



## 4.3 SCENIC RESOURCES & VISUAL QUALITY

PHOTO: VIEW ALONG CABRILLO BOULEVARD

**Coastal Act policies related to Scenic Resources & Visual Quality that are relevant to Santa Barbara include the following:**

**Section 30251.** The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

**Section 30253.** New development shall... where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

## INTRODUCTION

The City of Santa Barbara is situated within a natural basin, protected by the foothills of the Santa Ynez Mountains. With mountains as its backdrop and the Pacific Ocean at its front door, Santa Barbara reposes in a setting of exceptional charm. Added to this setting are the scenic resources of the Santa Barbara Channel.

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Consistent with the Coastal Act's directives to site and design development to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas, the Coastal LUP addresses: 1) scenic resources identification and methods for evaluation of impacts; and 2) development standards to minimize scenic resource impacts and protect the visual quality of the Coastal Zone.

As discussed below, there are no areas that currently meet the Coastal Act Section 30253 definition of special communities and neighborhoods.

## SCENIC RESOURCES IDENTIFICATION & PROTECTION

Santa Barbara's natural beauty is central to the City's character, is enjoyed and appreciated by the community, and is a major part of its appeal as an international tourist destination. Public views of the Santa Ynez Mountain ridgelines and foothills, the Pacific Ocean and Channel Islands, beaches, the Harbor and Stearns Wharf, and natural and landscaped open areas are available throughout the Coastal Zone.

The East Beach Component Area includes the Andrée Clark Bird Refuge, the Santa Barbara Zoo (Child Estate), Bellosguardo (formerly known as the Clark Estate), the Montecito Country Club, as well as several City parks, including portions of Chase Palm Park and Dwight Murphy Ball Field.

The Andrée Clark Bird Refuge is a 42-acre open space park, which includes a 29-acre lake and an artificially modified estuary that supports brackish wetlands. Three islands are located in the lake. The eastern and southern perimeter of the Andrée Clark Bird Refuge includes a multi-modal path around the lake that extends from the Andrée Clark Bird Refuge along the ocean and Harbor to Shoreline Park. The Andrée Clark Bird Refuge includes walking paths along the northern shore and three viewing platforms that provide excellent opportunities for bird and other wildlife observation. In addition, a small parking lot, shore area, and stretching equipment are located at the refuge's east end, adjacent to Los Patos Way.

Near the eastern boundary of the Coastal Zone is the Montecito Country Club. Its highly visible, green rolling hillside terrain and architecturally and historically significant clubhouse rising above the green offer a scenic backdrop to the Andrée Clark Bird Refuge and nearby areas. The Santa Barbara Zoo is located on 30 acres of lush botanic gardens overlooking the Pacific Ocean and Andrée Clark Bird Refuge. Bellosguardo is a privately owned 23-acre oceanfront estate located at the eastern end of the City's East Beach and directly across from the Bird Refuge. The large mansion sits atop a bluff, and the eucalyptus and cypress trees, along with the topography, shield the mansion from public view.

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The northern side of Cabrillo Boulevard between Garden and Milpas Streets is flanked by portions of Chase Palm Park, Cabrillo Ball Field, and other open spaces. These parks and open spaces have nearly unobstructed views of the ocean and other coastal scenic resources.

The Waterfront Component Area draws both residents and visitors and is a focal point for recreational activity. Publicly owned land extends along the entire Waterfront area from the western end of Shoreline Park to the Andrée Clark Bird Refuge on the ocean side of Cabrillo Boulevard. Chase Palm Park flanks the south side of Cabrillo Boulevard between Milpas Street and the Wharf and, with its line of tall palm trees and grassy fields, contributes to this area's scenic character. Other grassy areas and more developed parklands provide both passive and active recreational opportunities and are important contributors to the open and scenic setting of the Waterfront.

Most buildings and structures in the Waterfront Component Area are located north of Cabrillo Boulevard, and many are lower-profile, allowing for views of the foothills and mountains to the north. South of Cabrillo Boulevard, structures and buildings are more widely spaced and include historic recreational facilities such as Los Baños del Mar, Cabrillo Pavilion and Bathhouse, Chase Palm Park Center, coastal-dependent structures including Stearns Wharf and the Harbor, and other visitor-serving buildings such as the Shoreline Cafe. This permits largely unimpeded and expansive views of the Pacific Ocean, the Channel Islands, the Harbor and Wharf, and coastline.



STEARNS WHARF AT SUNRISE

Three of the City's principal creeks (Sycamore Creek, Laguna Channel, and Mission Creek) and one minor creek (Arroyo Honda) terminate in the Waterfront Component Area. The condition of these creeks varies, and restoration work is underway or planned. The creeks add to the visual quality of the Coastal Zone and are therefore important scenic resources. Potential areas in need of improvement include Laguna Channel habitat restoration and improvements to the pump house and tide gates, and Mission Creek and Lagoon habitat restoration due to the presence of non-native vegetation or lack of vegetation.

The Mesa Component Area includes the gently sloping ocean bluff top terrace of the East and West Mesa on the City's southwest border. Ocean views are available from many portions of this neighborhood. This neighborhood generally consists of single-unit homes, with apartments and condominiums adjacent to Santa Barbara City College and near Mesa Shopping Center. Open spaces offering exceptional public scenic views include Shoreline Park and La Mesa Park, the Douglas Family Preserve, and Arroyo Burro County Beach Park (Hendry's Beach), which includes the confluence of Mesa Creek and Arroyo Burro where the estuary meets the creeks. Additionally, Lighthouse Creek runs through



La Mesa Park, and Arroyo Burro estuary flows adjacent to the Douglas Family Preserve; both creeks contribute to the visual quality of the area.

Notable improvements to scenic resources in this Component Area include the Arroyo Burro Estuary and Mesa Creek Restoration Project, which was completed in January 2007. Located at the end of the Arroyo Burro County Beach Park parking area and within the Douglas Family Preserve, the project was designed to restore coastal estuarine, riparian, and coastal sage scrub habitats and improve water quality in Mesa Creek, the estuary, and at Arroyo Burro Beach. New trails and a pedestrian bridge, along with interpretive signage to educate visitors on the purpose of the project, were installed to allow access to the Douglas Family Preserve. Potential areas within the Mesa Component Area in need of improvement include riparian restoration in Lighthouse Creek within La Mesa Park and the scenic overlook at the end of Santa Cruz Boulevard, adjacent to Thousand Steps (Camino al Mar).



ARROYO BURRO BEACH

The most westerly area of the Arroyo Burro Component Area of the Coastal Zone is known as the Braemar Ranch-Campanil neighborhood and is characterized as a low-density residential area, which gently slopes upward to an elevation of approximately 500 feet. Within this area, Cliff Drive offers public scenic views of the ocean and coastline to the west out to Campus Point at the University of California Santa Barbara and more limited views to the east. Roadside public parking areas are provided near the far western City limits for enjoying the view.

In order to regulate development in areas of visual quality, to preserve and enhance the scenic resources present within and adjacent to such areas, and to assure the exclusion of incompatible uses and structures, the City has designated some areas as scenic resources. These designated resources are shown on Figure 4.3-1 *Scenic Resources*. Scenic resources visible from the City's Coastal Zone areas may include, but are not limited to, the following:

Scenic Resources inside the Coastal Zone of the City:

- Pacific Ocean.
- Coastal Bluffs & Shoreline.
- Creeks, Estuaries, Lagoons, and Riparian Areas.
- Stearns Wharf.
- Harbor.
- Douglas Family Preserve.
- Montecito Country Club.
- Andrée Clark Bird Refuge.
- Bellosguardo (formerly known as the Clark Estate).

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- Santa Barbara Zoo.
- Parks and Open Space.
- Historic Structures, Sites, and Trees important for their visual quality.
- Landscaping and structures that are contributing resources to Scenic Highways and Routes (Potential State Scenic Highway—Highway 101, and Potential City Scenic Routes—Cabrillo Boulevard and Shoreline Drive).

Additional scenic resources outside the Coastal Zone of the City:

- Pacific Ocean.
- Channel Islands.
- Foothills-Riviera.
- Santa Ynez Mountains.

Some of the key public scenic views in the Coastal Zone are shown on Figure 4.3-1 *Scenic Resources* and include, but are not limited to, Visual Cone—“Positive” Views.

The City recognizes that the preservation and enhancement of scenic resources provides important social, recreational, and economic benefits for both residents and visitors. Therefore, scenic resources policies apply to scenic areas including, but not limited to, documenting public scenic resources and views, requiring analysis and evaluation of potential impacts, and eliminating or reducing—to the extent feasible through design changes—any impacts to public scenic resources and views. In addition, since 2008, developments requiring design review have been subject to the requirement that a project’s decision-making body consider specific compatibility criteria when it reviews a proposed development project to ensure public scenic views are protected.

## PUBLIC BLUFF TOP VISTA POINTS

Public bluff vista points provide views of the beach, ocean, and other scenic resources via a viewing platform or overlook. The following is a list of the key existing public bluff vista points that are also identified on Figure 4.3-1 *Scenic Resources*:

- a. Braemar Vista Point on Cliff Drive above Sea Ledge Lane provides coastal views. The shoulder is paved and widened, providing vehicle turnouts on both sides of the road, and parking is permitted between sunrise and sunset;
- b. Douglas Family Preserve (DFP), an open space park, has steep bluffs on the northern, western, and southern sides and four pedestrian entrance points, including a pedestrian trail from the east end of the Arroyo Burro County Beach Park parking lot. On-street parking is available at three of the entrance points (Borton Drive, Mesa School Lane, and Medcliff Drive). About 3,000 linear feet of bluff top is available in the DFP, with views of the ocean and Channel Islands from the loop trail;
- c. The terminus of Oliver Road near the intersection with Edgewater Way is a viewing area not developed or managed by the City. There are a couple of on-street parking spaces available along Oliver Road;



- d. La Mesa Park, west of Meigs Road near the intersection with Elise Way, provides ocean views but no beach access. West of the park is the Lighthouse Creek gully, spanned by a footbridge providing ocean views and pedestrian access from El Camino de la Luz to the park. There is off-street parking available in the park; and
- e. A viewpoint near the Coast Guard Lighthouse is located opposite Washington School, where Shoreline Drive becomes Meigs Road. The 11-acre property on the bluffs includes developed Coast Guard facilities and lighthouse to the west, and an undeveloped portion to the east that provides views of the ocean and Channel Islands. On-street parking is available along Meigs Road/Shoreline Drive.



FIGURE 4.3-1 SCENIC RESOURCES



This map includes scenic resources identified by City staff, found on the “Visual Resources in the Coastal Zone” Map, and other sources (e.g., Designated Landmarks). The Visual Resources in the Coastal Zone Map was prepared as a part of original LUP (1981) and delineates the view potential from station points located along the main transportation corridors within the coastal zone. Each “cone of view” gives both the foregoing (within a radius of 300 feet) and a background (to the horizon) view. While many changes have occurred to the built environment since the map was produced, it still provides information on important views of scenic resources.

The cone of view also rates each view as being plus (+) for desirable, minus (-) for undesirable and zero (0) for neutral. A (+) view can be either natural land forms, such as the mountains, foothills, ocean, lagoon and plant materials, or manmade such as significant buildings, harbor, and boulevards. A (-) view can either be an impairment of the background scene by foreground features, such as utility lines, or a foreground scene that is not maintained, or inappropriate. These include such examples as littered creeks, inappropriate buildings, and utility poles. An (0) view has neither desirable nor undesirable attributes but can be (+) or (-) depending upon a shift of point-of-view or an improvement or degrading of conditions. For example, a view that is desirable may have a minor view impairment, such as a utility pole, but by changing the observer’s position or by eliminating the pole, the view becomes improved.

The observer, standing at a given station point, has a potential 360° view of both the foreground and background. Conditions in the foreground, such as plant materials, buildings and land features, may block all or portions of the background. In addition, desirable background scenes may become undesirable due to foreground conditions such as numerous utility lines and signs.

The Scenic Resources Map shall be maintained by the City. The map is to be used by planners and the public as a screening tool to help evaluate development projects with regard to potential impacts to scenic resources and public scenic views/corridors of scenic resources. Absence of mapping cannot alone be considered absence of scenic resources since over time, new scenic resources may appear due to landform, vegetation, or other natural changes. Additionally, the visual quality of buildings and structures may increase in the future rendering them scenic resources. For these reasons, local site conditions must be examined at the time of permit application using the best available technology.

Note: Southern city limits extend into the Santa Barbara Channel. See Official Annexation Map for official city limit boundary. The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and does not eliminate the possibility that the Coastal Commission must make a formal mapping determination.

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BOUNDARIES

Coastal Zone

City Limits

IN COASTAL ZONE SCENIC RESOURCES

Vista Point

Parks

Historic Trees

Designated Structures of Merit

Designated Landmarks

Highway 101 - Potential State Scenic Highway

Cabrillo Blvd - Potential City Scenic Route

Shoreline Dr - Potential City Scenic Route

Scenic Shoreline

VISUAL CONE VIEWS

Negative

Neutral

Positive

Background View

Foreground View



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## SCENIC HIGHWAYS & ROAD CORRIDORS

At present, Highway 101 is included in the state's eligible Scenic Highways Master Plan. Cabrillo Boulevard and Shoreline Drive are recognized for their visual qualities within the adopted General Plan Scenic Highway Element. In addition to Highway 101, Cabrillo Boulevard, Shoreline Drive, and other public roads in the City may provide views of scenic resources and may also be considered public viewing areas subject to the protections provided in the scenic and visual policies below. The following discussion is limited to key public viewing corridors along the shoreline, including Highway 101, Cabrillo Boulevard, and Shoreline Drive.

### Highway 101

Of particular importance to Santa Barbara's visual quality is how the unique appearance of Highway 101 relates to the City's overall character. In particular, the segment of Highway 101 within the Coastal Zone (which stretches from Olive Mill Road to the Castillo Street interchange) provides a distinctive visual gateway to the community. Highway 101 is further discussed in Chapter 6.2 *Highway 101*.

### Cabrillo Boulevard from Highway 101 to Castillo Street

Cabrillo Boulevard is a major tourist attraction and should be preserved for visitors and residents. As part of the transfer of then-State Highway Route 225 (Castillo Street from Montecito Street to Cabrillo Boulevard, and Cabrillo Boulevard from Castillo Street east to Highway 101) to the City in the early 1990s, a Preservation Covenant was filed requiring the City to maintain and preserve the street, bridges, and street furniture as contributing elements of the "East Cabrillo Boulevard Parkway Historic District," a property formally determined eligible for inclusion in the National Register of Historic Places. The Preservation Covenant also requires that the City not alter the original or significant historical fabric, or transfer, relocate, or demolish historical resources on or within the roadbed (curb to curb).



CABRILLO BRIDGE REPLACEMENT CONSTRUCTION

In 2008, and in accordance with the Preservation Covenant, the City completed major improvements on East Cabrillo Boulevard between Anacapa and Milpas Streets, including sidewalk replacement and improvements to access ramps, curbs, gutters, driveways, landscaping, street furniture, and light poles.

Mission Creek, passing under Cabrillo Boulevard near State Street, Laguna Channel, and their lagoons have long been in need of restoration and coastal access improvements. The State Street bridge over Mission Creek has now been replaced, the stretch of Mission



Creek directly upstream of the bridge has been widened, and vertical concrete walls have been installed. The section of Mission Creek below the State Street bridge includes a replacement of the Cabrillo Boulevard bridge over Mission Creek (originally built in 1917) to meet current earthquake and vehicular safety standards and for reconstruction of creek walls between State Street and Cabrillo Boulevard. The new bridge increases water flow capacity and reduces the risk of flooding. Improvements have also been made to pedestrian walkways and lighting to enhance this busy waterfront area, as well as creek/estuary bank protection and restoration, and habitat enhancements downstream of the new bridge.

The essence of Cabrillo Boulevard as a scenic drive is its proximity and exposure to the shoreline. The planning and design of Cabrillo Boulevard provides roadside parking areas and lookouts wherever scenic vistas are feasible. Areas on the ocean side have been designed and treated to preserve the view of the shoreline. A good example is in Shoreline Park, where lots are depressed and landscaped so that their impact on the scenic vista is minimized. Night views from Cabrillo Boulevard are also scenic resources and should be protected.

**Table 4.3-1 Landmarks**

Street Address	Description
1407 E Cabrillo Blvd.	Bellosguardo (formerly known as the Clark Estate)
112 W Cabrillo Blvd.	Veterans Memorial Building
100 Castillo St.	Plaza del Mar Band Shell
224 Chapala St.	(Railway Express Agency Office) Contributing Bldg to Amtrak Railroad Site
1086 Coast Village Rd.	Moody Sisters Cottage
113 Harbor Way	Naval Reserve Building
900 Channel Dr.	Charles Caldwell Park Watering Trough and Fountain
2210 Hudson Dr.	Charles Pressley House
205 W Mason St.	Ambassador Park
101 W Montecito St.	Moreton Bay Fig Tree and Park
401 Shoreline Dr.	Los Baños del Mar Pool 1931 and 1992
209 State St.	Santa Barbara Railroad Depot (Amtrak Station)

### Shoreline Drive from Castillo Street to the end of Shoreline Park

Beginning at Castillo Street, Shoreline Drive curves past the Harbor to the south.

Passing by City College, Shoreline Drive rises onto the Mesa, offering another beautiful panorama of the Santa Barbara Channel beyond the lawns of Shoreline Park. This panorama is equally available to those traveling toward the Harbor area.

## HISTORIC RESOURCES

Santa Barbara's heritage combines centuries of Native American culture with years of Spanish, Mexican, and American influence. This blending of cultures manifests itself in the style, character, pace, and appearance that have made Santa Barbara one of the most widely acclaimed centers of historical and cultural significance in the state. Those structures and remnants of settlement that remain are cherished not only as links to a colorful and varied past, but also as irreplaceable

components of the City's ambience and visual quality. Along with its natural physical beauty, the City vigorously protects historic structures and sites, including their value as

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scenic resources. Development proposed to historic structures and sites is subject to review to ensure no or minimal adverse impacts result, including to their visual qualities. Additionally, development proposed in proximity to historic resources is comprehensively reviewed to ensure that public scenic views of historic structures and sites found to be scenic resources are also protected.

The City has surveyed many historic structures and sites and maintains an inventory of those located in the Coastal Zone. The list is regularly updated by the City's Urban Historian.

As noted above, the pre-historic site known as Burton Mound is a State Landmark.

Two other structures located within the Coastal Zone are listed on the National Register:

- Los Baños Del Mar Pool.
- The Santa Barbara Railroad Depot (Amtrak Station).

Within the Coastal Zone, Los Baños del Mar Pool and the Santa Barbara Railroad Depot (Amtrak Station), along with nine additional structures, have been designated as Historic Landmarks at the local level (Table 4.3-1 *Landmarks*). Additionally, nine structures/sites have been designated locally as Structures/Sites of Merit (Table 4.3-2 *Structures of Merit*).

The City also maintains a list (available at the City of Santa Barbara Community Development Department) that, as of 2017, includes 49 structures/sites that have been identified as having potential significance either as City Structures/Sites of Merit or City Historic Landmarks. In addition, two historic districts have been identified as eligible to be designated in the Waterfront area: the East Cabrillo Boulevard Historic District, which was designated a State Historic District in 1993, and the West Beach Historic District.

The City also protects trees of notable historic interest, either because of age, type, or historic associations, by designating them as Historic Trees. The Waterfront Component Area is home to the historic Moreton Bay Fig Tree, believed to be the largest *Ficus macrophylla* in the United States, with a span of over 198 feet at its widest. The Moreton Bay Fig Tree is at the corner of Montecito and Chapala streets, just a few blocks from the ocean, in a highly visible location between the railroad tracks and Highway 101.

**Table 4.3-2 Structures of Merit**

Street Address	Description
1118 E Cabrillo Blvd.	Cabrillo Pavilion and Stoa
336 W Cabrillo Blvd.	Site of Merit for Barbareño
120 Chapala St.	Mission Revival Residence
11 Garden St.	Larco Building
122 Helena Ave.	Warehouse
117 W. Mason St.	Spanish Colonial Revival Residence
334 W. Mason St.	Residence
1015-23 Orilla del Mar	Los Patios Apartments
205 Natoma Ave.	Hirte Apartments

## NATURAL LANDFORM PROTECTION

The portion of the Coastal Zone stretching from the City's westerly boundary, adjacent to Hope Ranch and east to Arroyo Burro, is comprised of bluffs that rise abruptly from the water's edge to a height of approximately 150 feet. Inland from the bluffs' edge, the



topography continues to slope gradually upward to an elevation of approximately 500 feet at the periphery of the Coastal Zone.

The three-mile-long section of the Coastal Zone between Arroyo Burro and City College south of Cliff Drive is appropriately referred to as “the Mesa.” The Mesa is situated on



MESA BLUFFS

relatively level, continuous bluffs that vary in elevation from around 150 feet at the Douglas Family Preserve to around 50 feet at Shoreline Park. (From the bluffs’ edge inland, the terrain has an approximate 5 percent slope, which affords some ocean views from inland areas). The bluffs terminate abruptly at the easterly boundary of the City College campus, where the elevation drops from approximately 100 feet to 10 feet.

From the easterly boundary of City College to Highway 101, the terrain is mostly flat and is traversed by Mission Creek, Laguna Channel, and Sycamore Creek and contains the Andrée Clark Bird Refuge. Sandy beaches prevail in this

area. Exceptions to the generally low-lying terrain are at the Santa Barbara Zoo, where the elevation rises to about 65 feet, and at the Bellosguardo property, which rises to approximately 90 feet above sea level.

The bluffs, hillsides, creeks, and other significant natural landforms are important parts of the visual qualities of the Coastal Zone; as such, they are to be protected as resources of public importance.

## SPECIAL COMMUNITIES & NEIGHBORHOODS

While much of the City’s Coastal Zone is a major attraction to residents and visitors due to its unique scenic, historical, or beachfront character, including scenic vistas of the mountains and ocean, open spaces, historic structures and sites, and visitor-serving recreation opportunities, there are no areas that currently meet the Coastal Act Section 30253 definition of special communities and neighborhoods.



# SCENIC RESOURCES & VISUAL QUALITY POLICIES

*Please see Chapter 6.2 Highway 101 for additional policies related to protection of scenic resources for Highway 101.*

## CITY PLANNING EFFORTS & PROGRAMS

**Policy 4.3-1**     Enhance Visual Quality. Encourage and assist, where possible, creative public and private efforts to restore the scenic beauty of visually degraded areas of the City's Coastal Zone.

## DEVELOPMENT REVIEW POLICIES

### *General*

**Policy 4.3-2**     Restore and Enhance Visually Degraded Areas. Development shall, where feasible, restore and enhance visual quality in visually degraded areas.

**Policy 4.3-3**     Design Review. Development in the Coastal Zone shall be reviewed by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board in accordance with established rules and procedures, as applicable. If any of the rules, procedures, or actions of these design review boards/commissions conflict with the policies of the Coastal LUP, the policies of the Coastal LUP shall take precedence.

**Policy 4.3-4**     Visual Evaluation Requirement. A site-specific visual evaluation shall be required for new development and substantial redevelopment that has the potential to impact scenic resources or public scenic views. The visual evaluation shall be used to evaluate the magnitude and significance of changes in appearance of scenic resources or public scenic views as a result of development.

### *Siting, Design, and Review*

**Policy 4.3-5**     Protection of Scenic Resources and Public Scenic Views. Development shall be sited and designed to avoid impacts to scenic resources and public scenic views. If there is no feasible alternative that can avoid impacts to scenic resources or public scenic views, then the alternative that would result in the least adverse impact to scenic resources and public scenic views that would not result in additional adverse impacts to

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other coastal resources shall be required. Methods to mitigate impacts could include, but not be limited to: siting development in the least visible portion of the site, managing building orientation, breaking up the mass of new structures, designing structures to blend into the natural setting, restricting the building maximum size, reducing maximum height standards, clustering building sites and development, requiring a view corridor, eliminating accessory structures not requisite to the primary use, minimizing grading, minimizing removal of native vegetation, incorporating landscape elements or screening, incorporating additional or increased setbacks, stepping the height of buildings so that the heights of building elements are lower closer to public viewing areas and increase with distance from the public viewing area. Mitigation shall not substitute for implementation of the feasible project alternative that would avoid impacts to visual resources, public scenic views, or public viewing areas.

- Policy 4.3-6** Obstruction of Scenic View Corridors. Development shall not obstruct public scenic view corridors of scenic resources, including those of the ocean viewed from the shoreline and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.
- Policy 4.3-7** Compatible Development. Development shall be sited and designed to be visually compatible with the character of surrounding areas and where appropriate, protect the unique characteristics of areas that are popular visitor destination points for recreational uses.
- Policy 4.3-8** Mitigating Impacts to Visual Resources. Avoidance of impacts to visual resources through site selection and design alternatives, if feasible, is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts, shall not substitute for project alternatives including resiting, or reducing the height or bulk of structures. When landscaping is required to screen the development, it shall be maintained for the life of the development for that purpose.

*Grading, Landscaping, Walls and Fences*

- Policy 4.3-9** Minimize Excavation, Grading and Earthwork. Minimize alteration of natural landforms to ensure that development is subordinate to surrounding natural features such as drainage courses, prominent slopes and hillsides, and bluffs. Site and design new development and substantial redevelopment to minimize grading and the use of retaining walls, and, where appropriate, step buildings to conform to site topography.
- Policy 4.3-10** Landscape Cut and Fill Slopes. Cut and fill slopes and other areas disturbed by construction activities shall be landscaped or revegetated at the completion of grading.

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**Policy 4.3-11** Landscape Plans Required. Applications for new development and substantial redevelopment shall be required to have an approved landscape plan prepared by a licensed design professional that demonstrates that the landscaping associated with the new development or substantial redevelopment is visually compatible with the character of the area and minimizes impacts to visual and scenic resources. As a condition of the permit, the applicant shall be required to implement and fulfill all obligations of the landscape plan for the life of the development. The following standards shall apply:

- Ensure vegetation choices are appropriate for environmental conditions, including but not limited to, exposure, soil, and water needs. Unless otherwise specified in Policies 4.1-17 or 5.1-38, within and near areas of natural vegetation and natural habitats, require drought-tolerant plant species, except where inappropriate for the given habitat type (e.g., creek beds and wetlands), that blend with the existing natural vegetation and natural habitats on the site. Within High Fire Hazard Areas, plant species should be fire retardant. The use of any plant species listed as problematic, a noxious weed, or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California, or the federal government shall be avoided unless necessary for habitat restoration of a sensitive species (e.g., Monarch Butterfly).
- Landscaping shall be designed to avoid obstructing or limiting public view impacts for the life of the development. Plant materials shall be chosen to avoid impacts at their maximum growth potential. The property owner shall maintain new plant materials to avoid their inadvertently intruding into the protected viewshed.
- Landscaping and irrigation shall be planned with consideration for water conservation through use of water-wise plant species; water-efficient irrigation systems, including using microspray, drip irrigation, and mulching; and designing irrigation to eliminate runoff.
- Enforce City regulations that require maintenance of the trees, plants, irrigation systems, and other improvements shown on an approved landscape plan.

**Policy 4.3-12** Screen Parking Facilities. Parking facilities shall be planted with landscape screening where visible from a public viewing area to the maximum extent feasible while maintaining public scenic views.

**Policy 4.3-13** Tree Protection and Replacement.

- A. Trees qualifying as ESHA shall be fully protected as required by the Biological Resources protection policies (Policy 4.1-1 et seq.).
- B. For non-ESHA trees:
  - i. Development shall be sited and designed to preserve and protect, to the extent feasible, mature trees (trees four inches



in diameter or greater at four feet six inches above grade in height) and trees important to the visual quality of the property;

- ii. Mature or visually important trees should be integrated into the project design rather than removed or impacted through encroachment into the root zones; and
- iii. Where the removal of mature or visually important trees cannot be avoided through the implementation of project alternatives or where development encroachments into the root zone result in the loss or worsened health of the trees, the removed tree(s) shall be replaced on a minimum 1:1 basis. This standard can also be increased up to 10:1 depending on the type of tree removed, lot size, and size and expected survival rate of replacement trees.

**Policy 4.3-14** Minimize Removal of Native Vegetation.

- A. Native vegetation that meets the definition of ESHA, creek, or wetland, shall be fully protected as required by the Biological Resource policies (Policy 4.1-1 et seq.).
- B. Development shall minimize removal of non-ESHA native vegetation.

**Policy 4.3-15** High Fire Area Fuel Modification to Be Minimized. All new development and substantial redevelopment in High Fire Hazard Areas shall incorporate alternative fuel modification measures, where feasible, in order to minimize the visual resource impacts of site disturbance, removal, and thinning of natural vegetation.

**Policy 4.3-16** Accessory Walls and Fencing. Where accessory walls or fencing have the potential to impact scenic resources or public scenic views, such development shall be avoided to the maximum extent feasible. Where unavoidable, accessory walls and fencing shall be sited and designed to protect scenic views and visual resources by implementing mitigation measures that minimize visibility, including a reduction in the maximum allowed height or a visually permeable design-that preserves public scenic views.

*Scenic Highways*

**Policy 4.3-17** Scenic Highways and Corridors. Preserve, protect, and, where feasible, enhance the visual qualities of potential and designated scenic highways and corridors.



### *Shoreline Development*

- Policy 4.3-18** Coastal Bluff Top Development. Coastal bluff top development shall be designed and sited to protect and minimize alteration of natural landforms and preserve the natural and scenic quality of shoreline bluffs, particularly as viewed from the beach below. Compliance with this policy may require an additional buffer beyond that required to protect ESHA or avoid coastal hazards.
- Policy 4.3-19** Sea Walls, Other Protection Devices, and Fences on Beaches and Coastal Bluffs. Where the placement of sea walls or other protection devices on beaches or coastal bluffs is allowed pursuant to the Coastal LUP, or fences/walls are allowed at or near the coastal bluff edge, site and design the improvements to incorporate and blend in with the surrounding land form characteristics in order to preserve the natural and scenic quality of coastal bluffs and protect public scenic views.

### *Lighting*

- Policy 4.3-20** Open Space Night Sky Preservation. Strive to restore views of the night sky, while meeting traffic safety lighting, navigational lights, and other similar safety lighting needs. Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall minimize all forms of light pollution, including light trespass, glare, and sky glow. Where development is adjacent to beaches and open space areas, exterior lighting shall be consistent with the following:
- A. Restricted to low-intensity features that use the best available visor technology and shielding to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only; and
  - B. Use best available technology and a lighting spectrum designed to minimize lighting impacts on wildlife and habitat as well as minimize glare and sky glow.
- Policy 4.3-21** Lighting Outdoor Recreational Courts. The lighting of outdoor recreational courts is prohibited in all residential zones of the City except where such a court is located on a property used for non-residential purposes in accordance with the applicable provisions of the City's Zoning Ordinance requirement for non-residential uses in residential zones. Where allowed in the residential areas indicated above, or in non-residential areas of the City, lighted outdoor recreational courts or ball fields shall be designed to minimize all forms of light pollution, including light trespass, glare, and sky glow through implementation of the best available technology, including appropriate hooding and planting of landscaping and trees to buffer surrounding uses.



*Signs*

- Policy 4.3-22** Signs. Signs shall be designed and located to minimize impacts to scenic resources and public scenic views. Signs approved as part of commercial development shall be incorporated into the design of the project and shall be subject to height and area limitations that ensure that signs are visually compatible with surrounding areas and protect public scenic views.
- Policy 4.3-23** Sign Placement. Placement of signs other than traffic or public safety signs, utilities, or other accessory equipment that obstruct public scenic views to the ocean, beaches, parks, or other scenic resources from public viewing areas and scenic roads shall be prohibited.
- Policy 4.3-24** Billboards. Billboards are prohibited in all areas of the City, including the Coastal Zone.

*Utility Service Connections*

- Policy 4.3-25** Underground Utility Service Connections. All new development and substantial redevelopment in the Coastal Zone shall underground on-site service connection for utilities (the utility service equipment serving an individual parcel) consistent with the resource protection policies and provisions of the LCP unless it results in an unreasonable hardship or undergrounding is infeasible.

*Telecommunications Facilities*

- Policy 4.3-26** Telecommunications Facilities. Development of telecommunication facilities shall:
- Maintain the aesthetic and historic nature of the surrounding area.
  - Minimize visual impacts by providing for installations that are designed carefully, screened with landscaping, or camouflaged to maintain the aesthetic quality of the surrounding area.
  - Demonstrate through a good faith effort that no existing or planned support structure, including an antenna tower, is available to co-locate the proposed antenna.
  - Ensure that appurtenant facilities are located underground where feasible.

**DEFINITIONS & PROCEDURES**

- Policy 4.3-27** Public Scenic Views and Scenic Resources Identification. Public scenic views are defined as views of scenic resources as viewed from public areas, such as Cabrillo Boulevard, Shoreline Drive, Cliff Drive, Meigs Road,

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Coast Village Road, Highway 101, public bluff top vista points, trails, beaches, and parklands. Public scenic views may be framed (view corridor), wide angle, or panoramic. Scenic resources are generally shown on Figure 4.3-1 *Scenic Resources* and include, but are not limited to, the following:

Areas inside the Coastal Zone of the City:

- A. Pacific Ocean;
- B. Coastal Bluffs & Shoreline;
- C. Creeks, Estuaries, Lagoons, and Riparian Areas;
- D. Stearns Wharf;
- E. Harbor;
- F. Douglas Family Preserve;
- G. Montecito Country Club;
- H. Andrée Clark Bird Refuge;
- I. Bellosguardo (formerly known as the Clark Estate);
- J. Santa Barbara Zoo;
- K. Parks;
- L. Historic Structures, Sites, and Trees important for their visual quality; and
- M. Landscaping and structures that are contributing resources to Scenic Highways and Routes (Potential State Scenic Highway—Highway 101 and Potential City Scenic Routes—Cabrillo Boulevard and Shoreline Drive).

Areas outside the Coastal Zone of the City:

- A. Pacific Ocean;
- B. Channel Islands;
- C. Foothills-Riviera; and
- D. Santa Ynez Mountains.

Figure 4.3-1 *Scenic Resources* is intended to be a general planning tool. Any scenic resource not designated on Figure 4.3-1 *Scenic Resources* that meets the definition of a scenic resource as specified above shall also be subject to the scenic and visual policies herein.

**Policy 4.3-28** View Corridor. A narrow view framed on both sides by existing development (including landscaping), large enough to provide a sense of contrast between the urban area in the foreground and important visual resources in the background.



**Policy 4.3-29** Visual Evaluation Requirement. Site-specific visual evaluations shall include an analysis of all feasible siting or design alternatives that would minimize significant impacts to public scenic views of scenic resources. The alternatives analysis shall identify through such means as visual simulations, three-dimensional massing models, perspective drawings, rendered streetscape elevations, and/or story poles and flagging. If there is no feasible alternative to avoid impacts to public scenic views of scenic resources, then the alternative that would result in the least adverse impacts to public scenic views of scenic resources that would not result in additional adverse impacts to other coastal resources shall be required.

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