

**Mission Area Design District:** An area defined by the City that is within 1000' of Part II of El Pueblo Viejo Landmark District (around the Santa Barbara Mission) and is subject to special design review so as to maintain compatibility with the existing neighborhood and the Mission.

**Modification:** A limited waiver from specific requirements of the zoning ordinance. Modification requests are subject to public hearing and may only be granted under special circumstances supporting required findings.

**Neighborhood:** See delineations of 32 official neighborhoods in the Land Use Element of the City's General Plan according to shared factors of influence, identification, and composition sufficient to form subunits that lend themselves to analysis and discussion as individual entities.

**Neighborhood Compatibility:** In neighborhoods that possess examples of distinctive architecture, new structures and additions should present a harmonious character so as not to clash or exhibit discord with the particular surrounding neighborhood. Structures and additions should be consistent with the elements that distinguish their particular neighborhood. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials, and maintenance of the existing setbacks and patterns of development in the particular neighborhood. In neighborhoods that do not possess examples of distinctive architecture, the SFDB encourages new structures and additions that lead the neighborhood toward styles harmonious with Santa Barbara's distinctive architecture.

**Neighborhood Study Area:** The twenty (20) closest parcels to a proposed project. Additional parcels may be considered in making a compatibility determination depending on the predominant streetscape, patterns of development or parcel sizes.

**Natural Colors:** Colors that generally blend into the natural surroundings or are earth tone colors appropriate to the area.

**Open Yard Area:** An open yard area is a yard or portion thereof as defined by the Zoning.

**Permeability:** The ability of landscaping and building materials to allow water to pass through the ground rather than "run off" a property. A property with a high percentage of landscaped versus built and paved areas would have significant permeability. A property almost entirely covered with structures and paving would have very low permeability. Soil, gravel, porous paving and paving spaced with openings and cracks all allow for water passage.

**Pilaster:** A pier or pillar incorporated into a wall, often with capital and base; or a vertical decorative feature that imitates engaged piers but is not a supporting structure.

**Plate Height:** Distance from slab or floor sheathing to top of wall.

**Planning Commission:** A seven member commission authorized by the City Charter and appointed by City Council to review and approve, conditionally approve or deny projects based on Zoning and Subdivision Ordinance Requirements. The Planning Commission also advises the City Council on changes to the Municipal Code, issues related to the General Plan and other development policies of the City.