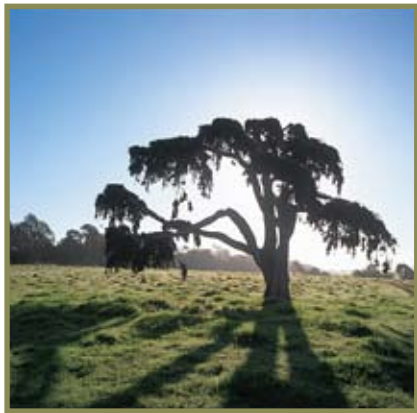




Santa Barbara Ranch Design Guidelines

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&R's 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 prototype 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.

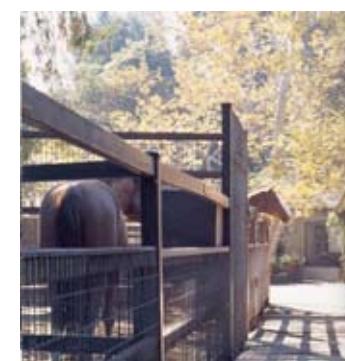


figure 2.10e: Equestrian Area Fencing



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.



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.

