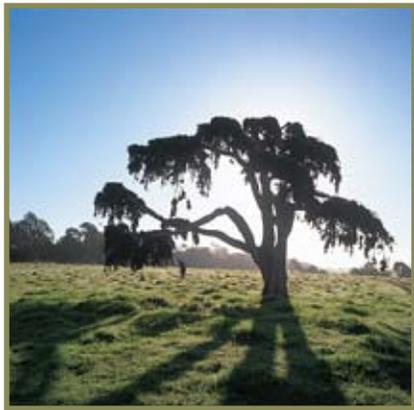




# *Santa Barbara Ranch Design Guidelines*

Final Draft December 15, 2008





## 2.3 DEVELOPMENT PARAMETERS

### 2.3.1 Development Envelopes

Through an extensive process of analysis and review of the ranch environment specific areas have been designated as development envelopes. To maintain the ranch environment and minimize the impact of development, all improvements must occur within the designated envelopes. As item D,1,a, (vi). of the CONDITIONS OF APPROVAL ,FINAL ADOPTED, SANTA BARBARA COUNTY SANTA BARBARA RANCH PROJECT, dated December 9, 2008, state:

“all buildings shall be contained within the designated development envelope for each lot.” The designated development envelopes have been indicated on the site analysis for each lot included in Appendix C.

All proposed improvements shall occur within this envelope. See the CC&Rs for additional restrictions regarding activity and uses related to the development envelope.

### 2.3.2 Prototype Homes

The Santa Barbara Ranch has developed a series of prototype homes based on common lot traits such as topography and orientation. These prototypes exemplify the principles and intentions of the design guidelines. Out of the site analysis of each lot the appropriate prototype homes have been selected which suggest how the site development may take advantage of the particular lot's opportunities while working within the development parameters of the Ranch.

Note that these prototypes are examples only and not pre-approved designs. Applicants are expected to apply the underlying concepts of the selected prototype and modify it to meet their site and program specific conditions.

The following are some of the parameters/opportunities the prototype homes take into account:

1. Minimize visibility from prominent public viewing areas as much as practical.
2. Blend Improvements into the topography and landscape.
3. Protect view corridors from other Ranch properties.





## 2.10 FENCES AND GARDEN WALLS

Fencing and garden walls on the ranch are used to define specific exterior spaces and uses associated with the home, such as corrals, auto courts and residential courtyards.

The following guidelines apply to their use:

- Fencing designed to delineate property lines of an entire parcel is not permitted and enclosed fencing of the building envelope or open yard areas will be discouraged.
- Fencing shall be permeable and not impair public views nor the passage of light, air or native wildlife.
- Enclosures for domesticated pets should be limited to small runs and areas adjacent to structures to make them as discreet as possible.
- Relate courtyard walls to the architecture of the home spatially and in material and detail.
- Gate details should be appropriate to the architecture.
- Use planting to help integrate garden walls and fencing with the landscape of the home.
- Use of historically appropriate agricultural fencing **typical** to the Gaviota coast should be incorporated where fencing is deemed appropriate.
- Use of existing on-site materials in fence and wall construction is encouraged.



figure 2.10a: Garden Wall with Integral Planting.

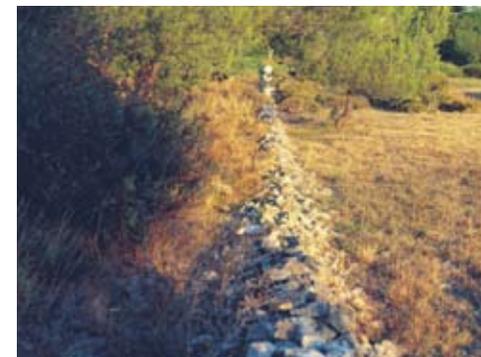


figure 2.10b: Simple Markers at Boundaries



figure 2.10c: Garden Walls are Integral to Home and Exterior Spaces - Cliff May.



figure 2.10d: Rustic Wood Fencing.

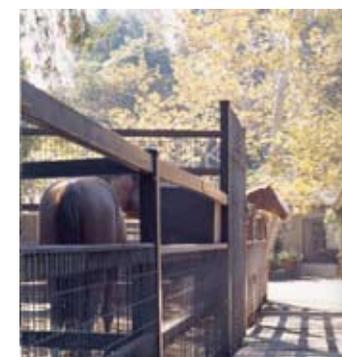


figure 2.10e: Equestrian Area Fencing



## **2.12 PLANTING MATERIALS & DESIGN *cont'd***

Ornamental and garden beds, when used, shall be located close to buildings and away from natural transition zones.

Recreation lawn areas should be kept to a minimum.

Ridgeline trees will be native tree types found within the Central Coast foothill range.

See Appendix B for a list of **Appropriate** Landscape Materials as well as a list of plant materials that will not be allowed. (Note: List is not intended to be an exclusive list of appropriate plant materials, but is intended to represent a palette of plants that would be suitable.)

## **2.13 SUSTAINABLE LANDSCAPE DESIGN**

### Edible Landscapes

Landscape designs should encourage plantings that offer fruiting and edible characteristics which are historic in nature to crop species typical of the Gaviota Coast or which offer habitat enhancing benefits to animal species found within the region.

- Historic crop species typical of the Gaviota Coast (including Lemons, Avocados, Olives, Cherimoya) can be effectively used for buffers, screens and grove planting where appropriate
- Water conserving fruiting trees, shrubs and herbs offer great benefit to birds and other local animal species found in the area, and should be incorporated into residential planting designs.
- Garden plots for edible plants and herbs should be located close to buildings and away from transition zones.

Additional sustainable goals, which are encouraged as part of the landscape design, include:

- The use of natural and recycled materials.
- Sustainably based maintenance practices, including mulching of planting beds, use of environmentally friendly pest control and weed abatement, and on-site composting.
- Planting and landscape site design that encourages the proliferation of indigenous fauna and that promotes habitat on the Santa Barbara Ranch.



## **2.14 LANDSCAPE PROTECTION, REMOVAL AND THINNING**

Natural, enhanced and/or restored landscaping within the Open Space Conservation Easement (OSCE) will have specific protections included within the Open Space Habitat Management Plan. Existing vegetative hedgerows deemed to provide visual screening of SBR structures from public transportation corridors will have specific protections and maintenance standards included within the Vegetative Hedgerow Plan.

Common landscape and private landscape areas, native trees (Oaks, Sycamores, etc.), trees or plants identified on the Open Space Management Plan, or trees identified on the Final Development Plan Vegetative Hedgerow Plan as significant, will be protected per County guidelines and restrictions and maintained to ensure the integrity of the natural landscape within the Santa Barbara Ranch project area.

## **2.15 LANDSCAPE FIRE SAFETY**

As brush and wildfires are an annual dry season threat in the region, appropriate 'fire-wise' planting and maintenance of landscapes shall be incorporated, with strict adherence to County guidelines. Planting and maintenance will be undertaken to maintain appropriate safety buffer zones around homes.

Irrigation systems shall be designed to create a moisture buffer in the event of a wild-land fire.

Site design shall take protection from fire into account and provide appropriate access and shielding in the event of fires.

## **2.16 LANDSCAPE IRRIGATION**

Irrigation equipment and design shall represent the state-of-the-art in regard to efficiency and distribution.

Use of on-site water harvesting and reuse within the irrigation system is encouraged. Examples include; collection of roof water and site run-off into cisterns or other water storage devices; first flush technologies incorporated in the collection system to minimize pollutants in the collected flows; gravity flow irrigation and solar powered pump systems to minimize energy use; drip or sub-surface systems to maximize efficiency of distribution.

Irrigation systems for plant use shall be similar in character to the plant material design—more intensive adjacent to structures, and less intensive at the transitional edges.



### 3.6 ROOFS AND ROOFING

#### 3.6.1 Roof Forms

The forms of roofs are to be composed with the integration of structures into the surrounding landscape in mind. Roof forms shall conform to the following guidelines:

- Low Pitches Flat to 3.5:12 Pitches
- Deep overhangs and eaves for shading walls, particularly above expanses of windows.
- Gable, hip and shed forms for pitched roofs.
- Roof forms which reflect the outlines of adjacent topography are encouraged in hillside areas.
- Roof overhangs shall also be used to aid in screening windows from public view at night.



figure 3.6.1b: Simple, Low Pitch Shed Roof Forms - Glenn Murcutt.



figure 3.6.1a: Simple Roof Forms Reflect the Adjacent Topography  
- Lake/Flato Architects, Inc.



figure 3.6.1c: Low Pitch Roof with Deep Overhangs  
- Gray Organschi Architecture.



of structures into the skyline. Such measures include, but are not necessarily limited to, lowering of structure height, reduction of grade elevations, contouring of the site, relocation development envelopes, use of landscaping, reduction of building below the maximum otherwise allowed in Table 2 and the Scope Development described in Exhibit 13, or any combination thereof.

In regard to Lots 104, 105, 108, 185 and 210, every reasonable measure will be taken to further diminish the visibility of development by application of the Design Guidelines and introduction of foreground landscaping.”

In addition to the above, all development within the Santa Barbara Ranch shall substantially conform to the following Santa Barbara County approved documents:

1. Master Schematic Hardscape Plan
2. Master Schematic Fencing Concept Plan
3. Master Schematic Lighting Plan
4. Master Sign Program
5. Landscape Document from Derrick
6. Open Space Habitat Management Plan
7. Vegetative Hedgerow Plan

Copies of these Santa Barbara County approved documents may be obtained from the County of Santa Barbara, Planning and Development.

## 5.1 PROJECT TYPES TO BE REVIEWED

SBR DRB approval is required for the following project types:

1. New Construction  
Construction of any new, freestanding structure, such as a Residence, Accessory Building or Landscape Structure.
2. Alterations of an Existing Structure  
Any modification to an existing building or landscape structure that alters the original exterior appearance or exterior lighting.
3. Site and/or Landscape Improvements  
Any significant changes to Site Improvements, including, but not limited to, planting, irrigation, swimming pools, spas, exterior recreation areas, drives, fences, grading (in excess of 20 cubic yards of soil), and/or drainage, that alter an existing site.



## *Appendix A: Glossary of Defined Terms*

### **ACCESSORY STRUCTURES**

Any building subordinate to the main building, including garages, pavilions, **guest houses, barns**, gardening sheds, and/or art studios, that is not a Residential Secondary Unit.

### **APPLICANT**

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or Homesite.

### **ARCHITECT**

A person licensed to practice architecture in the State of California.

### **AREA OF DISTURBANCE**

The area surrounding Construction Activities that is impacted by such construction.

### **BOARD OF DIRECTORS (BOARD)**

See definition contained in the CC&Rs.

### **BUILDING HEIGHT**

The height of a structure (not including fences and walls) is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade. The height of the structure shall not exceed the applicable **height limit** with limited exceptions.

### **CIVIL ENGINEER**

A person licensed to practice civil engineering in the State of California.

### **CC&RS**

The Covenants, Conditions and Restrictions (CC&Rs) of Santa Barbara Ranch.

### **COMPLIANCE CERTIFICATE**

Written notice given by the SBR DRB to the Owner upon Final Observation approval.

### **COMPLIANCE DEPOSIT**

A deposit paid by the Owner or Contractor to the SBR DRB prior to commencing any Construction Activity.



**STORY**

A living level contained between the surface of any floor and the surface of the floor above it, or if there is not a floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 18 feet in height shall be considered an additional Story for each 18 feet or fraction thereof. Stories contained within the roof by utilizing dormers or similar roof structures are considered to be one half Story.



## Appendix B: *Appropriate* Landscape Plant Materials

### **Plant Material Palettes**

The following list is not all-inclusive, but is rather intended to give landscape professionals a basic guideline of plant types that are appropriate to the site, exhibit strong water conserving qualities, and are aesthetically compatible with the variety of architectural forms suggested within these guidelines.

