel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
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 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Senior Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5WC - Watson College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary



City of Santa Barbara Sectional Zoning Map, July 2024

Map SB02

Sectional Map: SB02

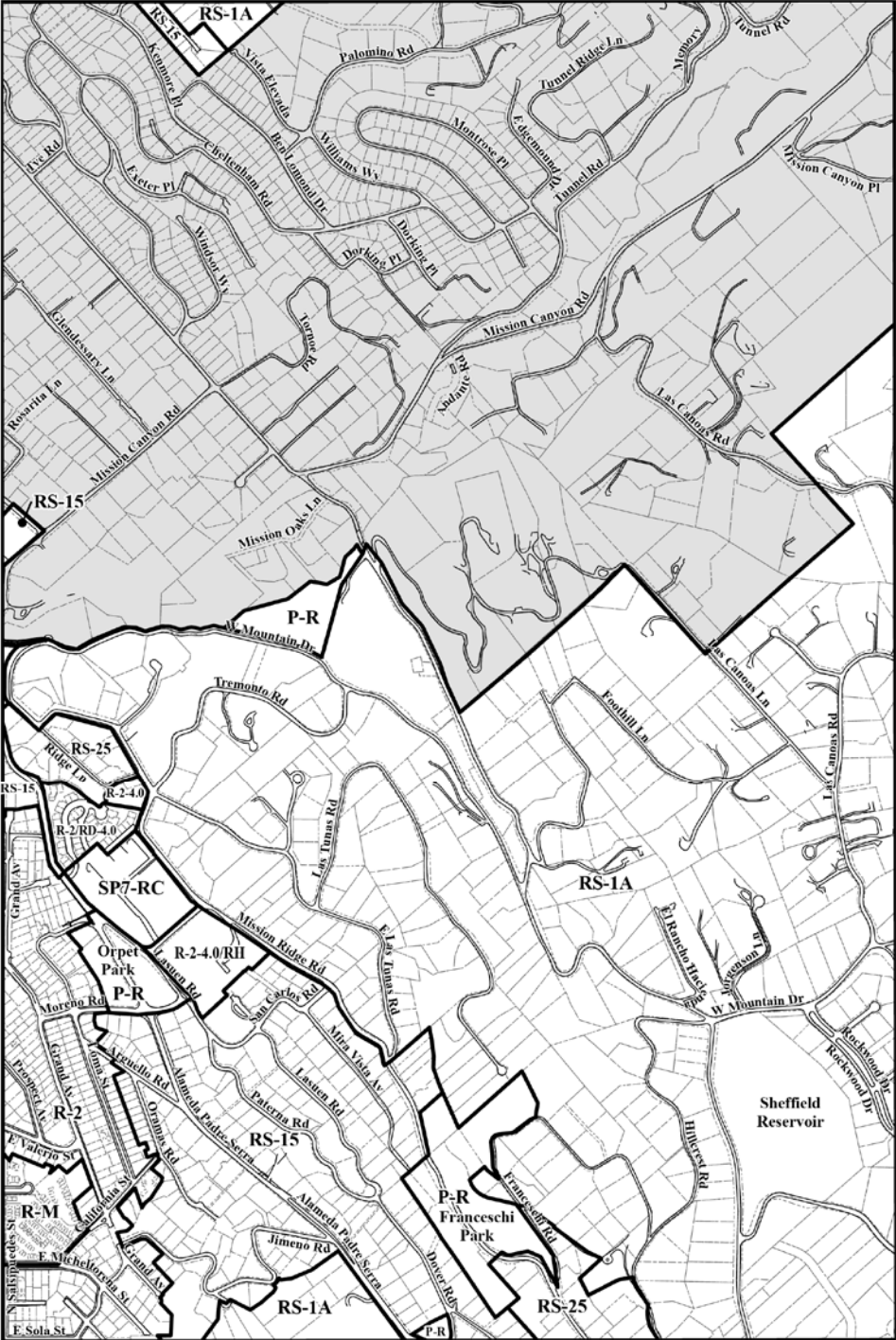
- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-25 - Res. Single Unit, 25k sq ft min lot size
 - RS-15 - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MII - Residential Multi-Unit and Hostel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Shoreline Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5WC - Westmont College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales

■ Coastal Zone Boundary

SE	SD	SC	SB	SA
				01
				02
				03
				04

Pacific Ocean

0 245 490 980 Feet



City of Santa Barbara Sectional Zoning Map, July 2024

Map SB03

Sectional Map: SB03

Legend

RESIDENTIAL ZONES

- RS-1A - Res. Single Unit, 1 acre min lot size
- RS-25 - Res. Single Unit, 25k sq ft min lot size
- RS-15 - Res. Single Unit, 15k sq ft min lot size
- RS-10 - Res. Single Unit, 10k sq ft min lot size
- RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
- RS-6 - Res. Single Unit, 6k sq ft min lot size
- R-2 - Two-Unit Residential
- R-M - Residential Multi-Unit
- R-MH - Residential Multi-Unit and Hotel

COMMERCIAL AND OFFICE ZONES

- O-R - Office Restricted
- O-M - Office Medical
- C-R - Commercial Restricted
- C-G - Commercial General

MANUFACTURING ZONES

- M-C - Manufacturing Commercial
- M-I - Light Manufacturing

COASTAL-ORIENTED RELATED ZONES

- CO-HR - Hotel and Restaurant
- CO-HV - Hotel and Visitor-Serving
- CO-H - Harbor
- CO-CAR - Commercial, Arts and Recreation
- CO-MI - Manufacturing Industrial

PARKS AND RECREATION ZONE

- P-R - Parks and Recreation

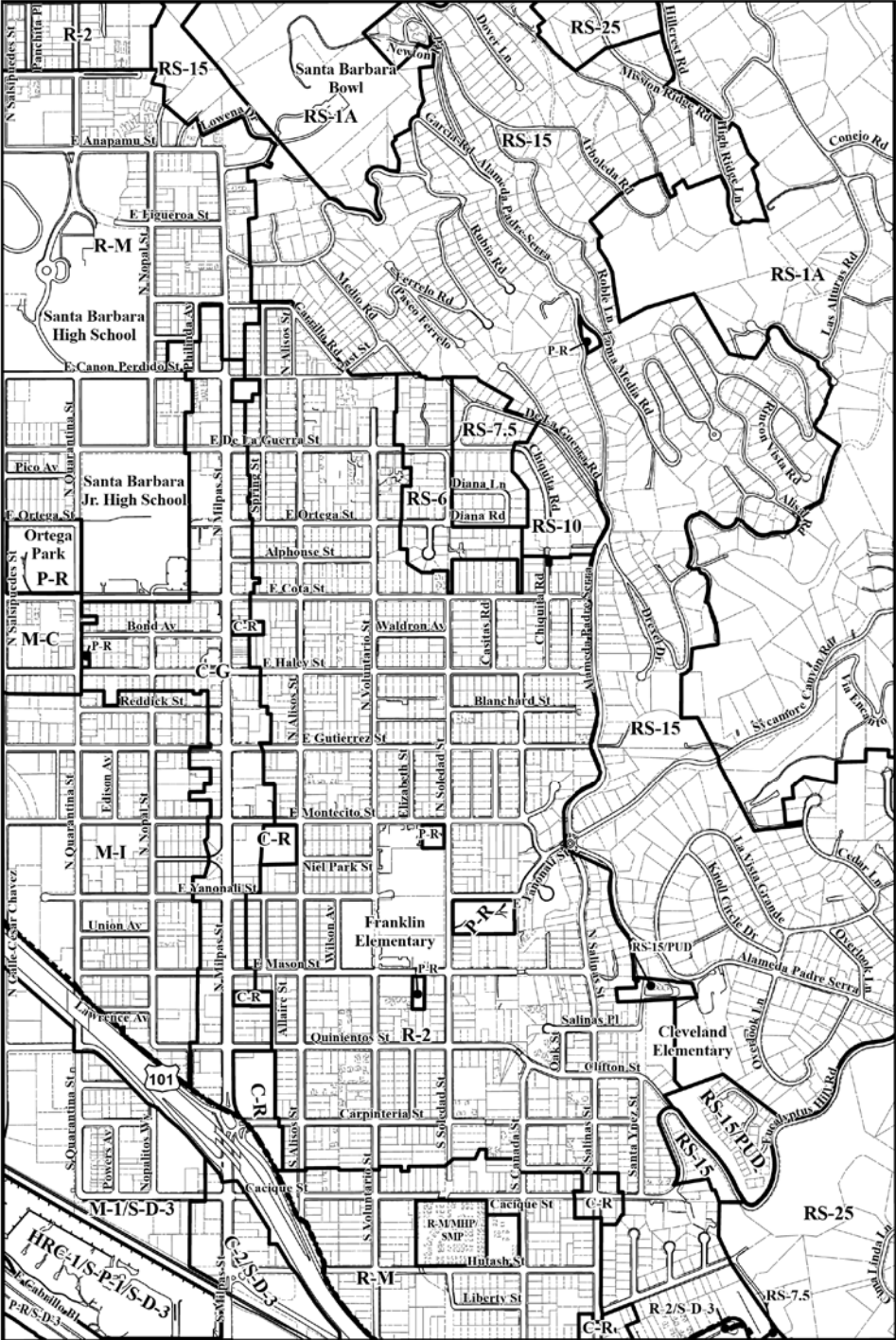
OVERLAY ZONES

- AC - Auto, Commercial, and Services
- RD - Research and Development
- HWMF - Hazardous Waste Mgmt Facility
- PUD - Planned Unit Development
- RH - Resort Hotel
- SH - Shoreline Housing Zone
- SRP - San Roque Park
- USS - Upper State Street Area
- CZ - Coastal Overlay Zone
- MHP - Mobile Home Park
- SMP - Senior Mobilehome Park

SPECIFIC PLAN ZONES

- SP-1PP - Park Plaza
- SP-2CP - Cabrillo Plaza
- SP-3MC - Mission Canyon (rescinded)
- SP-4RA - Rancho Arroyo
- SP-5WC - Watson College
- SP-6AIA - Airport Industrial Area
- SP-7RC - Riviera Campus
- SP-8H - Hospital
- SP-9VM - Veronica Meadows
- SP-10LP - Las Portales

■ Coastal Zone Boundary

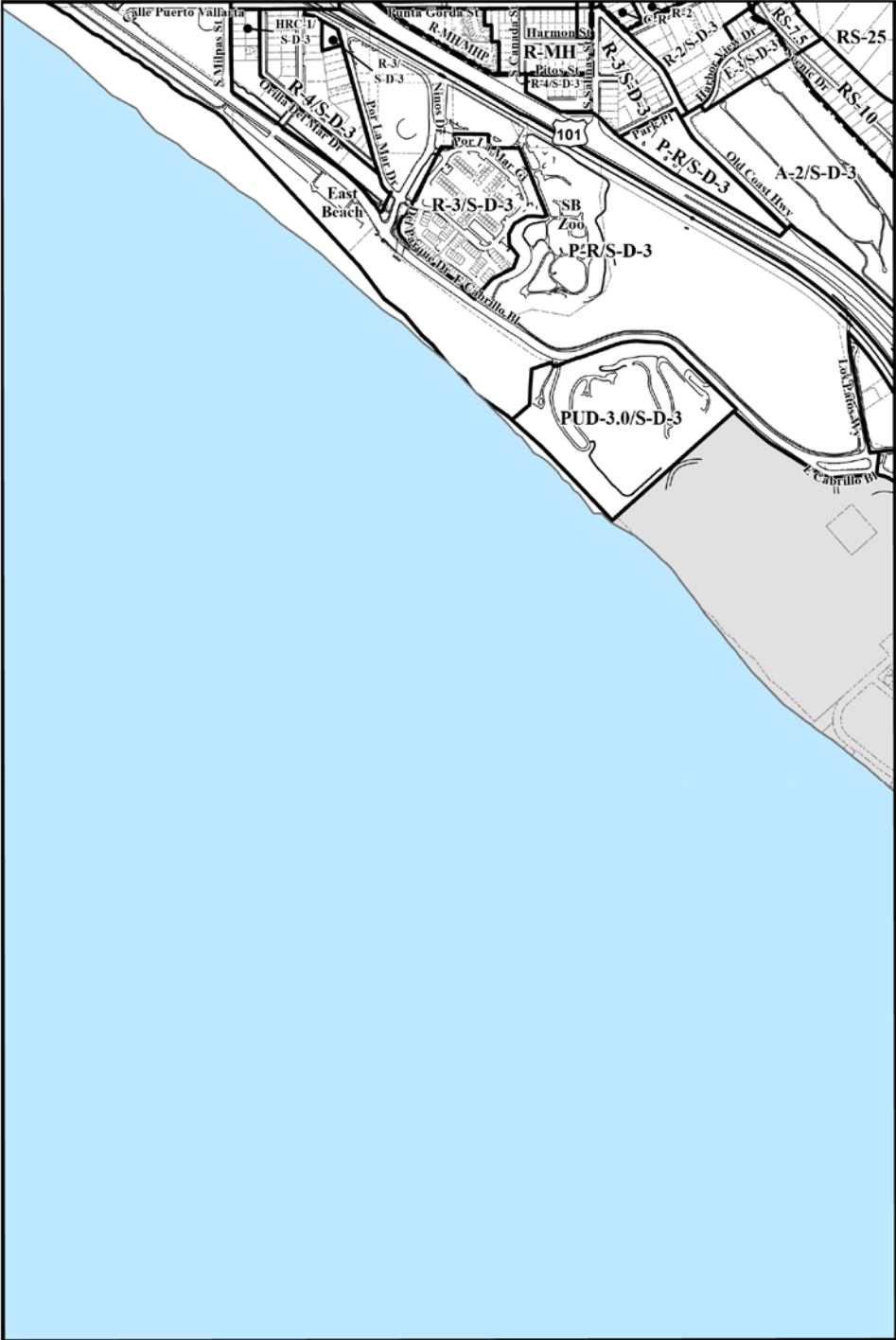
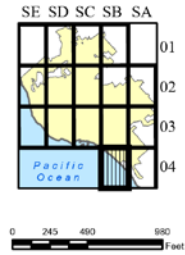


City of Santa Barbara Sectional Zoning Map, July 2024

Map SB04

Sectional Map: SB04

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-2S - Res. Single Unit, 25k sq ft min lot size
 - RS-1S - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hotel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Senior Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5WC - Watson College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10-LP - Las Portales
- Coastal Zone Boundary



City of Santa Barbara Sectional Zoning Map, July 2024

Map SC01

Sectional Map: SC01

Legend

RESIDENTIAL ZONES

- RS-1A - Res. Single Unit, 1 acre min lot size
- RS-2S - Res. Single Unit, 25k sq ft min lot size
- RS-1S - Res. Single Unit, 15k sq ft min lot size
- RS-10 - Res. Single Unit, 10k sq ft min lot size
- RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
- RS-6 - Res. Single Unit, 6k sq ft min lot size
- R-2 - Two-Unit Residential
- R-M - Residential Multi-Unit
- R-MU - Residential Multi-Unit and Hostel

COMMERCIAL AND OFFICE ZONES

- O-R - Office Restricted
- O-M - Office Medical
- C-R - Commercial Restricted
- C-G - Commercial General

MANUFACTURING ZONES

- M-C - Manufacturing Commercial
- M-L - Light Manufacturing

COASTAL-ORIENTED RELATED ZONES

- CO-HR - Hotel and Restaurant
- CO-HV - Hotel and Visitor-Serving
- CO-H - Harbor
- CO-CAR - Commercial, Arts and Recreation
- CO-MI - Manufacturing Industrial

PARKS AND RECREATION ZONE

- P-R - Parks and Recreation

OVERLAY ZONES

- AC - Auto, Commercial, and Services
- RD - Research and Development
- HWMF - Hazardous Waste Mgmt Facility
- PUD - Planned Unit Development
- RH - Resort Hotel
- SH - Shoreline Housing Zone
- SRP - San Roque Park
- USS - Upper State Street Area
- CZ - Coastal Overlay Zone
- MHP - Mobile Home Park
- SMP - Senior Mobilehome Park

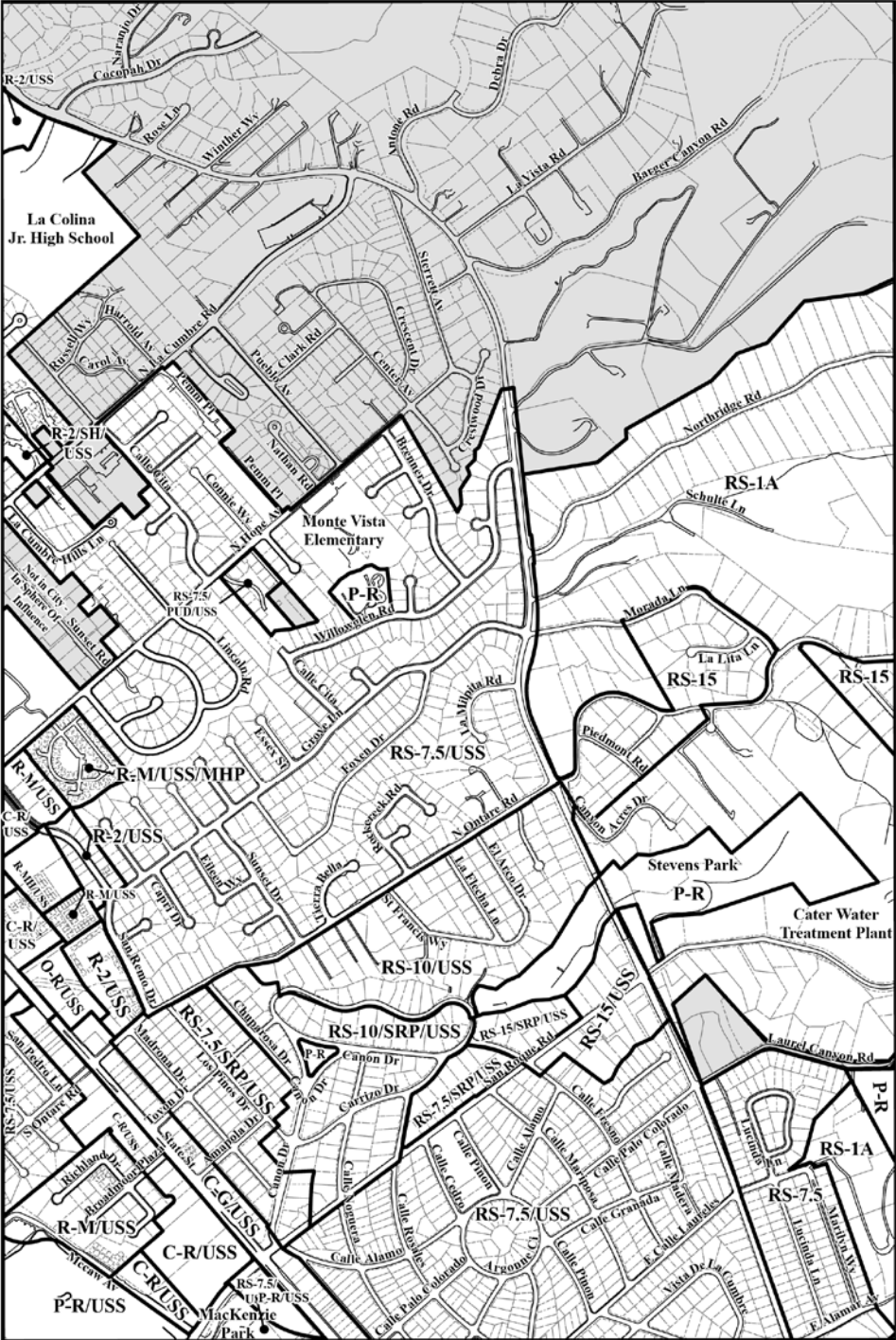
SPECIFIC PLAN ZONES

- SP-1PP - Park Plaza
- SP-2CP - Cabrillo Plaza
- SP-3MC - Mission Canyon (rescinded)
- SP-4RA - Rancho Arroyo
- SP-5WC - Westmont College
- SP-6AIA - Airport Industrial Area
- SP-7RC - Riviera Campus
- SP-8H - Hospital
- SP-9VM - Veronica Meadows
- SP-10LP - Las Portales

■ Coastal Zone Boundary

SE SD SC SB SA
 01
 02
 03
 04
 Pacific Ocean

0 245 490 980 Feet

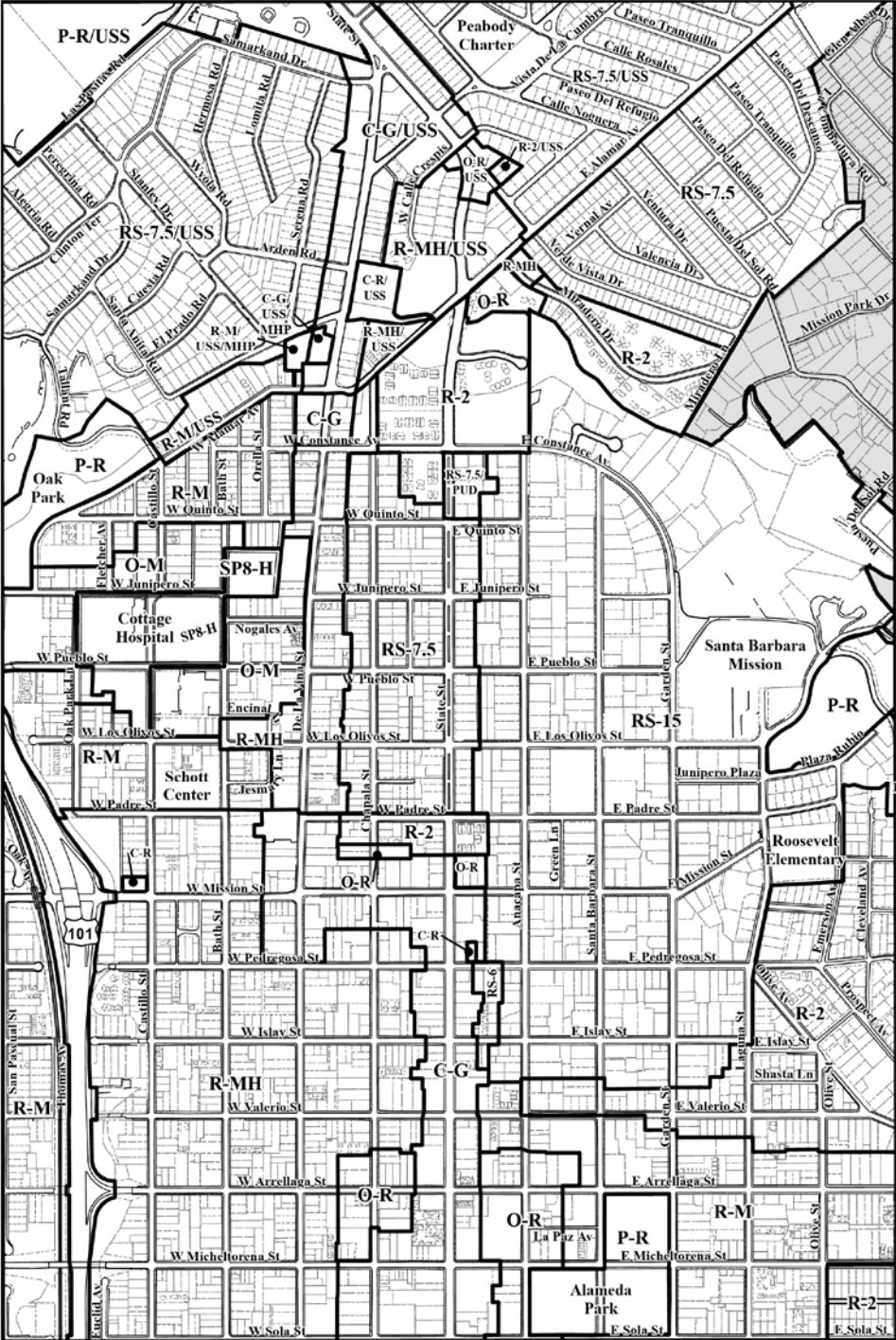
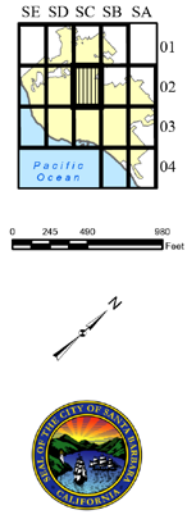


City of Santa Barbara Sectional Zoning Map, July 2024

Map SC02

Sectional Map: SC02

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-2S - Res. Single Unit, 25k sq ft min lot size
 - RS-1S - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Host
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-I - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Senior Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-ARA - Rancho Arroyo
 - SPS-WC - Westmont College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary



City of Santa Barbara Sectional Zoning Map, July 2024

Map SC03

Sectional Map: SC03

Legend

RESIDENTIAL ZONES

- RS-1A - Res. Single Unit, 1 acre min lot size
- RS-2S - Res. Single Unit, 25k sq ft min lot size
- RS-1S - Res. Single Unit, 15k sq ft min lot size
- RS-10 - Res. Single Unit, 10k sq ft min lot size
- RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
- RS-6 - Res. Single Unit, 6k sq ft min lot size
- R-2 - Two-Unit Residential
- R-M - Residential Multi-Unit
- R-MH - Residential Multi-Unit and Hostel

COMMERCIAL AND OFFICE ZONES

- O-R - Office Restricted
- O-M - Office Medical
- C-R - Commercial Restricted
- C-G - Commercial General

MANUFACTURING ZONES

- M-C - Manufacturing Commercial
- M-I - Light Manufacturing

COASTAL-ORIENTED RELATED ZONES

- CO-HR - Hotel and Restaurant
- CO-HV - Hotel and Visitor-Serving
- CO-H - Harbor
- CO-CAR - Commercial, Arts and Recreation
- CO-MI - Manufacturing Industrial

PARKS AND RECREATION ZONE

- P-R - Parks and Recreation

OVERLAY ZONES

- AC - Auto, Commercial, and Services
- RD - Research and Development
- HWMF - Hazardous Waste Mgmt Facility
- PUD - Planned Unit Development
- RH - Resort Hotel
- SH - Seaside Housing Zone
- SRP - San Roque Park
- USS - Upper State Street Area
- CZ - Coastal Overlay Zone
- MHP - Mobile Home Park
- SMP - Senior Mobilehome Park

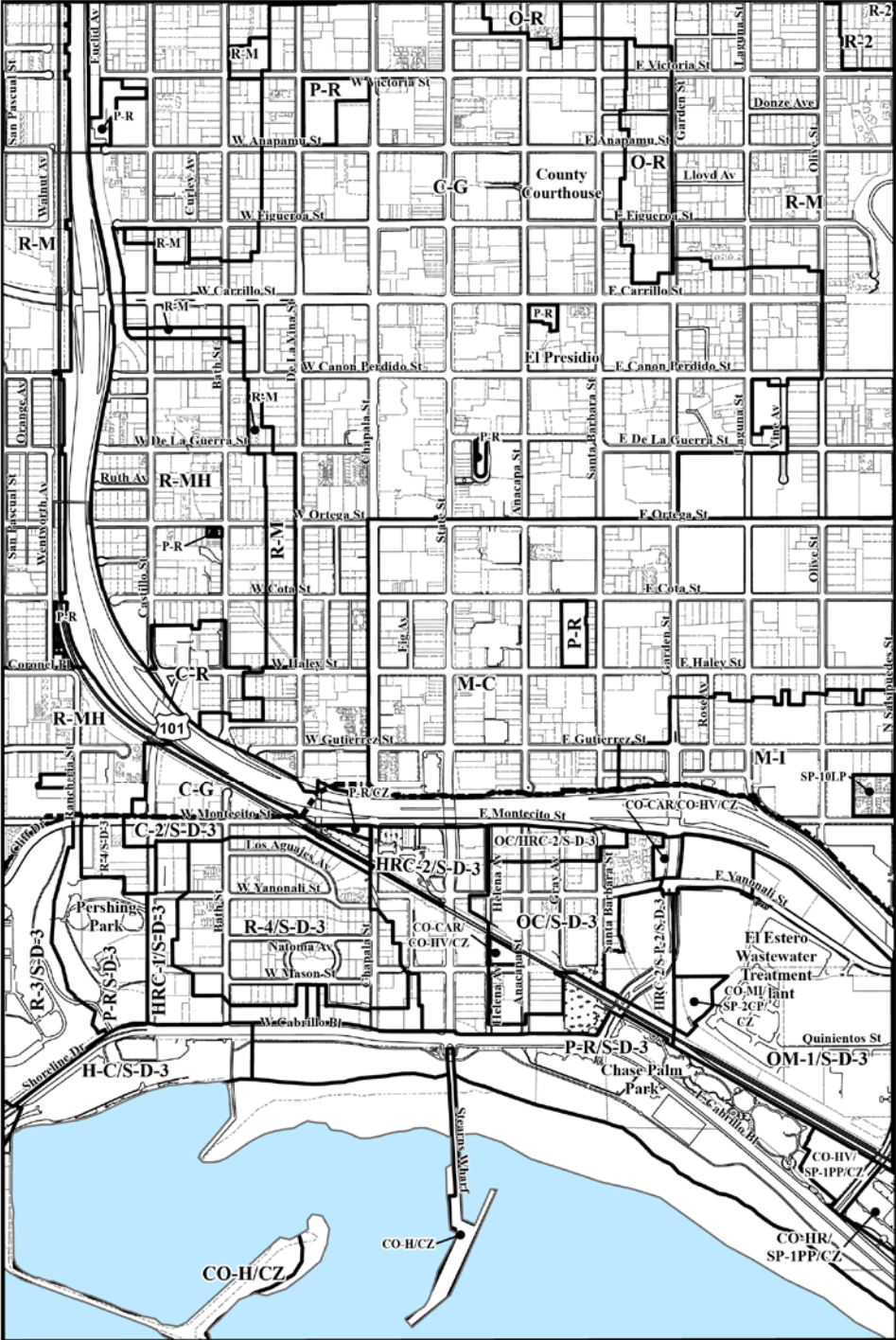
SPECIFIC PLAN ZONES

- SP-1PP - Park Plaza
- SP-2CP - Cabrillo Plaza
- SP-3MC - Mission Canyon (rescinded)
- SP-4RA - Rancho Arroyo
- SP-5WC - Westwood College
- SP-6AIA - Airport Industrial Area
- SP-7RC - Riviera Campus
- SP-8H - Hospital
- SP-9VM - Veronica Meadows
- SP-10LP - Las Portales

■ Coastal Zone Boundary

SE SD SC SB SA
 01
 02
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 04
 Pacific Ocean

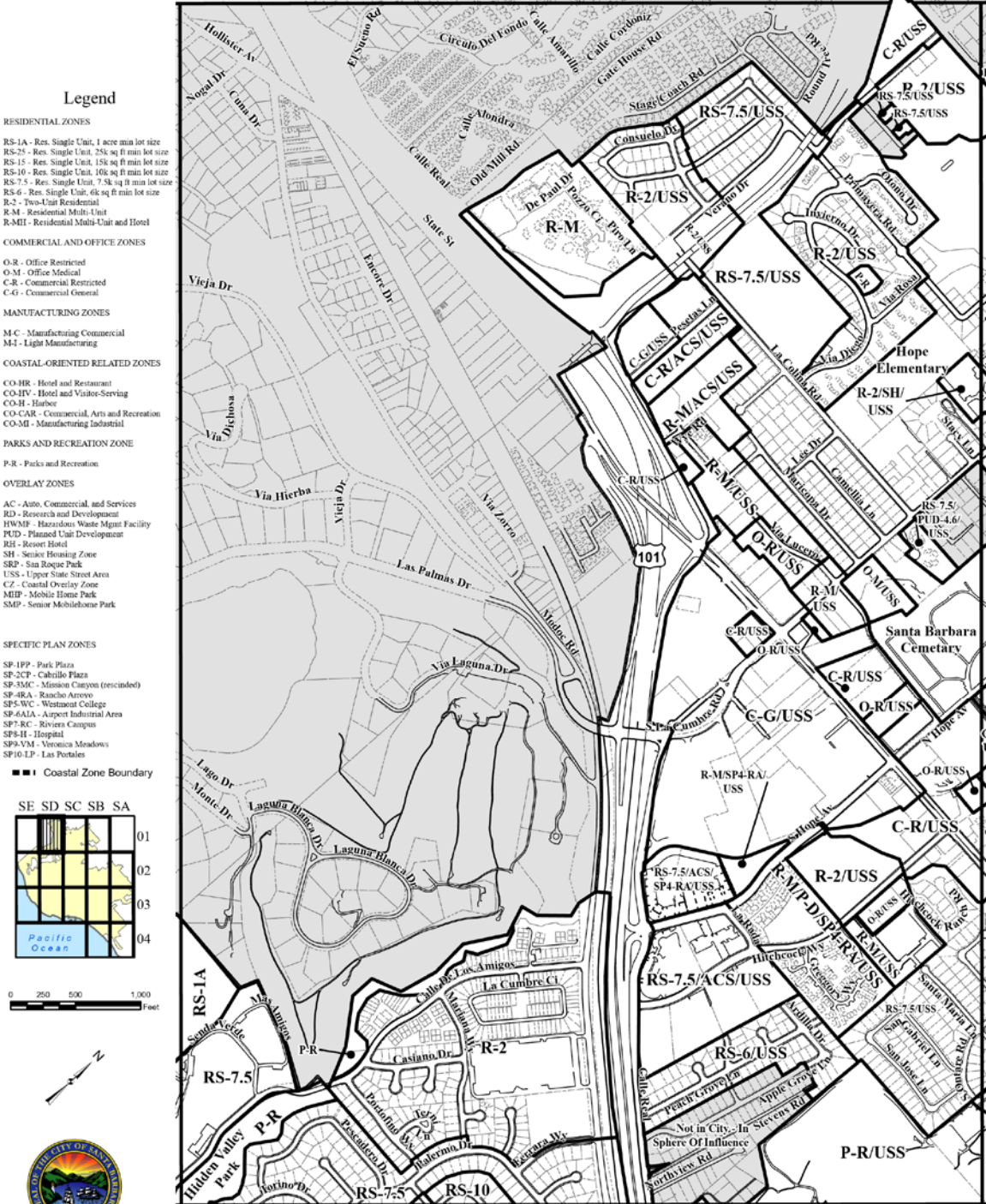
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City of Santa Barbara Sectional Zoning Map, July 2024

Map SD01

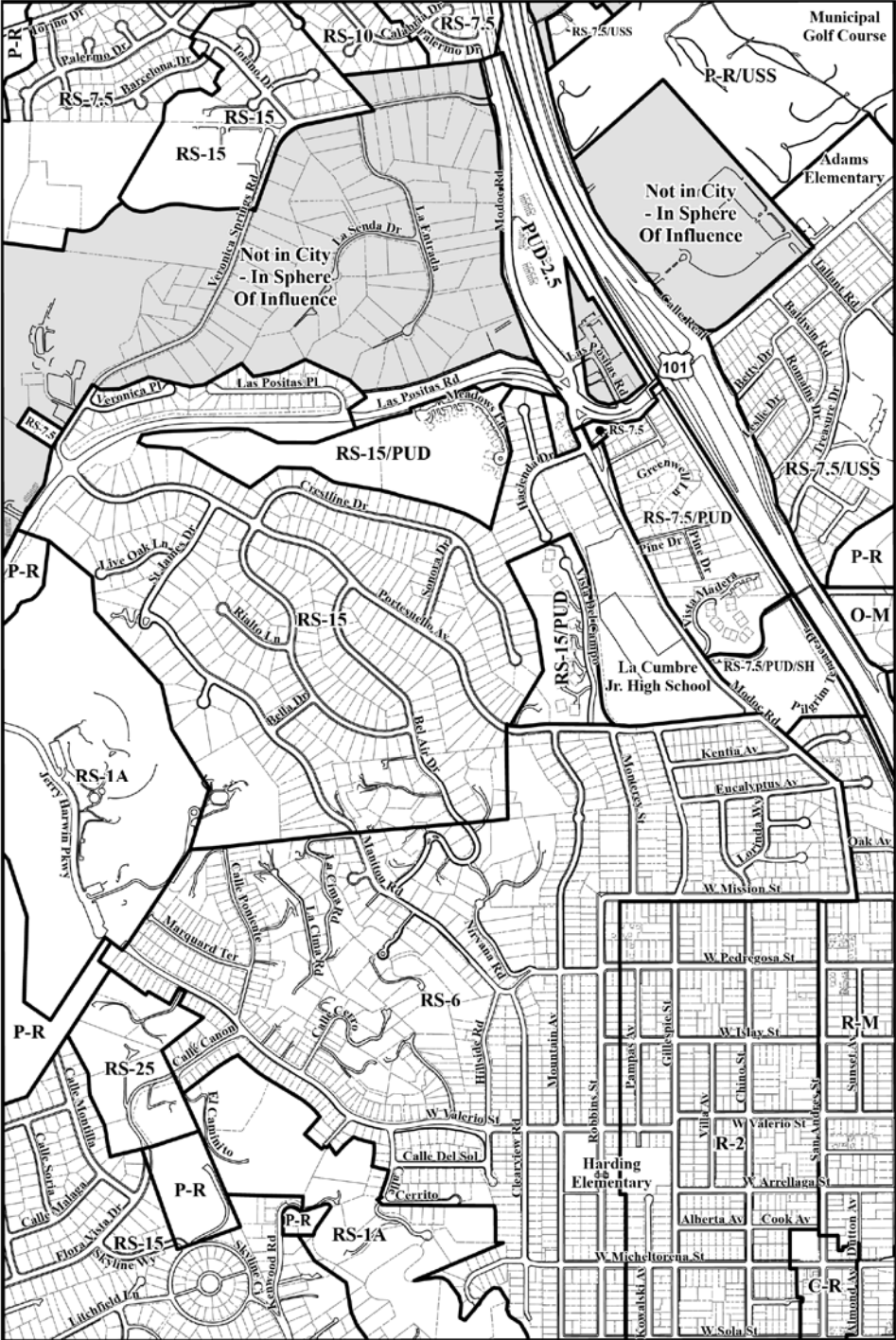
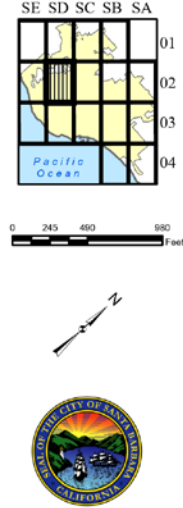
Sectional Map: SD01



Map SD02

Sectional Map: SD02

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-25 - Res. Single Unit, 25k sq ft min lot size
 - RS-15 - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hostel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Shoreline Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5WC - Westmont College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary



City of Santa Barbara Sectional Zoning Map, July 2024

Map SD03

Sectional Map: SD03

Legend

RESIDENTIAL ZONES

- RS-1A - Res. Single Unit, 1 acre min lot size
- RS-2S - Res. Single Unit, 25k sq ft min lot size
- RS-1S - Res. Single Unit, 15k sq ft min lot size
- RS-10 - Res. Single Unit, 10k sq ft min lot size
- RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
- RS-6 - Res. Single Unit, 6k sq ft min lot size
- R-2 - Two-Unit Residential
- R-M - Residential Multi-Unit
- R-MH - Residential Multi-Unit and Hotel

COMMERCIAL AND OFFICE ZONES

- O-R - Office Restricted
- O-M - Office Medical
- C-R - Commercial Restricted
- C-G - Commercial General

MANUFACTURING ZONES

- M-C - Manufacturing Commercial
- M-L - Light Manufacturing

COASTAL-ORIENTED RELATED ZONES

- CO-HR - Hotel and Restaurant
- CO-HV - Hotel and Visitor-Serving
- CO-H - Harbor
- CO-CAR - Commercial, Arts and Recreation
- CO-MI - Manufacturing Industrial

PARKS AND RECREATION ZONE

- P-R - Parks and Recreation

OVERLAY ZONES

- AC - Auto, Commercial, and Services
- RD - Research and Development
- HWMF - Hazardous Waste Mgmt Facility
- PUD - Planned Unit Development
- RH - Resort Hotel
- SH - Senior Housing Zone
- SRP - San Roque Park
- USS - Upper State Street Area
- CZ - Coastal Overlay Zone
- MHP - Mobile Home Park
- SMP - Senior Mobilehome Park

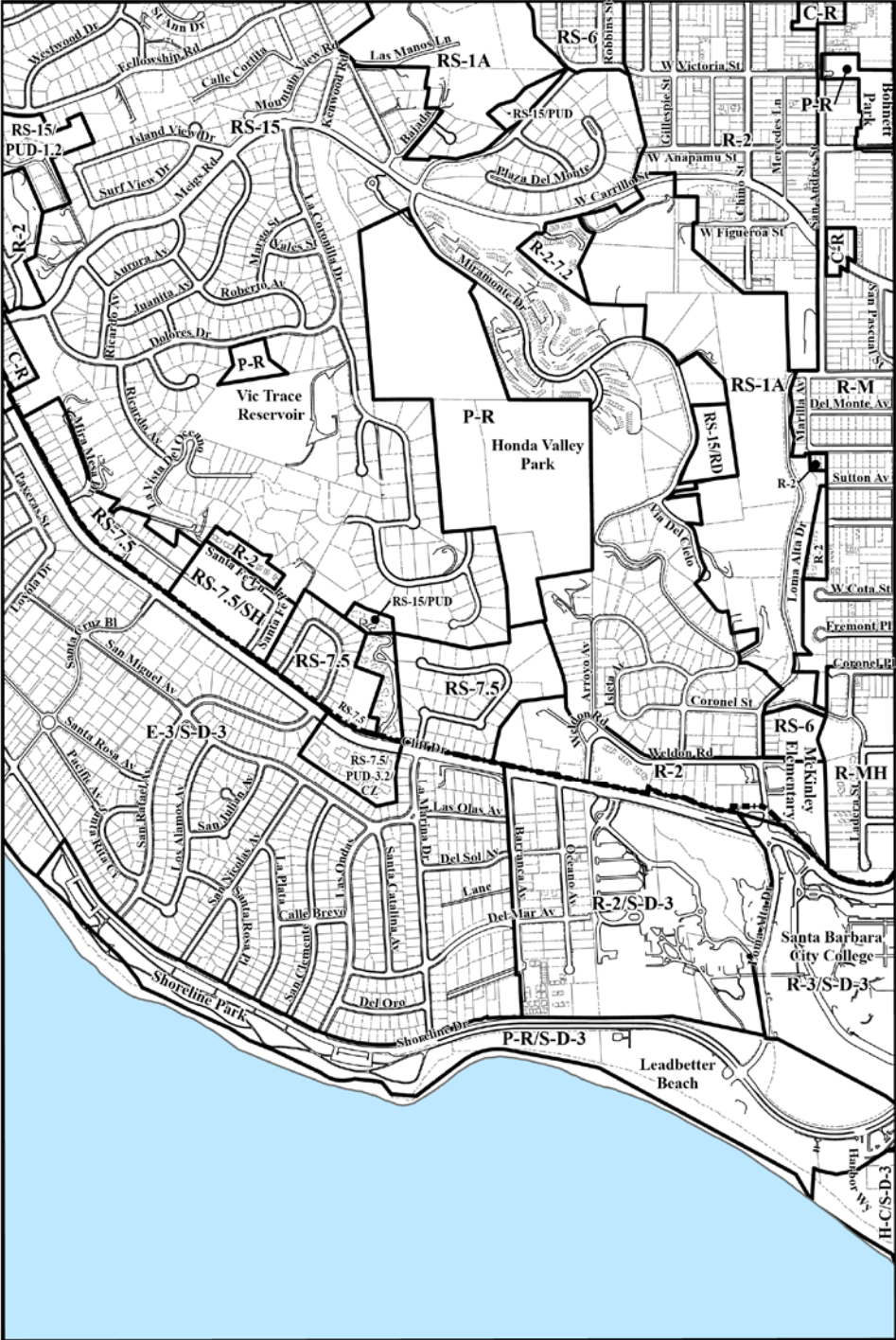
SPECIFIC PLAN ZONES

- SP-1PP - Park Plaza
- SP-2CP - Cabrillo Plaza
- SP-3MC - Mission Canyon (rescinded)
- SP-4RA - Rancho Arroyo
- SP-5WC - Watson College
- SP-6AIA - Airport Industrial Area
- SP-7RC - Riviera Campus
- SP-8H - Hospital
- SP-9VM - Veronica Meadows
- SP-10LP - Las Portales

■ Coastal Zone Boundary

SE SD SC SB SA
 01
 02
 03
 04
 Pacific Ocean

0 245 490 980
 Feet

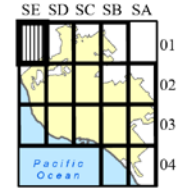


City of Santa Barbara Sectional Zoning Map, July 2024

Map SE01

Sectional Map: SE01

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-2S - Res. Single Unit, 25k sq ft min lot size
 - RS-1S - Res. Single Unit, 15k sq ft min lot size
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 - RS-6 - Res. Single Unit, 6k sq ft min lot size
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 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hotel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
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- PARKS AND RECREATION ZONE**
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 - HWMF - Hazardous Waste Mgmt Facility
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 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5WC - Watsonville College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary

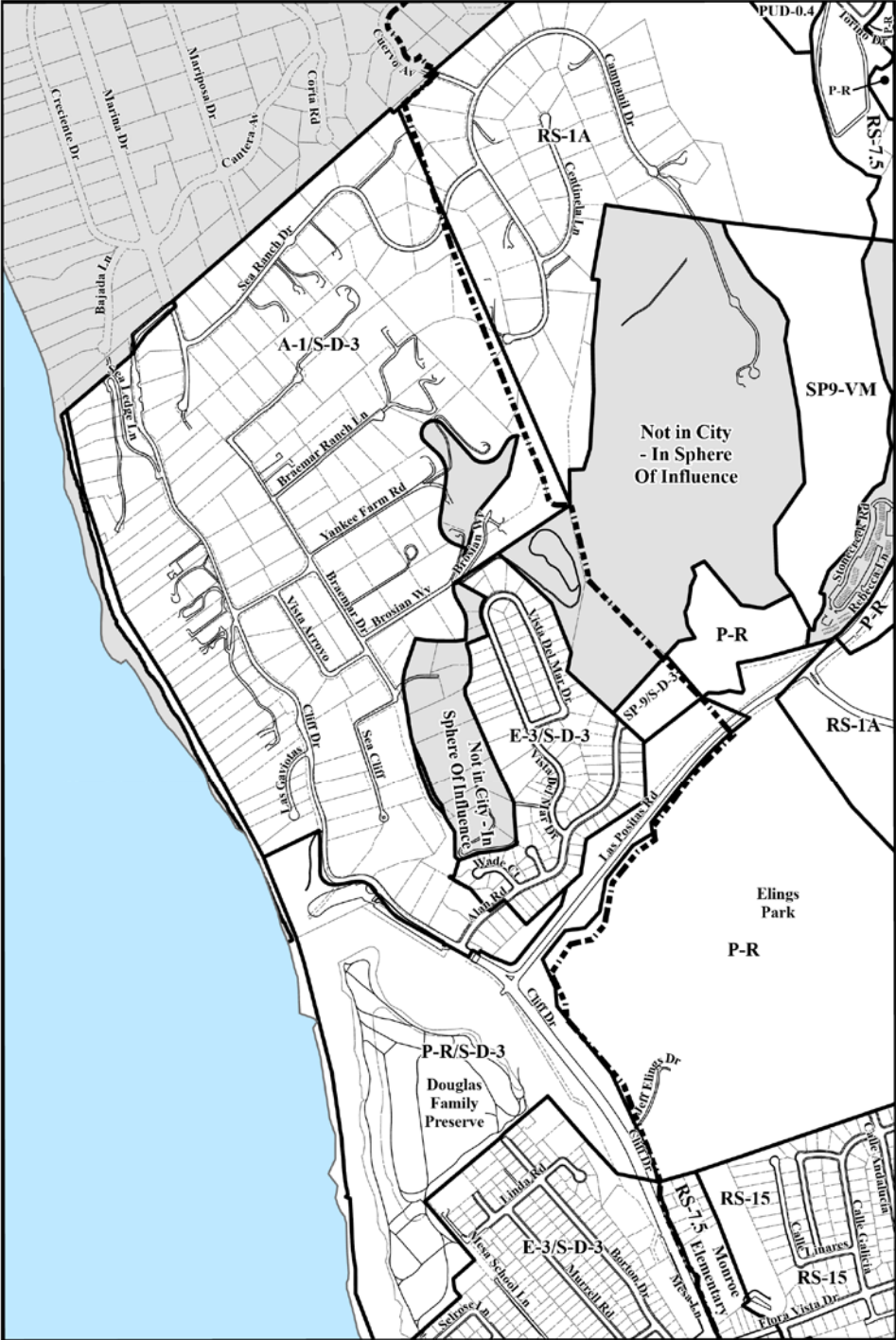
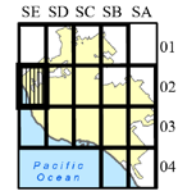


City of Santa Barbara Sectional Zoning Map, July 2024

Map SE02

Sectional Map: SE02

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res. Single Unit, 1 acre min lot size
 - RS-2S - Res. Single Unit, 25k sq ft min lot size
 - RS-1S - Res. Single Unit, 15k sq ft min lot size
 - RS-10 - Res. Single Unit, 10k sq ft min lot size
 - RS-7.5 - Res. Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res. Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hostel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medical
 - C-R - Commercial Restricted
 - C-G - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-L - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-HR - Hotel and Restaurant
 - CO-HV - Hotel and Visitor-Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Arts and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HWMF - Hazardous Waste Mgmt Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Shoreline Housing Zone
 - SRP - San Roque Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
 - MHP - Mobile Home Park
 - SMP - Senior Mobilehome Park
- SPECIFIC PLAN ZONES**
- SP-1PP - Park Plaza
 - SP-2CP - Cabrillo Plaza
 - SP-3MC - Mission Canyon (rescinded)
 - SP-4RA - Rancho Arroyo
 - SP-5VC - Watson College
 - SP-6AIA - Airport Industrial Area
 - SP-7RC - Riviera Campus
 - SP-8H - Hospital
 - SP-9VM - Veronica Meadows
 - SP-10LP - Las Portales
- Coastal Zone Boundary

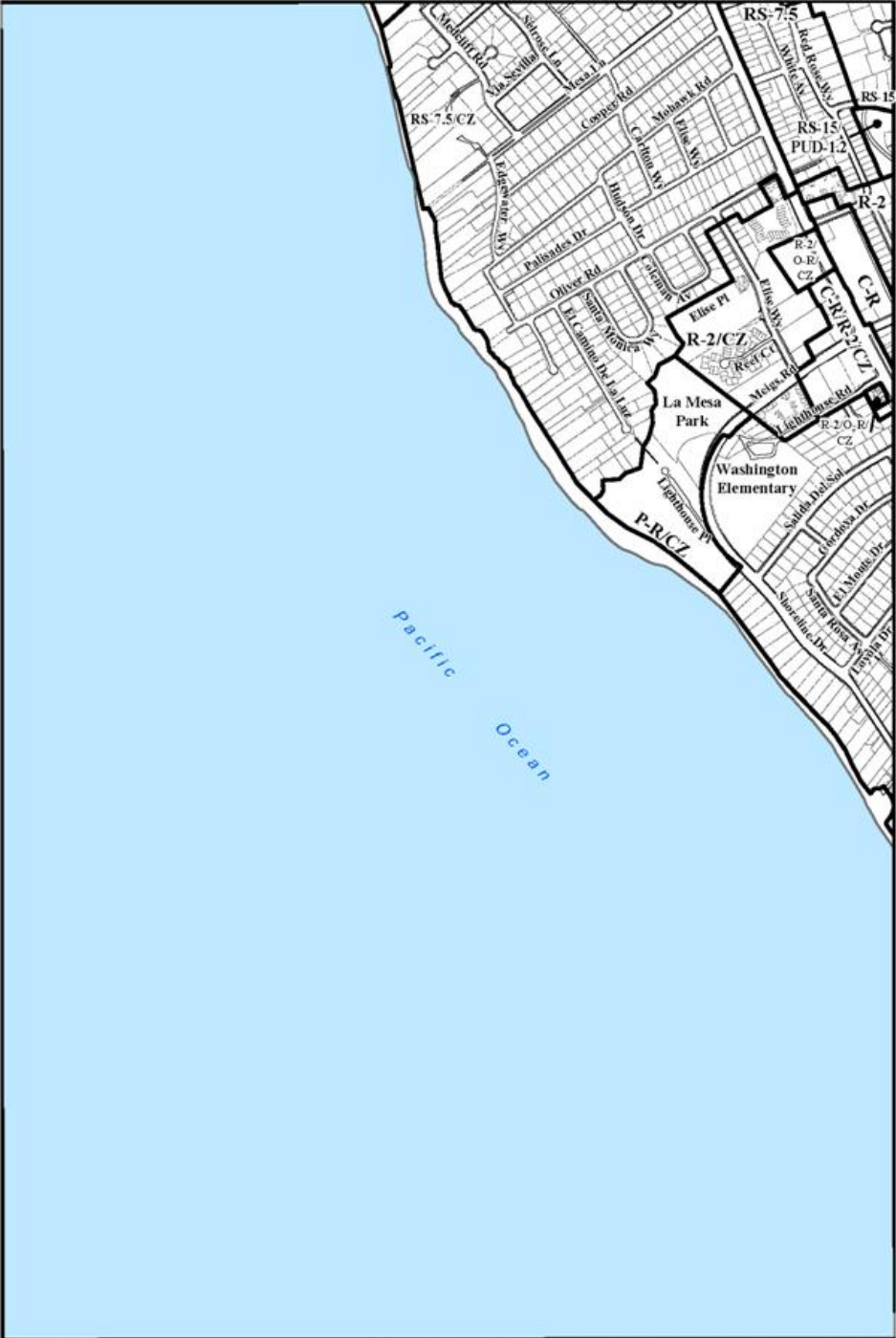
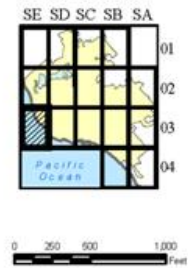


City of Santa Barbara Sectional Zoning Map, July 2024

Map SE03

Sectional Map: SE03

- Legend**
- RESIDENTIAL ZONES**
- RS-1A - Res Single Unit, 1 acre min lot size
 - RS-25 - Res Single Unit, 2.5k sq ft min lot size
 - RS-15 - Res Single Unit, 1.5k sq ft min lot size
 - RS-10 - Res Single Unit, 1.0k sq ft min lot size
 - RS-7.5 - Res Single Unit, 7.5k sq ft min lot size
 - RS-6 - Res Single Unit, 6k sq ft min lot size
 - R-2 - Two-Unit Residential
 - R-M - Residential Multi-Unit
 - R-MH - Residential Multi-Unit and Hotel
- COMMERCIAL AND OFFICE ZONES**
- O-R - Office Restricted
 - O-M - Office Medium
 - C-R - Commercial Restricted
 - C-O - Commercial General
- MANUFACTURING ZONES**
- M-C - Manufacturing Commercial
 - M-I - Light Manufacturing
- COASTAL-ORIENTED RELATED ZONES**
- CO-MR - Hotel and Restaurant
 - CO-MV - Hotel and Visitor Serving
 - CO-H - Harbor
 - CO-CAR - Commercial, Auto and Recreation
 - CO-MI - Manufacturing Industrial
- PARKS AND RECREATION ZONE**
- P-R - Parks and Recreation
- OVERLAY ZONES**
- AC - Auto, Commercial, and Services
 - RD - Research and Development
 - HRMF - Hazardous Waste Management Facility
 - PUD - Planned Unit Development
 - RH - Resort Hotel
 - SH - Senior Housing Zone
 - SPF - San Felipe Park
 - USS - Upper State Street Area
 - CZ - Coastal Overlay Zone
- SPECIFIC PLAN ZONES**
- SP-1FF - Park Plaza
 - SP-2CF - Coffee Plaza
 - SP-3AC - Mission Canyon (revised)
 - SP-4RA - Ranchos Arroyo
 - SP-5WC - Western Co Edge
 - SP-6AJA - Airport Industrial Area
 - SP-7IC - Fortesa Canyon
 - SP-8-H - Hospital
 - SP-9-VM - Ventura Meadows
 - SP-10-LP - Los Padres
- Coastal Zone Boundary



City of Santa Barbara, Sectional Zoning Map, v. July 2017

SECTION 10 Severability and Interpretation.

A. Severability. If any provision of this Ordinance or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are hereby declared to be severable.

B. Interpretation. This Ordinance shall be construed to confer upon the City the maximum power and authority allowed by state and federal law. In the event state or federal law is found to conflict with and preempt any provision of this Ordinance, or in the event state or federal law changes to conflict with and preempt any provision of this Ordinance, the remaining and non-conflicting provisions of this Ordinance shall be interpreted and construed to give maximum effect to the remaining and non-conflicting provisions so as to effectuate, to the greatest extent possible, the purposes and restrictions expressed herein.

SECTION 11 California Environmental Quality Act

This action is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 based on the City's adopted CEQA implementation ordinance per SBMC Section 22.100.070 (List of Ministerial Projects and Categorical Exemptions), Subsection C.5. Class 5: Minor Alternations in Land Use Limitations, Subsection c. Adoption or amendment of land use or development ordinance, regulations, standards, or guidelines that substantially maintain existing land use intensity or density. The amendments to Title 30 are administrative in nature and will not result in any increase in the intensity or density of land use above what is currently

allowed under the General Plan Land Use designations. There is no possibility of a significant effect on the environment from this action.

Exhibit C
Objective Design and Development Standards
Planning Commission Comments and Responses on June 2023 Public Draft ODDS

Planning Commission Comments	Staff Response
Throughout	
Consider consolidating some chapters.	<i>Portions of some chapters were consolidated into others, Chapters 7 & 8 were removed and consolidated into Chapter 3, and Chapter 10 (Definitions) was removed and consolidated into Title 30.</i>
Simplify Title 30 references to just title and chapter without the section, to reduce the number of potential future revisions when Title 30 is amended.	<i>There are multiple references to Title 30 Sections and Subsections. Only including Title and Chapter does not provide enough targeted information for the user.</i>
Include something like Table 1 (Regulations and Reference Points) from the staff report on the website once adopted. Create an executive summary.	<i>There is an expanded version of Table 1 that will be posted as a reference once ODDS is adopted, along with other handouts and website materials to assist applicants. An executive summary is not appropriate for the Municipal Code but could be part of the additional materials posted.</i>
Section 25.01.100 Summary of Zones	
Consider different zone name for Downtown Core.	<i>Zone names were changed since the Admin Draft (August 2022). Staff considered further zone name changes but were unable to find a replacement for Downtown Core.</i>
Section 25.01.110 Zone Map	
Provide more information on why different zones are aligned across Cliff Drive street and adjust accordingly.	<p>North side of Cliff Drive is not in the Coastal Zone and the base zone is C-R (Commercial Restricted). The intent of this zone is for pedestrian-oriented commercial development that primarily services the neighborhood. The ODDS zone is MUC.</p> <p>South side of Cliff Drive is in the Coastal Zone and the base zones are R-2/R-O (Restricted Office) and C-P/R-2 (Restricted Commercial). The intent of R-O is to provides sites for offices as well as a mix of complementary uses. This zone is a transitional zone between major commercial zones and residential zones and will remain NM. C-P is the same as C-R in Title 30 and, for consistency with the north side, was changed from NL to MUC.</p>
Change Funk Zone from DE to MUC	<i>Staff agrees that the Funk Zone is more closely aligns with the lower intensity MUC and this zone was changed.</i>
Zone Map Change from Mixed Use Corridor (MUC) to Downtown Edge (DE): <ul style="list-style-type: none"> • La Cumbre Plaza 	<i>DE is a more intense, mixed-use district with the following differences:</i> <ul style="list-style-type: none"> • Additional 5' of occupiable ground floor space depth.

Exhibit C

Objective Design and Development Standards

Planning Commission Comments and Responses on June 2023 Public Draft ODDS

Planning Commission Comments	Staff Response
<ul style="list-style-type: none"> <i>Haley/Milpas</i> 	<ul style="list-style-type: none"> <i>No minimum primary or secondary front or interior setbacks.</i> <i>No setbacks for portions of the building over 30'.</i> <i>No interior side covered parking setbacks.</i> <p><i>DE is currently reserved for the area surrounding the core downtown of State and Chapala. This area has the best transit services and supports higher density development.</i></p> <p><i>La Cumbre is in the USS overlay, which has development standards more closely aligned with MUC. La Cumbre is not well served by transit, bicycle, and pedestrian facilities and staff does not support spot zoning La Cumbre Plaza with higher-intensity downtown standards at this time.</i></p> <p><i>Milpas is mostly MUC but transitions to NL at Canon Perdido. Milpas is currently not scaled as a downtown corridor or neighborhood and is not as well served by transit, bicycle, and pedestrian facilities as downtown.</i></p> <p><i>Haley is already DE from De la Vina to Garden. From Garden to Milpas, the existing setting of Haley is less intensity and smaller lots as it transitions further away from downtown towards Milpas. Staff does not support changing this portion of Haley to DE.</i></p>
Section 25.01.120 Architectural Styles Map	
<p>Potential adjustments to the Style Map:</p> <ul style="list-style-type: none"> Remove Contemporary Milpas/Haley/Upper De la Vina to limit Contemporary Funk Zone to allow Industrial Major entry points into Santa Barbara to Mediterranean. Consider adding Victorian 	<p><i>Staff does not support removing Contemporary as a style group choice, this was not supported by general public input. Based on further public input and the Work Group, the map was amended as follows:</i></p> <ul style="list-style-type: none"> <i>Major entry points and areas along Highway 101 changed from All Styles to Mediterranean</i> <i>Lower portion of Milpas changed from All Styles to Mediterranean</i> <i>Haley corridor changed from Mediterranean to All Styles</i> <i>Upper De la Vina changed from All Styles to Craftsman and Mediterranean</i> <i>Industrial sub-style limited to areas with the base zone of M-C and CO-CAR (i.e., Funk Zone)</i>

Exhibit C

Objective Design and Development Standards

Planning Commission Comments and Responses on June 2023 Public Draft ODDS

Planning Commission Comments	Staff Response
	<i>Cannot add Victorian as another style under current budget.</i>
Chapter 25.02 Zones	
Explore if existing allowable density in R-2 is constraining development of duplexes, consider smaller lots to allow duplexes than currently possible in General Plan.	<i>Existing minimum lot size is constraining in the R-2 zone. The R-2 zone only allows 2 units if the lot has an average slope less than 10% and the lot is 6,000 square feet (s.f.). The ODDS NM zone (equivalent to R-2) was amended to reduce the minimum design site dimensions for the duplex building type to 50' x 100' (5,000 s.f.) thus allowing more lots to achieve the density assigned to the underlying land use designation for this zone (Medium Density Residential -12 dwelling units/acre).</i>
Parking: Consider access, consider the loss of all parking, tie elimination of parking to increased affordable housing.	<i>The number the parking spaces required matches Title 30 and Title 28. The City previously adopted parking reductions for AUD projects in the downtown and the State has deemed that certain areas do not have to require parking for residential projects. These reductions cannot be tied to provision of affordable units unless the City wants to amend Title 30/Title 28.</i>
Section 25.03.030 Habitat Buffers	
The Top of Bank methodology is subjective and should be addressed.	<i>An objective top of bank methodology is included in the amendments to Title 30 and is referenced in Section 25.03.030 (Habitat Buffers)</i>
Section 25.03.040 Open Yard and Chapter 25.04 Building Types	
Allow more flexibility for Open Yard, allow it on upper stories and include private open yard requirements.	<i>The Open Yard standards were changed to be mostly regulated by Title 30 with a few minor adjustments for the ODDS, and including requirements for private open yard. More flexibility is provided by allowing Alternative Open Yard design for projects in the MUC, DE, and DC zones.</i>
Section 25.03.100 Parking Techniques	
On-site parking (page 17 of Public Draft) #5 should be revised to "primary front access"	<i>Corner design site parking access standards were clarified in F. Parking Techniques #6.</i>
Section 25.03.160 Large Site Standards and Community Open Space	
Large Sites - provide more information about typical block size(s) in Santa Barbara and consider changing the requirement to less than 3 acres.	<i>Per Public Works, 500-520 block length is pretty typical in the grid. The maximum block perimeter is 1,800' so some block lengths will be less than 500'. Large sites standards were amended to apply to 4 or more acres due to the requirement for new streets</i>

Exhibit C

Objective Design and Development Standards

Planning Commission Comments and Responses on June 2023 Public Draft ODDS

Planning Commission Comments	Staff Response
<p>Consider aligning the term “Civic Space” with State Street planning efforts.</p>	<p><i>and blocks. Community Open Space will apply to sites of 2 or more acres.</i></p> <p><i>In consultation with State Street planners, they do not have a defined term. They recommended considering “privately owned open space”. Staff is recommending the term “Community Open Space</i></p>
<p>Chapter 25.04 Building Types</p>	
<p>Consider adding ‘Multi-Generational House’ building type (Commissioner Bauke has example).</p>	<p><i>A multi-generational home typically allows three generations to have separate and shared living spaces in one building. King City’s downtown regulating code includes a “Multigeneration House” as an assembly of up to three attached dwelling units on one lot that provide sufficient privacy for each generation while preserving the street appearance of a single-unit house. Several building types would allow this option, including Section 25.04.050 and 25.04.060 (Duplex Side by Side and Duplex Stacked), Section 25.04.080 (Medium Multiplex), and Section 24.04.100 (Side Court). Another viable multi-generation option is presented in Section 25.04.090 (Duplex Court) that allows up to two new detached units on a site with an existing unit.</i></p>
<p>Section 25.06.010 Purpose</p>	
<p>Add note that other styles not included in ODDS are possible by using discretionary review process.</p>	<p><i>The purpose statement was edited to state that projects using styles not included in the ODDS are not eligible to use Title 25.</i></p>
<p>Section 25.06.0120 General Requirements</p>	
<p>Clarify if trellis lumber dimensions are actual or dimensional.</p>	<p><i>Subsection D. 4 clarifies the dimensions are nominal.</i></p>
<p>Additional Outreach</p>	
<p>Community Outreach suggested for:</p> <ul style="list-style-type: none"> • Style/Zone: Milpas • Style: Upper De La Vina corridor • General: Eastside/Westside/Renters • Styles: Online map 	<p><i>Community outreach for the Architectural Styles map was conducted online, at SB Main and Eastside libraries, in City Hall, and announced via News Bulletin in October 2023. An Architectural Styles Fact Sheet was created and posted.</i></p> <p><i>Additional outreach conducted with AIA in March and April 2024 and with Habitat for Humanity in May 2024.</i></p> <p><i>General outreach and outreach targeted to renters was not conducted but, as the ODDS is a Housing Element implementation program, it was highlighted as a program to be completed soon after Housing</i></p>

Exhibit C
 Objective Design and Development Standards
 Planning Commission Comments and Responses on June 2023 Public Draft ODDS

Planning Commission Comments	Staff Response
	<i>Element adoption in multiple presentations on the Housing Element. A link to the ODDS page was added to the Housing Element Implementation page.</i>
Hold more Work Group meetings for input.	<i>Additional meetings held on 2/9/24, 2/29/24, 7/15/24, and 7/29/24.</i>
Take adjacency standards to HLC/ABR.	<p><i>Staff discussed the adjacency standards with HLC/ABR before the Public Draft was released. Comments from the design review boards were not unanimous. The ABR discussed the transition standards for new block-scale buildings next to existing house-scale. Some members thought the standards went too far and applicants would opt for discretionary review instead; while others recommended testing it before determining if the standards go far enough.</i></p> <p><i>HLC discussed the matching expression line requirement for ODDS projects next to historic resources. They could not find consensus on this standard although they agreed it is important for abutting projects (already required in this situation) or for projects on State Street.</i></p>

Exhibit D
Objective Design and Development Standards
Title 25 ODDS Cross Referenced with the Municipal Code

Relationship of Title 25 ODDS to City of Santa Barbara Municipal Code	
Topic	Municipal Code Reference
Chapter 25.01 (Introduction)	
Land Use	<i>Chapter 30.20 (Residential Zones)</i> <i>Chapter 30.25 (Commercial and Office zones)</i> <i>Chapter 30.30 (Manufacturing Zones)</i> <i>Chapter 30.35 (Coastal-Oriented Zones)</i>
Meaning and Construction of Words and Phrases	<i>Chapter 30.10 (Rules for Construction of Language and Interpretation)</i>
Application Procedures and Noticing	<i>Chapter 30.205 (Common Procedures)</i>
Procedures for Streamlined Affordable Housing Projects	<i>Section 30.145.035 (Affordable Housing Streamlined Approval)</i>
Objective Design Review	<i>Section 30.220.050 (Objective Design Review)</i>
Amendments	<i>Chapter 30.235 (General Plan and Zoning Amendment)</i>
Chapter 25.02 (Zones)	
Accessory Structures	<i>Section 30.140.020 (Accessory Structures)</i>
Density	See Table 25.01.040.A (General Plan Land Use Designations correlated to ODDS Zones) <i>Chapter 30.150 (Average Unit-Size Density Incentive Program)</i>
Inclusionary Housing	Ownership: <i>Chapter 30.160 (Inclusionary Housing)</i> Rental: <i>Section 30.150.110 (Inclusionary Requirements for Rental Housing Projects)</i>
Encroachments	<i>Chapter 22.21 (Encroachments into Public Roads, Streets, Alleys, and Rights-of-Way as Public Nuisance)</i> <i>Section 30.140.090 (Encroachments into Setbacks and Open Yards)</i>
Building Form: Height Measurement	<i>Section 30.15.090 (Measuring Height)</i> <i>Section 30.140.170 (Solar Access Height Limitations)</i>

Exhibit D

Objective Design and Development Standards

Title 25 ODDS Cross Referenced with the Municipal Code

Relationship of Title 25 ODDS to City of Santa Barbara Municipal Code	
Topic	Municipal Code Reference
Building Form: Setback Measurement	<i>Section 30.15.060 (Measuring Distances)</i>
Parking Space Quantities: Automobile	<i>Chapter 30.175 (Parking Regulations) Subsection 30.150.090.F (Additional Development Incentives)</i>
Parking Space Quantities: Coastal Zone Automobile All Uses	<i>Chapter 28.90 (Automobile Parking Requirements)</i>
Parking Space Quantities: Coastal Zone Bicycle Nonresidential	<i>Chapter 28.90 (Automobile Parking Requirements)</i>
Chapter 25.03 (General Site Design Standards)	
Storm Water	<i>Chapter 22.87 (Storm Water Management)</i>
Archaeological and Paleontological Resources	<i>Chapter 22.12 (Archaeological and Paleontological Resources)</i>
Floodplain Management	<i>Chapter 22.24 (Floodplain Management)</i>
Undergrounding of Utilities	<i>Chapter 22.38 (Undergrounding of Utilities)</i>
Open Yard: Minimum Area and Dimensions	<i>Section 30.140.140 (Open Yards)</i>
Open Yard: Alternative Common Open Yard	<i>Subsection 30.150.090.G.2.B (Additional Development Incentives)</i>
Landscape: Driveways and Parking Lots	<i>Section 30.175.080 (Parking Area Landscape and Fence Standards)</i>
Landscape: Parkways	<i>Chapter 15.20 (Tree Planting and Maintenance)</i>
Landscape: Species Selection	<i>Section 14.23.005 (Water Efficient Landscape Standards)</i>
Landscape: Existing Vegetation	<i>Chapter 15.24 (Preservation of Trees)</i>
Lighting: Definitions, Prohibited Lighting, Control of Nuisance Lighting	<i>Chapter 22.75 (Outdoor Lighting)</i>

Exhibit D

Objective Design and Development Standards

Title 25 ODDS Cross Referenced with the Municipal Code

Relationship of Title 25 ODDS to City of Santa Barbara Municipal Code	
Topic	Municipal Code Reference
Fences and Hedges: Maximum Height/Visibility	<i>Section 30.140.230 (Visibility at Driveways and Intersections)</i>
Fences and Hedges: Measuring	<i>Section 30.15.090 (Measuring Height)</i>
Screening: Maximum Height/Visibility	<i>Section 30.140.230 (Visibility at Driveways and Intersections)</i>
Screening: Mechanical Equipment Location, Allowed Encroachment, Noise	<i>Section 30.140.130 (Mechanical and Other Equipment)</i>
Parking Techniques: Definitions	<i>Chapter 30.300 (Definitions)</i>
Parking Techniques: Visibility at Driveways	<i>Section 30.140.230 (Visibility at Driveways and Intersections)</i>
Parking Techniques: Shared/Offsite Parking	<i>Section 30.175.060 (Location of Required Automobile and Bicycle Parking)</i>
Parking Techniques: Subterranean Parking Stories	<i>Section 30.15.090 (Measuring Height)</i>
Sloped Parcels: Average Slope Calculation	<i>Section 30.15.030 (Determining Average Slope)</i>
Sloped Parcels: Graded Slopes Revegetation	<i>Chapter 22.10 (Vegetation Removal) Chapter 22.85 (Erosion and Sedimentation Control Standards for Construction)</i>
Retaining Walls: Measuring Height	<i>Subsection 30.15.090.B (Measuring the Height of Fences and Hedges)</i>
Retaining Walls: Multiple Terraced Retaining Walls Height Limits	<i>Subsection 30.15.090.B.1 (Multiple Fences and Hedges)</i>
Ground Surfaces and Paving: Vehicle Parking and Circulation Areas	<i>Section 30.175.090 (Parking Area Design and Development Standards)</i>
Public Improvements	<i>Section 22.44.070 (Public Improvement Standards)</i>
Large Sites, Community Open Space: New Streets and Blocks	<i>Section 30.140.180 (Street Frontage and Access)</i>

Exhibit D

Objective Design and Development Standards

Title 25 ODDS Cross Referenced with the Municipal Code

Relationship of Title 25 ODDS to City of Santa Barbara Municipal Code	
Topic	Municipal Code Reference
Large Sites, Community Open Space: Storm Water	<i>Chapter 22.87 (Storm Water Management)</i>
Large Sites, Community Open Space: Sidewalks	<i>Chapter 22.44 (Street Dedication and Improvement Requirements for Building Permits) Chapter 22.60 (Streets and Sidewalks)</i>
Large Sites, Community Open Space: Crosswalks	<i>Chapter 10.32 (Crosswalks)</i>
Large Sites, Community Open Space: Outdoor Dining	<i>Chapter 9.95 (Use of City Sidewalks and Rights-of-Way for Dining Purposes)</i>
Chapter 25.04 (Building Types)	
Pedestrian Access	<i>Section 30.175.090 (Parking Area Design and Development Standards)</i>
Tower Exceptions to Height Limitations	<i>Section 30.140.100 (Exceptions to Height Limitations)</i>
Chapter 25.05 (Frontages)	
Encroachments	<i>Section 30.140.090 (Encroachments into Setbacks and Open Yards)</i>
Chapter 25.06 (Architectural Design)	
Styles in Historic Districts, Landmark Districts, Potential Historic Districts	<i>Chapter 30.57 (Landmark District and Historic District Overlay Zone) Historic Resource Design Guidelines</i>
Paint, Textile, and Metal Colors	<i>Santa Barbara Guide: A Guide to Painting Buildings</i>

Exhibit E
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Description of Title 30 Amendments

Chapter/Section	Amendment Description
Chapter 30.15 Rules of Measurement	
30.15.025 Calculating Density	ODDS-related and Citywide new section to describe what is meant by “base density”, how to calculate dwelling units per acre, and clarify how density is calculated for mixed-use projects, other uses, and accessory dwelling units (ADUs). These amendments are consistent with the definition of base density in Gov’t Code 65915 and responding to SB 478 (2021) Gov’t Code § 65913.11. <i>Result: Clarifications, change to density standards as required by State law (i.e., General Plan du/ac instead of lot area).</i>
30.15.030 Determining Slope	The ODDS refers to this section for calculating slope in Section 25.03.110. The formula and figure amended to fix incorrect formula. <i>Result: Clarification, no significant change.</i>
30.15.040 Determining Creek Top of Bank	The ODDS refers to this section for calculating creek top of bank in Section 25.03.030. Amended because the former methodology (specific to Mission Creek) was not objective and did not have a figure. Also partially implements Housing Element Program HE-9: Resource Protection and Development Certainty by providing an objective creek top of bank methodology. <i>Result: Clarification, no significant change.</i>
30.15.050 Fractions	ODDS-related and Citywide amendment to change residential projects’ density calculations from rounding fractions down to rounding up. This change is in response to findings of the AUD Program Progress Report (2023) that revealed that the Title 30 zoning regulations for rounding fractions down affected density calculations and only 32% of lots in the Program could achieve the maximum densities allowed under the General Plan Land Use Designations. This also makes our rounding procedures for density consistent with State Density Bonus Law. <i>Result: ODDS-related process improvement and minor change to density formula may allow for one additional unit in some projects. No changes proposed to parking calculations or inclusionary requirements.</i>
35.15.070 Measuring Floor Area	Minor clean up to clarify how floor area is measured for unenclosed structures. <i>Result: Clarification, no significant change.</i>

Exhibit E
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
35.15.080 Measuring Front Yards	New diagram to fix error in Figure 30.15.080: Measuring Front Yards related to Cul De Sac Lot. <i>Result: Clarification, no significant change.</i>
35.15.090 Measuring Height and Stories	Amendment and reorganization to move Height Exclusions (Exceptions to Height Limitations) to this section. ODDS building types regulate number of stories and this amendment adds a description of an attic half-story for the purpose of building types with half story maximums. <i>Result: Clarification, no significant change.</i>
35.15.100 Measuring Setback and Stepbacks	ODDS-related amendment to clarify how upper story stepbacks are measured. <i>Result: Clarification, no significant change.</i>
30.15.120 Screening	Citywide and ODDS-related amendments to provide objective standards for screening. Amendments clarify that solar energy panels and electric vehicle charging stations are not subject to screening requirements. Provides objective standards for screening uncovered parking in the front yard. Eliminates unintentional automatic design review trigger for minor mechanical equipment. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
Chapter 30.140 General Site Regulations	
30.140.050 Development Along Mission Creek	Minor edits to reference updated title of Section 30.15.040 Determining Creek Top of Bank. <i>Result: Clarification, no significant change.</i>
30.140.100 Exceptions to Height Limitations	Reorganization and minor edit to move Architectural Elements code section to Section 35.15.090 Measuring Height and Stories. <i>Result: Clarification, no significant change.</i>
Chapter 30.145 Affordable Housing and Density Bonus Incentives	
30.145.010 Intent	Amendment to update references to state law. <i>Result: Clarification, no significant change.</i>
30.145.020 Density Bonus Under State Law	Amendment to clarify review procedures for density bonus projects. <i>Result: Clarification, no significant change.</i>
30.145.030 Density Bonus Under City Program	Amendment to update review procedures and clarify relationship with state density bonus law. <i>Result: Clarification, no significant change.</i>
30.145.035 Affordable Housing Streamlined Approval	This section implements the procedures for Senate Bill 35 projects. Amended, per recent updates to Government Code 65913.4, to reference the ODDS for objective design and

Exhibit E
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
	development standards, and to replace ministerial design review with a reference to new Section 30.220.050 (Objective Design Review). <i>Result: ODDS-related process improvements.</i>
30.145.040 By-Right Approval	New section to implement Housing Element Program HE-4: Use-By-Right Permitting and other state laws that require by right processing for qualified housing projects. <i>Result: Clarification, required by state law.</i>
30.145.050 Denial of Affordable Housing or Emergency Shelters	Moved from Section 30.145.040 to Section 30.145.050. Moved to end of Chapter with new section number and updated references to state law. Simplified and shortened text. <i>Result: Clarification, no significant change.</i>
Chapter 30.175 Parking Regulations	
30.175.020 Applicability	Minor wording changes to clarify parking standards for additions, alterations, and change of use to existing buildings. Consolidated references to bicycle parking. Clarified change of use for manufacturing and industrial uses. New section for Community Development Director to decide on number of spaces when permit history is unclear. <i>Result: Clarification and streamlining.</i>
30.175.030 General Provisions	Update references to City Access and Parking Design Standards. Clarification for situations where no parking is required (AB-2097), and when voluntary parking is provided, related to parking maximums, bicycle parking, accessible parking, and EV parking, consistent with state law. Flexibility for ADA parking and clarified assigned parking for tandem and lifts. <i>Result: Clarification, required by state law and streamlining.</i>
30.175.040 Required Automobile and Bicycle Parking Spaces	Minor clean up and amendment to Emergency Shelter standards to implement Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing, consistent with state law. <i>Result: Clarification, required by state law.</i>
30.175.050 Parking Exceptions and Reductions	Minor clarifications to reference affordable ownership units. Clarify zone of benefit calculation. More flexibility to allow bike parking, motorcycle parking, and EV parking in existing lots. Amendments for consistency with AB 2097, which prohibits the City from imposing minimum automobile parking requirements on projects located within 1/2 mile of public transit, as defined. <i>Result: Clarification, required by state law and streamlining.</i>

Exhibit E
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
30.175.060 Location of Required Automobile and Bicycle Parking	Clarified reference to “other vehicles”. Consolidated the interior setback standards for uncovered parking. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
30.175.070 Bicycle Parking	Updated reference to City Access and Parking Design Standards. <i>Result: Clarification, no significant change.</i>
30.175.080 Parking Area Landscape and Fence Standards	Amendment to move the landscape standards into table format (new Table 30.175.080.A: Parking Area Landscape), for ease of use. Corrected the visibility triangle on a diagram. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
30.175.090 Parking Area Design and Development Standards.	Updated reference to City Access and Parking Design Standards. Minor changes to make standards objective for loading, tandem, lifts, materials, and gates. Clarified when a waiver to standards is required by the Public Works Director. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
Chapter 30.205 Common Procedures	
30.205.030 Pre-Application Review	Amendment to remove mandatory pre-application review for some project types in conformance with Permit Streamlining Act and Novak Report recommendations. Exempts ODDS projects from mandatory pre-application review and Planning Commission concept review. Updated list of Pre-Application Review Team members. <i>Result: ODDS-related changes and some streamlining for larger projects. (Pre-application review will still be available and highly recommended as an option for complicated projects.)</i>
30.205.035 Preliminary Housing Application	Added to clarify the process for projects submitted under the Housing Accountability Act. <i>Result: Clarification, required by state law.</i>
30.205.040 Concept Review	Amendment to clarify that projects using the ODDS are exempt from mandatory concept review. Clarified to note that Concept Review may also include design review or Staff Hearing Officer, identify expiration date, and other minor administrative clarifications. <i>Result: Clarifications and ODDS-related process improvements.</i>
30.205.050 Review of Discretionary Applications	Minor clean up and clarifying amendments to Subsection B. (Concurrent Processing) and Subsection C. (Incomplete Application). Subsection E. (Review and Consideration) amended to add procedures for approval of a development proposed on the Housing Element’s suitable sites inventory at a lower density and for denial of an objective housing

Exhibit E
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
	development project consistent with state law. <i>Result: Clarifications, ODDS-related process improvements, and changes required by state law.</i>
30.205.060 Environmental Review	Minor clean up to fix reference. <i>Result: Clarification, no significant change.</i>
30.205.070 Public Notice	Clean up to clarify noticing for design review hearings. <i>Result: Clarification, no significant change.</i>
30.205.080 Conduct of Public Hearings	Amendment to clarify limit on number of public hearings for objective housing development projects after the full application is deemed complete, consistent with state law. <i>Result: Clarification, required by state law.</i>
30.205.090 Decision	Amendment to clarify final decisions on project applications, consistent with state law. <i>Result: Clarification, required by state law.</i>
30.205.110 Effective and Approval Dates	Amendment to clarify approval dates, including ministerial decisions. <i>Result: Clarification, no significant change.</i>
30.205.120 Expiration of Permits	Minor clean ups for consistency with Section 30.205.110. <i>Result: Clarification, no significant change.</i>
30.205.150 Appeals	Clean ups as follows: 1) clarify that the Staff Hearing Officer no longer approves minor zoning exceptions; 2) clarify process for appeals of accessory dwelling units (ADUs) – adopted with the ADU ordinance but not updated in Title 30; 3) add Single Family Design Board appeals decisions – already adopted in Title 22 but not included in Title 30; and 4) confirm that ministerial actions are final and not subject to appeal. <i>Result: Clarification and streamlining.</i>
30.205.160 Enforcement and Penalty	Amendment regarding indemnification added at the request of the City Attorney. <i>Result: Clarification and streamlining.</i>
Chapter 30.220 Design Review	
30.220.050 Objective Design Review	This is a new section to describe the objective design review process for projects using the ODDS, including applicability, review authority, procedures, and appeals. <i>Result: ODDS-related process improvement.</i>
Chapter 30.250 Modifications	
30.250.020 Applicability	Amendment to clarify a Density Modification is allowed (AKA Lot Area Modification) and minor clean-ups. <i>Result: Clarification and streamlining.</i>

Exhibit E
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
Chapter 30.295 Use Classifications	
Section 30.295.020 Residential Use Classifications	Minor clean-ups related to implementation of Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing – clarifies that single-unit residential includes employee housing units for six or fewer residents consistent with state law. Updates Group Residential definition consistent with state law. <i>Result: Clarification, required by state law.</i>
Section 30.295.030 Public and Semi-Public Use Classifications	Minor clean-up for consistency with state law definitions of emergency shelter and social service facilities per Gov’t Code 65583 and 65660. <i>Result: Clarification, required by state law.</i>
Section 30.295.040 Commercial Use Classification	Housing Element related amendment to clarify that agriculture is not a primary use of land and therefore the Health and Safety Code provisions for agricultural employee housing on agricultural land does not apply within the City. <i>Result: Clarification, required by state law.</i>
Chapter 30.300 Definitions	The ODDS (Title 25) initially included a Definitions chapter with specialized terms and phrases used in Title 25. The amendments to this chapter include adding specialized terms related to ODDS to keep all zoning-related definitions together, and clean-ups to existing Title 30 definitions. <i>Result: Clarification and ODDS-related process improvements.</i>
Appendix Sectional Maps	Sectional maps were updated to reflect current zoning boundaries due to annexations and to show changes since the last update in 2017, such as the mobile home park overlay. <i>Result: Clarification, no significant change.</i>

General Plan Policy Consistency Analysis

Title 25: Objective Design and Development Standards

2031-2023 Housing Element (December 12, 2023)

Policy 1.5: Objective Design Standards. Establish citywide objective design and development standards for multi-unit housing, coupled with alternatives to conventional zoning regulations, to accommodate infill development in existing neighborhoods.

Program HE-7: Objective Design Standards

In 2021, the City adopted Objective Design Standards for Streamlined Housing Projects specifically for projects that qualify for streamlined review under SB 35 (2017). Unless extended by the State legislature, SB 35 (2017) will expire on January 1, 2026. As a follow up to the SB 35 (2017) Design Standards, the City is currently developing citywide objective design and development standards for multi-unit housing development projects. These standards include a new section of the Municipal Code that provides alternatives to conventional zoning regulations to accommodate infill development in existing neighborhoods and are intended to apply to all areas of the City that are zoned for two or more units. This program is envisioned as an opt-in alternative for developers who are seeking a streamlined alternative to the City's design review process.

Funding Source: Local Early Action Planning (LEAP) Grant (consultant), General Fund (staff)

Responsibility: Planning Division

Time Frame: Start Date Q3 2021. End Date Q4 2024

Corresponding Goal/Policy: Goal 1; Policy 1.5

Consistency Analysis: The Title 25 Objective Design and Development Standards (ODDS) are consistent with the Housing Element by fully implementing this policy and program.

Land Use Element (2011)

Goal

Design: Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.

Community Design Policy

LG12. Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

Possible Implementation Actions to be Considered

LG12.1 Design Overlays. Create Design Overlay areas for selected non-residential and residential areas of the city through Floor Area Ratios (FARs), building setbacks, landscaping and open space requirements, and design guidelines. Commercial areas, historic districts, streets, or a single block with unique qualities can be evaluated for improved guidance to ensure compatibility in scale, bulk, and size. Specific areas to receive priority evaluation for a Design Overlay area include:

1. Downtown
2. Coast Village Road
3. Upper State Street
4. Milpas Street
5. Haley/Gutierrez Streets
6. The "Funk Zone" (i.e., Yanonali and Helena Streets)

LG12.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment.

Standards and Findings. Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 square feet or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods.

Consistency Analysis: The ODDS standards implement the Land Use Element goal to enhance community character with appropriately scaled buildings through the calibration of allowed building types in the ODDS zones. ODDS projects emphasize walkability through standards that require the parking to be located behind the occupiable space of the building and appealing frontages. Open space and landscaping are required elements for projects using the ODDS.

The ODDS are not design overlays but they do include standards for setbacks, landscaping and open space, and design (note: the Land Use Element was adopted prior to current state laws that require design standards rather than guidelines for residential development). The ODDS zones were calibrated to ensure that proposed buildings are compatible in scale with the surrounding built environment. Standards that regulate the number of stories and require building setbacks were included to address compatibility.

The ODDS will apply to residential projects in commercial zones, addressing size, bulk, and scale through articulation standards, building setbacks and stepbacks, and limits on the number of stories. Section 25.04.170 (Adjacency and Height Standards) of the ODDS requires new projects to lower height and bulk within transition areas next to smaller residential structures and historic resources.

Community Design Policy

LG13. Multi-Family Design Guidelines. Develop multi-family residential design guidelines and standards to address unit sizes, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porches facing the street or courtyard, and parking located out of sight).

Consistency Analysis: The ODDS implement LG13 through standards rather than guidelines (note: the Land Use Element was adopted prior to current state laws that require design standards rather than guidelines for residential development). They include residential multi-unit standards for setbacks, open yard, building massing, and landscaping. In all zones, pedestrian-friendly design is achieved through façade zone requirements, frontages facing the street, courtyard, or community open space, and parking behind the occupiable space of a building.

Historic Resources Element (2012)

Protection of Buildings, Structures, Sites and Features Policy

HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

Possible Implementation Action to be Considered

HR1.1 Use all available tools. Consider specific preservation strategies and land use regulation mechanisms, including those listed in the Land Use Element, such as revised development standards, buffer protection, overlay zones, Design and Historic Districts, Landmark, and Structure of Merit designations.

Protection of Buildings, Structures, Sites and Features Policy

HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure

compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Possible Implementation Action to be Considered

HR2.5 Use appropriate measures. Measures to be implemented shall include assurances that such development is appropriately scaled, designed and sited, and provided with well-located open space and landscaping. Proportionately scale construction (addressing height, size, bulk, volume, etc.) adjacent to historic resources.

Consistency Analysis: Section 25.04.170 (Adjacency and Height Standards) of the ODDS includes building height, massing, and expression line considerations to ensure sensitivity to adjacent historic resources, consistent with the Historic Resources Element implementation actions listed above. Landscaping is addressed with Section 25.03.050 (Landscape), including minimum percentage of a site to be landscaped and minimum dimension of landscape area.

Environmental Resources Element (2011)

Air Quality Policy

ER10. **Development Mitigation.** Establish ordinance requirements to apply standard air-quality mitigation measures for new development and construction projects. These include measures to minimize construction dust and vehicle emissions; provide landscaping; conserve energy and reduce vehicle trips.

Biological Resources Policy

ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Consistency Analysis: Section 25.03.050 (Landscape) provides standards for required landscape areas, including a minimum percent of a site and minimum dimensions. The ODDS landscape standards are consistent with ER11 direction to promote the use of drought-tolerant species as plant species must be selected in compliance with the City's Water Efficient Landscape Standards.

Circulation Element (1997)

Goal 13 APPLY LAND USE PLANNING TOOLS AND STRATEGIES THAT SUPPORT THE CITY'S MOBILITY GOALS.

Enhance the historic pattern of compact development. The City can facilitate this development pattern in a number of ways, including:

1. Allowing more compact development along major transit corridors (without increasing the City-wide development potential as provided for in the existing Zoning Ordinance and General Plan);
2. Providing incentives for mixed use development;
3. Establishing provisions that allow for creative site development and urban design standards

Design Standards Policy

13.4 Establish provisions to allow for creative site development and urban design standards that support the City's mobility goals.

Implementation Strategy

13.4.2 Ensure that all City design guidelines orient buildings toward pedestrian activities through such methods as:

Commercial Areas:

- creating attractive, interesting, and pleasing building facades that are oriented toward paseos, streets and sidewalks,
- reducing or eliminating setbacks for non-residential or mixed use buildings,
- placing parking lots behind buildings or underground, if feasible
- encouraging shared parking facilities,
- incorporating paths and paseos between adjacent properties as new development, redevelopment and infill development occurs,
- screening equipment and materials storage from public view,
- incorporating lighting, seating, landscaping, newsracks, shade structures, etc., and
- creating landscaped open spaces.

Residential Areas:

- encouraging front porches,
- encouraging garages to be placed behind residences to the rear of lots,
- encouraging minimal use of new cul-de-sacs. Cul-de-sacs may be allowed where justified based on geologic or other significant features. Where allowed, provide access between cul-de-sacs and streets,
- incorporating pedestrian and bicycle paths and connections between adjacent properties,
- minimizing fences, walls, and private entry gates to separate large scale residential developments from the street (or use of private entry gates),
- minimizing fences, walls, hedges and private entry gates along frontages of single family residential lots, and

- allowing flexibility in design standards for residential development adjacent to transit corridors to ensure adequate buffering of noise and traffic.

Consistency Analysis: The ODDS continue the City’s pattern of compact development and include standards that orient buildings toward pedestrian activities in Chapter 25.02 (Frontages), parking (surface and structures) behind the occupiable space of the building, and standards that minimize the height of fences and walls. Large sites (i.e., four or more acres) are prohibited from including new cul de sacs and require pedestrian and bicyclist connections to surrounding streets. Community open space requirements for sites of two or more acres includes paseos that are lined with building facades and frontages. Sites large enough to accommodate multiple design sites are encouraged to include shared parking facilities and pedestrian pathways. Mechanical equipment is required to be screened from public view.

Title 30 Zoning Ordinance Amendments

2031-2023 Housing Element (December 12, 2023)

Program

HE-1: Amend the Zoning Ordinance for Special Needs Housing

The 2023 Housing Element identified potential governmental constraints to housing, including Zoning Ordinance amendments necessary to comply with changes in state law. Persons and households with special needs, particularly extremely low-income households and persons experiencing homelessness or at risk of becoming homeless, have limited housing options. Housing types appropriate for these groups include emergency shelters, low barrier navigation centers, transitional housing, supportive housing, and single-room occupancy units. Special needs persons may also find housing opportunities in residential care facilities and group homes.

As part of the Governmental Constraints analysis, amendments were identified to the City’s Zoning Ordinances to better facilitate a variety of special needs housing types, as required by state law.

The City will draft and adopt the following Zoning Ordinance amendments in compliance with state law :

Residential Facilities/Group Homes: Amend the permit requirements for Community Care Facilities, Residential Facilities for the Elderly, and Hospices and clarify that only projects that include a housing type not allowed by right in the base zone (e.g., multiple units in a single-unit zone) or includes nonresidential accessory uses, will trigger the Use Permit requirements. The required findings for facilities serving seven or more

individuals in a residential zone will be revised to ensure they are objective with approval certainty similar to other residential uses.

Low Barrier Navigation Centers: Amend to allow Low-Barrier Navigation Centers (as defined in Government Code § 65660 (a)) in mixed-use and nonresidential zones permitting multi-unit uses.

Employee and Farmworker Housing: Amend to categorize agriculture as an accessory use where allowed by zoning; thus clarifying that California Health and Safety Code § 17021.8 does not apply and to allow agricultural employee housing as “employee housing” (as defined in Health and Safety Code § 17008) for six or fewer persons to be permitted without a Conditional Use Permit in all zones where single-unit residences are allowed.

Emergency Shelters: Amend parking standards to comply with new state law parking provisions for emergency shelters.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Start Date Q4 2025. End Date Q4 2026.

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.4

Consistency Analysis. The Title 30 zoning amendments are consistent with the Housing Element Program HE-3 by implementing State law parking requirements for emergency shelters; findings for special needs housing; and clarifications for employee housing units in single-unit residential.

Program

HE-4: Use-By-Right Permitting

Use-by-right approval of housing projects with at least 20 percent of units affordable to lower-income households is required on 1) nonvacant sites previously identified in the 5th cycle housing element, and 2) vacant sites previously identified for both the 5th and 4th cycle housing elements pursuant to AB 1397 (2017). The City’s sites subject to this provision are already zoned at the specific density set forth in the statute (i.e., default density of at least 20 units per acre) and rezoning of these sites is not required.

Upon adoption of the Housing Element and in compliance with state law, the City shall ensure sites identified for housing in the Suitable Sites Inventory in the 4th and 5th cycles but not yet developed for housing allow use-by-right approval for housing developments pursuant to Government Code § 65583.2(i) when 20 percent or more of the units are affordable to very low- and low-income households.

“Use-by-right” means that the City review is ministerial and therefore the project must not require a conditional use permit, planned unit development permit, or other discretionary

review or approval that would constitute a “project” as defined in CEQA. A local ordinance can provide that “use-by-right” does not exempt the use from design review, consistent with the City Charter mandate for design review, but the design review must be objective in accordance with Government Code § 65589.5 (f).

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: In effect immediately upon adoption of Housing Element.

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.4

Consistency Analysis. The Title 30 zoning amendments are consistent with the Housing Element Program HE-4 by implementing the use-by-right permitting procedures.

Environmental Resources Element (2011)

Energy Conservation Policies

Possible Implementation Action to be Considered

ER6.5 Facilitate Renewable Energy Technologies. Promote flexible design review standards and facilitate use of renewable energy technologies through streamlined planning and development rules, codes, processing, and other incentives.

Consistency Analysis. The Title 30 zoning amendments are consistent with ER 6.5 to facilitate renewable energy technologies by clarifying that solar energy panels and electric vehicle charging stations are not subject to the screening standards.
