



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: South Board of Architectural Review (SBAR)

FROM: Derek Johnson, Deputy Director, Office of Long Range Planning

CC: John McInnes, Director, Office of Long Range Planning  
Shaunn Mendrin, Senior Planner, Office of Long Range Planning  
Amy Donnelly, Assistant Planner, Office of Long Range Planning  
Jeremy Tittle, Executive Staff Assistant

DATE: July 1, 2008

RE: Draft Internal Review of Draft Summerland Commercial Design Guidelines

Enclosures: Draft Summerland Commercial Design Guidelines, July 2008

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**Recommendation**

Request of the Office of Long Range Planning that the South County Board of Architectural Review (SBAR):

1. Receive and review the attached Draft Summerland Commercial Design Guidelines.
2. Provide initial feedback at the July 25, 2008 SBAR Hearing.

**Executive Summary and Discussion**

On November 20, 2007, the Board of Supervisors created the Summerland Planning Advisory Committee (SunPAC). The SunPAC is a General Plan Advisory Committee (GPAC) with the mission to advise the County Staff, Planning Commission, and the Board of Supervisors on preparation of updates of the existing 1992 BAR Guidelines for Summerland and the 1992 Summerland Community Plan. Specifically, the 1992 BAR Guidelines are the foundation and genesis of two new replacement documents which will be the Summerland Commercial Design Guidelines and the Summerland Residential Design Guidelines. In addition, the SunPAC will advise the County of Santa Barbara on the update of the Summerland Community Plan's Traffic, Circulation and Parking Chapter.

The SunPAC's role includes gathering public input, participating in the visioning process, and developing recommendations relating to the development of design guidelines and a focused Summerland Community Plan update. The goal of this process as to other similar design guideline development is to create a document that provides clear direction for property owners, applicants, staff, and reviewing bodies regarding commercial and residential design within the community. The focused update of the existing Summerland Community Plan is intended to

address current issues pertaining to traffic, circulation, and parking issues that have developed since the plans creation.

The SunPAC will be involved in the following main components:

- Phase I – Development of Summerland Commercial Design Guidelines
- Phase II – Development of Summerland Residential Design Guidelines
- Phase III – Focused update of the Traffic, Circulation and Parking Chapter of the Community Plan

Documents resulting from Phases I-II will be forwarded to the SBAR for review and comment during each phase. Additional phases include Environmental Review and Implementation. Staff will keep the SBAR members apprised as the proposed projects move on from Phase III. To date, Phase I has included nine (9) public SunPAC meetings (including one public workshop) specifically to accomplish the development of the Summerland Commercial Design Guidelines, which has resulted in the attached Draft Summerland Commercial Design Guidelines.

### **Draft Commercial Design Guidelines for Summerland**

The existing “Board of Architectural Review Guidelines for Summerland” were adopted by the Board of Supervisors in 1992. Since adoption 16 years ago, new commercial, mixed-use and residential development has taken place within the community.

The update of the "Board of Architectural Review Guidelines" (1992) to the “Draft Commercial Design Guidelines for Summerland” (July, 2008) seeks to add clarity and depth to the existing Design Guidelines, without adding additional development requirements, processing steps, or review beyond what is currently required. The new Draft Summerland Commercial Design Guidelines provide clearer direction to applicants and property owners resulting in a more precise application of intended design, which has shown to reduce the amount of time required for BAR review and appeals.

Primary sources of content for the update include the original 1992 BAR Guidelines and input from the SunPAC and Summerland community with public meetings and a survey. The format of the new document was modeled upon similar documents recently developed by the Office of Long Range Planning for the communities of Los Alamos, Goleta and Mission Canyon. The organization of the document is intended to standardize the layout and ordering of information, while allowing for content to vary based upon the needs and particular design issues of various communities within the County.

The Draft Summerland Commercial Design Guidelines will apply to the existing C-1 limited commercial zone along Lillie Avenue and Ortega Hill Road, where, because of visual resources and/or unique neighborhood characteristics, plans for new or altered structures require Design Review by the South Board of Architectural Review (SBAR). The intent of Design Review is to ensure well-designed development and to protect scenic qualities, property values, and impacts to the adjacent neighborhoods.

### **Outstanding Items**

The Draft Commercial Design Guidelines for Summerland are still in rough form. The Office of Long Range Planning is seeking SBAR review during this early stage of the document's

development so that staff and the SunPAC can incorporate SBAR feedback as appropriate as the document continues to evolve. This iterative review process has worked very well in developing design guidelines for Mission Canyon, Los Alamos and the Eastern Goleta Valley.

Note several new topics have been added to the new design guidelines that attempt to address the articulation and massing of a building so that project applicants have a better sense of what style of building design will fit into the existing Summerland community and the vision for the future of Lillie Avenue.

### **Summary**

The attached Draft Summerland Commercial Design Guidelines have undergone preliminary review by the SunPAC. The SunPAC will continue to address and refine various issues in the document and this feedback will be incorporated into the future versions of the document.

We appreciate your review of these materials in preparation for the **July 25, 2008** SBAR hearing and look forward to receiving your initial comments at that time.

We anticipate incorporating any additional SBAR feedback on the document within the coming months and submitting a final draft document to the SunPAC for final review so they may forward their recommendation to the Planning Commission in spring 2009.

Please contact Shaunn Mendrin, Senior Planner at 568-2027 or Amy Donnelly, Assistant Planner at 568-2048 should you have any questions.