



**PLANNING & DEVELOPMENT DEPARTMENT  
OFFICE OF LONG RANGE PLANNING**

**TRANSMITTAL MEMO**

**DATE:** January 30, 2009  
**TO:** SunPAC Members  
**FROM:** Derek Johnson, Deputy Director  
Rosie Dyste, Senior Planner  
Lucy Pendl, Planner  
**SUBJECT:** SunPAC Meeting #18

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The items noted below have been included or referenced in preparation of the February 4, 2009 meeting.

1. **Meeting Agenda.** The meeting agenda for the February 4, 2009 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1 – Pages 5-8)
2. **Meeting Minutes.** Action Minutes from the January 21, 2009 meeting are included for your review and approval. (Attachment 2 – Pages 9-14)
3. **Story Pole Graphic.** A graphic illustration of Story Poles has been included for your review. For further explanation, please see discussion below. (Attachment 3 – Page 15-18)
4. **Draft Language for Changes to LUDC.** On January 21, 2009 (Meeting 17), the SunPAC made several motions regarding FAR credit and design-related findings for Chapter 4 of the Residential Design Guidelines. Chapter 35.28 – Overlay Zones of the County's Land Use and Development Code (LUDC) implements additional standards and required findings for project approval within a community plan overlay zone. Staff has prepared a draft of the proposed additions and amendments to the Land Use & Development Code for your review (Attachment 4 – Pages 19-26) that specifically address the motions to amend the language for FAR for lots greater than 40 acres and to allow 250 sq. ft. FAR credit for a one-car garage. Please note that Attachment 4 is a preliminary draft and further amendments may be proposed as this project moves forward.
5. **Powerpoint Presentation.** The slides for the meeting's presentation have been included for your convenience. (Attachment 5 – Starting on page 27)

At Meeting 18, staff is requesting further guidance from the SunPAC regarding the proposed FAR exclusions for one-car garages and whether this exclusion should still only apply to lots of 12,000 sq. ft. or less. Staff is also requesting guidance on the specific design-related findings appropriate for the proposed maximum allowable square footage of 15,000 sq. ft. on lots greater than 40 acres. Please note that the Board of

Architectural Review (BAR) currently must make findings in order to approve or conditionally approve Design Review applications in Summerland. Additional BAR findings are required within the Coastal Zone within Rural areas (see Attachment 4 for the exact text from the LUDC as well as proposed new findings), which would currently apply to all structures on the larger lots in Summerland, including the proposed maximum of 15,000 sq. ft. structure on lots greater than 40 acres. The Coastal Zone Rural area findings for design review applications are summarized as follows:

- The design, height, and scale of structures will be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise;
- Structures are subordinate in appearance to natural landforms;
- Structures are designed to follow the natural contours of the landscape; and
- Structures are sited so as not to intrude into the skyline as seen from public viewing places.<sup>1</sup>

Please review the existing and the proposed findings in Attachment 4 and advise staff if there are additional specific design-related issues that need to be addressed for 15,000 sq. ft. structures on lots greater than 40 acres.

Please refer to Transmittal materials provided to you for the recent November 5, December 10, and January 21 meetings. You may also download the materials at the following webpage:

<http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

## **MEETING AGENDA FOR FEBRUARY 4, 2009**

### **Agenda Item 1**

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Pledge of Allegiance and Roll Call

### **Agenda Item 2**

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Public Comment period – This time is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.

### **Agenda Item 3**

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Meeting Minutes – Review and approval of the January 21, 2009 meeting minutes.

### **Agenda Item 4**

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Continued discussion of Chapter 4 – Building Scale and Form: At meeting #17 held on January 21, 2009, the SunPAC discussed Floor Area Ratio (FAR) and Building Height. The SunPAC requested a review of the case studies regarding heights to ensure compatibility with existing Summerland residential structures. The PowerPoint includes detailed graphics on the case studies regarding height measurements.

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<sup>1</sup> Santa Barbara County Land Use & Development Code, Chapter 35-80, Section 35.82-070, F., 2. a.

The remaining sections of Chapter 4 for discussion are:

- Building Form – This is a means used to adjust the apparent mass of a structure; the proposed guidelines address neighborhood scale, architectural mass, second stories and additions, solar access and façade articulation.

Staff is requesting SunPAC action to conclude the review of the remaining sections of Chapter 4.

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### **Agenda Item 5**

Discussion of Chapter 5 – Architectural Styles and Features: The overall concept of this section is to establish three levels of architectural styles:

1. Acceptable and Encouraged;
2. Conditionally Acceptable with Findings; and
3. Unacceptable.

Descriptions and examples are provided of particular architectural styles for each category. Chapter 5 also includes guidelines for front entries, garages and roofs. Please come prepared to provide comments and take action(s) to conclude review of Chapter 5.

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### **Agenda Item 6**

Discussion of Chapter 6 – Building Details: Building details help establish and define a building's character and visually unify the neighborhood. Similar to Chapter 5, this chapter identifies exterior materials that are acceptable, conditionally acceptable and unacceptable. Chapter 6 also includes guidelines for fire wise exterior materials and construction (consistent with the County's Building Code for construction in Very High and High Fire Hazard Severity Zones), building color, architectural details, and windows and doors.

Please come prepared to provide comments and take action(s) to conclude review of Chapter 6.

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### **Agenda Item 7**

Story Poles: The attached graphic illustrates the requirements of the Story Pole Guidelines adopted by the SunPAC at the December 10, 2008 meeting.

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### **Agenda Item 8**

Long term schedule discussion: Meeting #19 is the last scheduled SunPAC meeting. This item is on the agenda to determine if there is a need to schedule additional meetings to finish review of the Residential Design Guidelines.

**Adjourn**

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**Next meeting: SunPAC Community Plan Update Meeting #19**  
Topic: Continued Review of the Draft Residential Design  
Guidelines  
Wednesday, March 4, 2009, 5:00 PM  
Board of Supervisors Conference Room, 4th Floor

**CC:** Jeremy Tittle, Executive Assistant, 1<sup>st</sup> District Office  
John McInnes, Director, Office Long of Range Planning



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# Notice of Public Meeting

## Summerland Planning Advisory Committee (SunPAC) Meeting #18

**Date:** Wednesday, February 4, 2009

**Time:** 5:00 pm

**Location:** **Board of Supervisors Hearing Room** (Note: new location)  
123 East Anapamu Street, 4<sup>th</sup> Floor, Santa Barbara

**Attendees:** SunPAC Members, County Staff and Public Participants

**Purpose/Discussion:** Review of the Draft Residential Design Guidelines

**Material to read:** Draft Summerland Residential Design Guidelines  
1992 Board of Architectural Review Design Guidelines for Summerland

**Material to bring:** SunPAC Meeting Materials

Agenda Item	Discussion Topic
	<b>CALL TO ORDER</b>
# 1	<b>Pledge of Allegiance &amp; Roll Call</b>
# 2	<b>Public Comment Period:</b> <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i>
# 3	<b>Meeting Minutes from January 21, 2009</b>
# 4	<b>Continued Discussion of Draft Residential Design Guidelines – Chapter 4 (Building Scale &amp; Form)</b> <ul style="list-style-type: none"><li>▪ Height (Cont'd)</li><li>▪ Building Form</li></ul>
# 5	<b>Discussion of Draft Residential Design Guidelines – Chapter 5 (Architectural Features)</b>
# 6	<b>Discussion of Draft Residential Design Guidelines – Chapter 6 (Building Details)</b>

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or [djohnson@sbcao.org](mailto:djohnson@sbcao.org) and further information may be obtained on the following web site: <http://countyofsb.org/plandev/comp/planareas/summerland>

*Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.*

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# 7                      Review of Story Pole Guidelines Graphic

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# 8                      Long-Term Schedule Discussion

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## Adjourn

**Next Meeting**            SunPAC Meeting #19  
Topic: Chapters 7 (Garage Conversions) and 8 (Residential Second Units)  
Wednesday, March 4, 2009, 5:00 PM  
Board of Supervisors Conference Room  
123 Anapamu Street, 4<sup>th</sup> Floor, Santa Barbara

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Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or [djjohnson@sbcso.org](mailto:djjohnson@sbcso.org) and further information may be obtained on the following web site: <http://countyofsb.org/plandev/comp/planareas/summerland>

*Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.*

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# SUMMERLAND Planning Advisory Committee (SunPAC)

January 21, 2009 Meeting #17 – Minutes

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1. **Meeting Called to Order:** By Chair Donaldson at 6:03 pm.

2. **Roll Call**

**SunPAC Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Nancy Kimsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

**SunPAC Members Absent:** Jennifer Fairbanks, Mary Holzhauer.

**County Staff Present:** Office of Long Range Planning: Derek Johnson, Deputy Director, and Lucy Pendl, Planner.

**Welcome:** Chair Donaldson and Deputy Director Johnson welcomed participants and provided opening comments. Deputy Director Johnson announced that SunPAC Member Andy Neumann resigned and that there will be an application period to fill the vacant seat.

3. **Public Comment:** None.

4. **Minutes of December 10<sup>th</sup>, 2009 SunPAC Meeting #16:**

**ACTION:** Member Perkins moved, Member Woolpert seconded, to approve the December 10, 2009 SunPAC Meeting #16 Minutes with amendments to the language for abandoned East/West roads used for anything other than vehicular ingress/egress; motion carried by a vote of 8-0. SunPAC requested a sample illustration of the Story Pole Guidelines, as approved at Meeting #16.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzhauer

5. **Discussion of Chapter 4:**

**ACTION:** Member Kimsey moved, Member Franz seconded, to allow 250 sq. ft. of FAR credit for a one-car garage, unless it is determined by the County Planning & Development Department that a two-car garage can feasibly be built onsite; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzhauer

**Staff Presentation:** Deputy Director Johnson led a PowerPoint presentation to provide a continued overview of Chapter 4, Building Scale and Form of the Draft Residential Design Guidelines; the presentation focused on Floor Area Ratio (FAR) and Height.

**ACTION:** Member Franz moved, Member Perkins seconded, to approve the change in calculation of FAR to the interior of exterior walls; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzhauer

**ACTION:** Member Woolpert moved, Member Evans seconded, to lower the FAR to 0.4 for lots under 2,500 sq. ft. in the proposed language for calculation of FAR; motion failed by a vote of 3-5. **Motion failed.**

Yea: Evans, Franz, Woolpert

Nay: Donaldson, Franklin, Hill, Kimsey, Perkins

Absent: Fairbanks, Holzhauer

**ACTION:** Member Perkins moved, Member Franklin seconded, to approve the proposed language for calculation of FAR for lots 10 acres or less; motion carried by a vote of 5-3.

Yea: Donaldson, Franklin, Hill, Kimsey, Perkins

Nay: Evans, Franz, Woolpert

Absent: Fairbanks, Holzhauer

**ACTION:** Member Hill moved, Member Kimsey seconded, to amend the proposed language for calculation of FAR for lots greater than 10 acres by increasing the maximum allowable square footage for lots greater than 40 acres to 15,000 sq. ft., provided that design-related findings support the project, and to approve the proposed large-lot FAR table as amended; motion carried by a vote of 7-1.

Yea: Donaldson, Evans, Franklin, Hill, Kimsey, Perkins, Woolpert

Nay: Franz

Absent: Fairbanks, Holzhauer

**ACTION:** Member Perkins moved, Member Hill seconded, to not amend the proposed language for calculation of FAR, which would have removed the discrepancy between the higher end of the table for lots 10 acres or less and the lower end of the table for lots greater than 10 acres; motion carried by a vote of 6-2.

Yea: Evans, Franklin, Hill, Kimsey, Perkins, Woolpert

Nay: Donaldson, Franz

Absent: Fairbanks, Holzhauer

**ACTION:** Member Franz moved, Member Woolpert seconded, to approve the proposed methodology for calculation of Building Height, pending SunPAC review of case studies to ensure compatibility with existing Summerland residential structures; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay:

Absent: Fairbanks, Holzhauer

**6. Brown Act:**

Deputy Director Johnson reminded SunPAC members that questions and significant issues should be directed to Chair Donaldson or Staff and/or discussed at the public SunPAC meetings.

**7. Adjournment:** Member Hill moved, Member Franklin seconded, to adjourn the meeting; motion carried by a vote of 11-0.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

Meeting adjourned at 9:05 pm.

**Next Meeting:** Wednesday, February 4, 2009, 5:00pm  
123 East Anapamu Street, Santa Barbara  
Board of Supervisors Conference Room, 4<sup>th</sup> Floor

**Topic:** Continued Review of the Draft Residential Design Guidelines

**Minutes Approved:**

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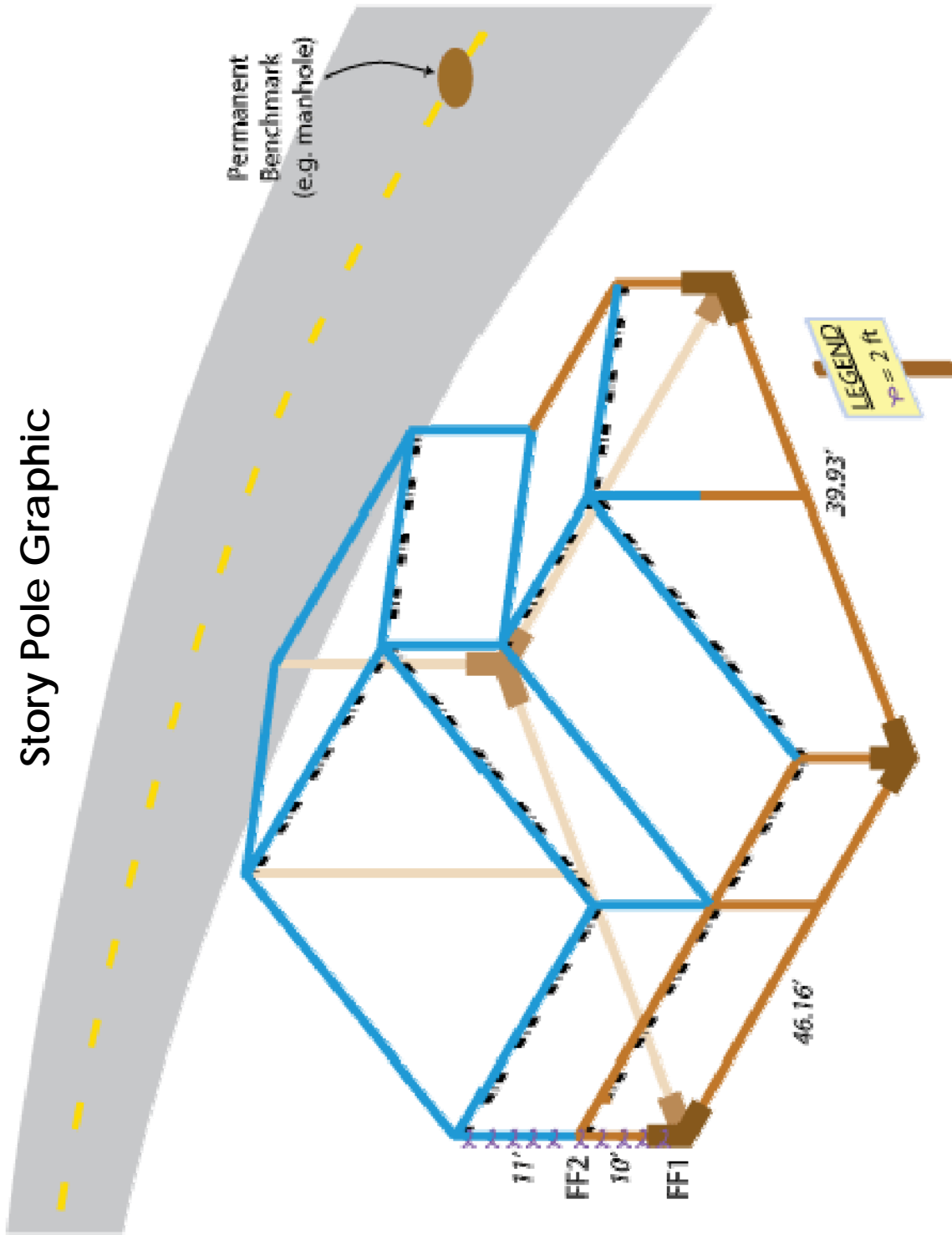
Robert (Robin) Donaldson, Chair

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# Story Pole Graphic



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## Draft Land Use & Development Code (LUDC) Additions and Amendments for the Summerland Community Plan Area

### Section 35.28.210 – Community Plan Overlays (LUDC pg. 2-166 – 2-169)

Note: This section currently applies standards for the Summerland Community Plan area. As the Summerland Residential and Commercial Design Guidelines and Community Plan are updated, corresponding additions and amendments will be made to this section of the LUDC. The strikethroughs and underlines show proposed additions pertaining to items discussed by the SunPAC during meeting #17. Further amendments will be completed as the project moves forward.

#### F. Summerland Community Plan area.

1. **Height limits.** The maximum allowable height of structures, per the approved height methodology, shall be 22 feet within the Urban Area and 16 feet within Rural Areas. For the purposes of this Section, "Urban Area" and "Rural Area" are as identified on the Summerland Community Plan Land Use Map. Compliance with the height limitations as identified in the Board of Architectural Review Guidelines for Summerland is required for all development. Exemptions from maximum allowable height are not allowed.
2. **Floor Area Ratio (FAR).** Proposed development shall not exceed the maximum floor area ratio (FAR) allowed by this Subsection.
  - a. **One-family dwellings.** A new one-family dwelling and remodels of and additions to existing one-family dwellings in any zone except Design Residential (DR) shall not exceed the following maximum FAR limitations, and the limitations provided in Subsection f. (Reduction in maximum FAR) below.

Lot Area	Maximum Allowed FAR	Maximum Allowed Floor Area
2,500 sf or less	0.50	<u>950 s.f. N.A.</u>
2,501 sf to 3,600 sf	0.38	1,296 sf
3,601 sf to 4,700 sf	0.36	1,598 sf
4,701 sf to 5,800 sf	0.34	1,856 sf
5,801 sf to 6,900 sf	0.32	2,070 sf
6,901 sf to 8,100 sf	0.30	2,268 sf
8,101 sf to 9,400 sf	0.28	2,538 sf
9,401 sf to 10,800 sf	0.27	2,808 sf
10,801 sf to 12,000 sf	0.26	3,100 sf
More than 12,000 sf	See Note <u>and subsection b below</u>	
<p><b>Note:</b> The maximum allowable floor area column sets a cap on each category so that there is no overlap between the categories. Each lot may develop to the limits set by the FAR for its lot size, except that lots to the larger end of each category may not develop structures larger than the maximum allowable floor area set for each category. The maximum floor area for lots over 12,000 square feet shall be established as a base of 2,500 square feet plus five percent of the net lot area, with a maximum allowable floor area of 8,000 square feet.</p>		

**b. One-family dwellings, lots greater than 40 acres.** The maximum allowable floor area for lots over 40 acres shall be established as a base of 2,500 square feet plus five percent of the net lot area, with a maximum allowable floor area of 15,000 square feet, provided the project complies with Residential Design Guidelines for Summerland and is approved in compliance with Section 35.82.070 (Design Review).

**b. Duplexes.** The maximum allowed FAR is 0.27, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below. The maximum floor area shall be 3,600 square feet of total living area for both units of the duplex.

**c. Commercial and mixed use projects.**

- (1) The maximum allowed FAR is 0.29 if the entire project is commercial, and 0.35 if it is a mixed use development, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below.
- (2) If mixed use, all of the additional floor area allowed over the 0.29 FAR shall be devoted exclusively to residential use.
- (3) Commercial projects shall be subject to other county planning and environmental constraints which may have a bearing on the size of the building.

**d. Garage and right-of-way FAR limitations and exceptions.**

(1) **Residential garages.** A one, two, or three-car garage may be excluded from the maximum allowed FAR calculation based on a 250 square foot limit per parking space subject to the following limitations:

(a) For a residential lot of any size, a two-car garage of up to 500 square feet per dwelling unit may be excluded from the FAR calculations.

(b) For a one-family lot that is 12,000 square feet or less, a one-car garage up to 250 square feet may be excluded from the FAR calculations only if the applicant can demonstrate to the Department that a 2-car garage of up to 500 square feet is not feasible due to the physical characteristics of the lot.

[Note: this could be further amended to apply to lots larger than 12,000 s.f. that may also have physical limitations to building a larger garage]

(c) For a one-family lot that is 12,000 square feet or larger, a three-car garage of up to 750 square feet may be excluded from the FAR calculations.

(d) A garage exceeding these limits may be allowed; however, additional floor area above these limits shall be counted toward the maximum allowed net floor area of the dwelling.

(2) **Commercial and mixed use garages.** For a commercial or mixed use project, up to 500 square feet of garage floor area per 6,000 square feet of lot area may be excluded from the maximum allowed FAR (e.g., a

commercial or mixed use project on a 12,000 square foot lot may exclude 1,000 square feet of garage space from the FAR calculations). On a pre-existing lot of less than 6,000 square feet, up to 500 square feet of garage space may be excluded.

- (3) **Abandoned east/west rights-of-way.** For a lot with an abandoned east/west right-of-way, the abandoned area may only be credited 50 percent towards the total lot area used in the calculation of the FAR. [No FAR credit shall be granted for abandoned roads that are used for vehicular ingress/egress.](#)

## Section 35.82.070 – Design Review

Note: The following existing findings are required for Board of Architectural (BAR) approval or conditional approval of all Design Review applications. The BAR must make the additional findings shown in Section 2 for Design Review applications within the Rural areas of the Coastal Zone.

### F. Findings required for approval.

1. **Findings required for all Design Review applications.** A Design Review application shall be approved or conditionally approved only if the Board of Architectural Review first makes all of the following findings:
  - a. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.
  - b. Electrical and mechanical equipment will be well integrated into the total design concept.
  - c. There will be harmony of color, composition, and material on all sides of a structure.
  - d. There will be a limited number of materials on the exterior face of the structure.
  - e. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
  - f. Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.
  - g. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.
  - h. Signs, including associated lighting, are well designed and will be appropriate in size and location.
  - i. The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone in compliance with Subsection G. (Local design standards) below.
2. **Additional findings required for Design Review applications within the Coastal Zone.**
  - a. Within Rural areas as designated on the Comprehensive Plan maps, the design, height, and scale of structures will be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures are subordinate in appearance to natural

landforms; are designed to follow the natural contours of the landscape; and are sited so as not to intrude into the skyline as seen from public viewing places.

- b. Within Urban and Rural Neighborhood areas as designated on the Comprehensive Plan maps, new structures will be compatible with the character and scale of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Note: If additional design-related findings are recommended by the SunPAC for new or altered structures that meet the max. allowable 15,000 s.f. on lots greater than 40 acres, they could be included in this section of the LUDC. Subsection b. below includes proposed language for the SunPAC's review.

**4. Additional finding required for Design Review applications within the Summerland Community Plan Area**

- a. Plans for new or altered structures will be in compliance with the Summerland [Board of Architectural Review Residential Design](#) Guidelines.
- b. Plans for new or altered structures that meet the maximum allowable square footage of 15,000 s.f. on lots greater than 40 acres shall be compatible with the following design-related findings:
  - (1) The size, scale and profile of the building is appropriate to the site and surroundings;
  - (2) The building is integrated into the site and does not significantly alter the natural topography;
  - (3) The colors and materials are subdued; and
  - (4) A landscape plan is incorporated as part of the design with an emphasis on maintaining the natural or agricultural character and resources as much as possible.

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# Summerland

Planning Advisory Committee

**SunPAC Meeting #18**

February 4, 2009

# SunPAC Meeting Agenda

## Call to Order

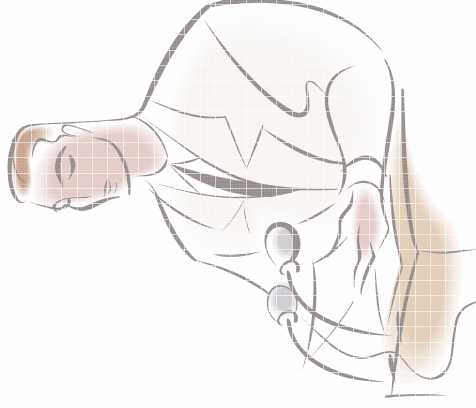
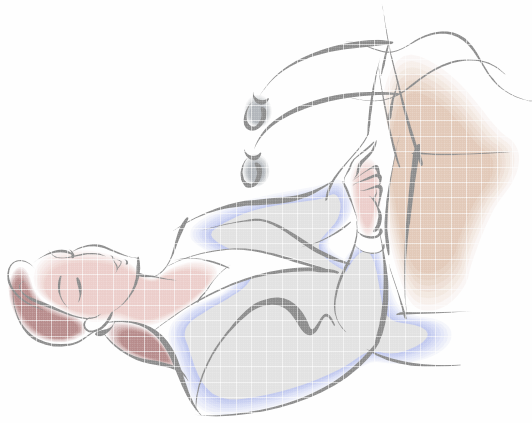
- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
  - January 21, 2009
- Item 4: Continued Review of the Draft Residential Design Guidelines - Chapter 4
- Item 5: Review of the Draft Residential Design Guidelines - Chapter 5
- Item 6: Review of the Draft Residential Design Guidelines - Chapter 6
- Item 7: Review of Story Pole Guidelines Graphic
- Item 8: Long-term Schedule Discussion





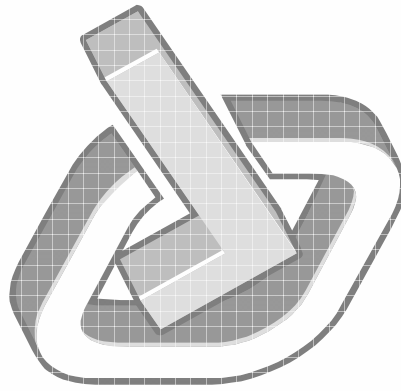
# Public Comment


- Please complete a speaker slip



# Meeting Minutes


- Review and Approve Meeting Minutes
- January 21, 2009





**SUMMERLAND  
Planning Advisory Committee  
(SunPAC)**

January 21, 2009 Meeting #17 – Minutes



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**1. Meeting Called to Order:** By Chair, Donaldson at 6:03 pm.

**2. Roll Call**

**SunPAC Members Present:** Robert (Robin) Donaldson; David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Nancy Kimsey, Suzanne Perkins, and Wilton (Kevin) Woolpert.

**SunPAC Members Absent:** Jennifer Fairbanks, Mary Holzhauer.

**County Staff Present:** Office of Long Range Planning: Derek Johnson, Deputy Director, and Lucy Perdi, Planner.

**Welcome:** Chair, Donaldson and Deputy Director Johnson welcomed members and guests. Deputy Director Johnson announced that SunPAC Member Andy Neumann resigned and that there will be an application period to fill the vacant seat.

**Public Comment:** None.

**3. Minutes of December 10<sup>th</sup>, 2009 SunPAC Meeting # 16:**

**ACTION:** Member Perkins moved, Member Woolpert seconded, to approve the December 10, 2009 SunPAC Meeting # 16 Minutes with amendments to the language for abandoned East/West roads used for anything other than vertical ingress/egress motion carried by a vote of 8-0. SunPAC requested a sample illustration of the story pole guidelines, as approved at Meeting # 16.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert  
Nay: None  
Absent: Fairbanks, Holzhauer

**4. Discussion of Chapter 4:**

**ACTION:** Member Kimsey moved, Member Franz seconded, to allow 250 sq. ft. of storage space for a three-car garage to be determined by the Civil Planning & Development Director, provided that a two-car garage can feasibly be built on the motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert  
Nay: None  
Absent: Fairbanks, Holzhauer

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# Requested Information

- Residential Parking Requirements
  - One-family and two-family dwellings: 2 spaces per unit (the spaces can be covered or uncovered)
  - Existing structures with less than 2 spaces would be considered non-conforming. If the structures were to be enlarged or extended, 2 spaces would be required.
  
- Number of lots under 2,500 sq. ft. – 23 lots
  - Of those 23 lots, 6 are vacant
  
- Number of lots w/in FAR 'Gap' – 56 lots
  - Of those 56 lots, 17 are vacant



# Small Lot Table

Lot Size Between	FAR	Max. Allowable <sup>1</sup>
Up to 2,500 s.f.	0.5	950 s.f.
2,501 and 3,600 s.f.	0.38	1,296 s.f.
3,601 and 4,700 s.f.	0.36	1,598 s.f.
4,701 and 5,800 s.f.	0.34	1,856 s.f.
5,801 and 6,900 s.f.	0.32	2,070 s.f.
6,901 and 8,100 s.f.	0.30	2,268 s.f.
8,101 and 9,400 s.f.	0.28	2,538 s.f.
9,401 and 10,800 s.f.	0.27	2,808 s.f.
10,801 and 12,000 s.f.	0.26	3,100 s.f.
12,000 & up to 435,600 (10 acres) s.f. <sup>2</sup>		

1- The maximum square footage allowable is based on the minimum square footage of the next larger lot range category.  
 2- The maximum allowable square footage (sf) for lots over 12,000 sf up to 435,6000 sf shall be established as a base of 2,500 sf plus 5% of the lot area net with a maximum allowable size of 8,000 sf.

# Larger Lot Table

Lot Size	FAR	Max. Allowable <sup>3</sup>
10 acres	.0025	9,089 s.f.
11 acres	.0025	9,198 s.f.
12 acres	.0025	9,307 s.f.
13 acres	.0025	9,416 s.f.
14 acres	.0025	9,525 s.f.
15 acres	.0025	9,634 s.f.
16 acres	.0025	9,742 s.f.
17 acres	.0025	9,851 s.f.
18 acres	.0025	9,960 s.f.
19 acres	.0025	10,000* s.f.

3- The maximum allowable square footage (sf) for lots over 10 acres shall be established as a base of 8,000 sf plus 0.25% of the lot area net with a maximum allowable size of 10,000 sf.



# Largest Lot Table

Lot Size	FAR	Max. Allowable <sup>4</sup>
20 acres	.0025	10,287 s.f.
21 acres	.0025	10,396 s.f.
22 acres	.0025	10,505 s.f.
23 acres	.0025	10,614 s.f.
24 acres	.0025	10,723 s.f.
25 acres	.0025	10,831 s.f.
26 acres	.0025	10,940 s.f.
27 acres	.0025	11,049 s.f.
28 acres	.0025	11,158 s.f.
29 acres	.0025	11,267 s.f.
30 acres	.0025	11,376 s.f.
31 acres	.0025	11,485 s.f.
32 acres	.0025	11,594 s.f.
33 acres	.0025	11,703 s.f.
34 acres	.0025	11,812 s.f.
35 acres	.0025	11,920 s.f.
36 acres	.0025	12,000 s.f.
37 acres	.0025	12,000 s.f.
38 acres	.0025	12,000 s.f.
39 acres	.0025	12,000 s.f.
40 acres and above	.0025	15,000 s.f.

4- The maximum allowable square footage (sf) for lots between 20 and 40 acres shall be established as a base of 8,000 sf plus 0.25% of the lot area net with a maximum allowable size of 12,000 sf. Lots 40 acres and greater shall be established as a base of 8,000 sf plus 0.25% of the lot area net with a maximum allowable size of 15,000 sf.



# Case Studies



# FAR Methodology Examples (revised slide)

Exterior/Interior Walls Measurement Comparison				
Address	Project s.f. as measured from exterior walls	Project s.f. as measured from interior of exterior walls	Difference	Percent Change
2535 Golden Gate	2,106	1,855	251	12%
2435 Golden Gate	2,324	2,226	98	4%
380 Ortega Ridge Road	3,456	3,390	66	2%
2535 Varley	2,925	2,803	122	4%

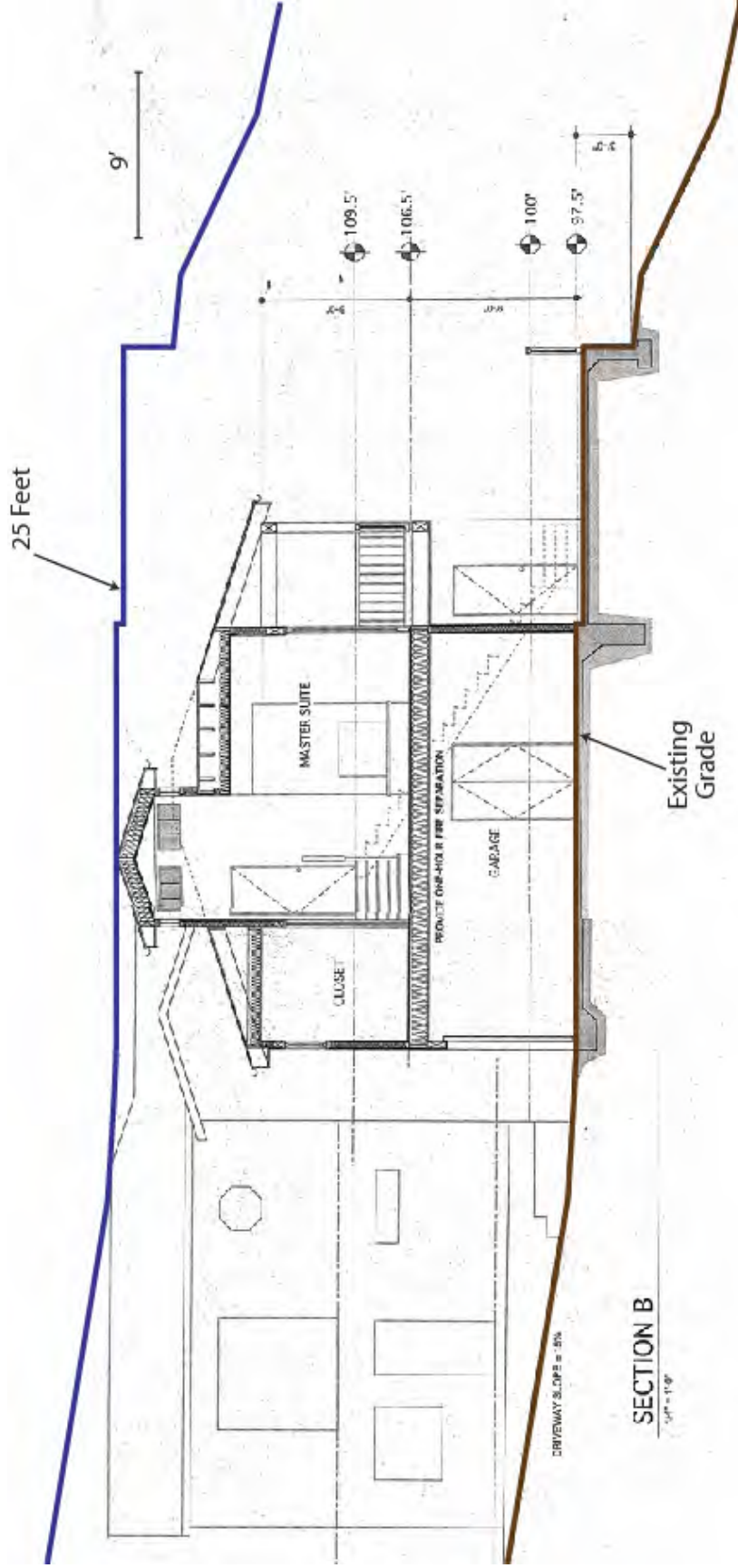
Average: 5.5%







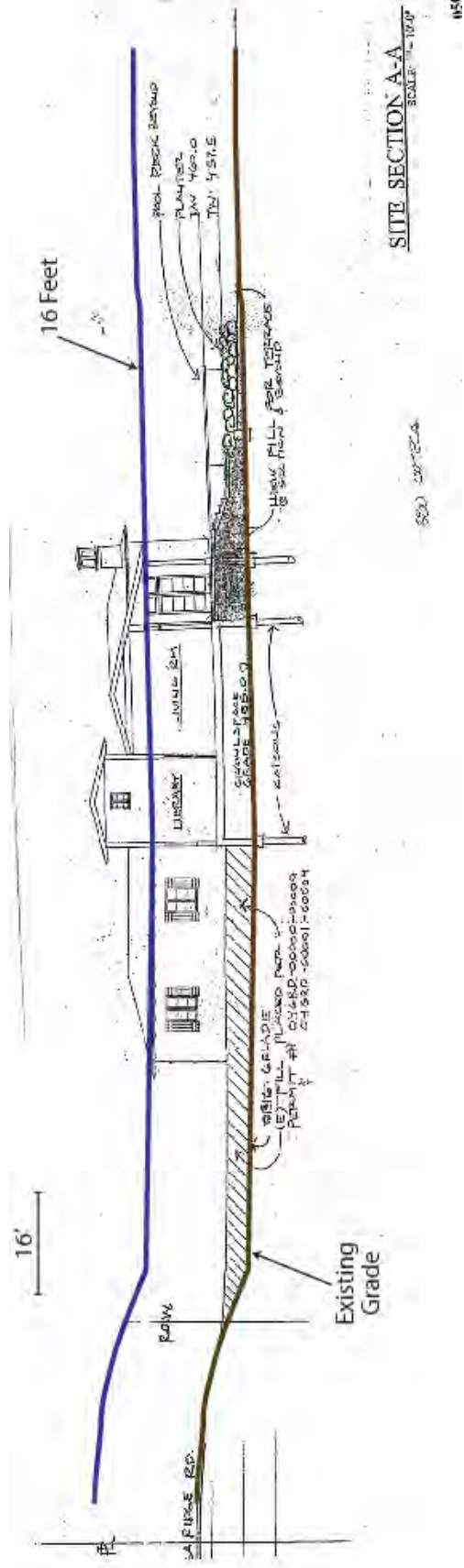
# Height: Urban Area



2535 Varley Street



# Height: Rural Area



380 Ortega Ridge Road



# Draft Residential Design Guidelines

- CHAPTER 4 – BUILDING SCALE AND FORM
  - Building Form (*pages 4-7 to 4-16*)
    - Neighborhood Scale
      - Height and Elements
    - Architectural Mass
      - Plate Height Guideline
      - Understory Guideline
    - Second Stories and Additions
      - Massing, location and interest
    - Solar Access
      - Considering light and air in design
    - Façade Articulation
      - Providing interest in the building’s facade





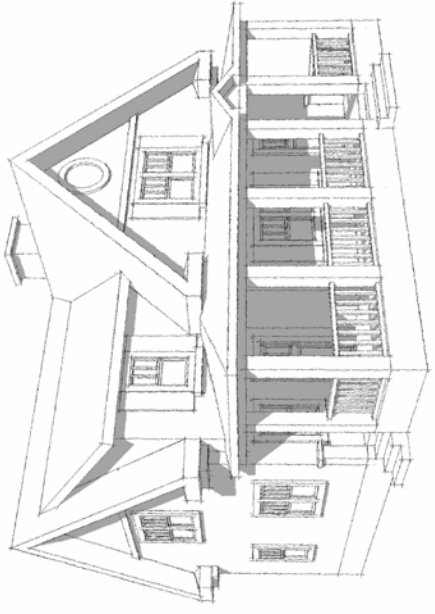
# SunPAC Comments

- CHAPTER 4 – BUILDING SCALE AND FORM (pgs. 4-3 to 4-16)
  - SunPAC Member Comments



# Draft Residential Design Guidelines

- Chapter 5 – Architectural Styles and Features
  - Acceptable and Encouraged Architectural Styles (pgs 5-1 to 5-6)
    - California Bungalow
    - Seaside
    - Victorian
      - Queen Anne Revival
      - Colonial Revival
  - Conditionally Acceptable Styles with Findings
    - Monterey
    - Contemporary
  - Unacceptable Styles
    - Spanish or Mediterranean
    - Southwest
    - European Provincial
    - A Frame
    - Geodesic Dome



Seaside Example



# Draft Residential Design Guidelines

- Chapter 5 – Architectural Styles and Features
- Architectural Elements (pg. 5-6 to 5-8)
  - Entries
  - Garages
  - Roofs



Garage Treatment Example





# SunPAC Comments

- CHAPTER 5 – Architectural Styles and Features (pgs. 5-1 to 5-8)
  - SunPAC Member Comments



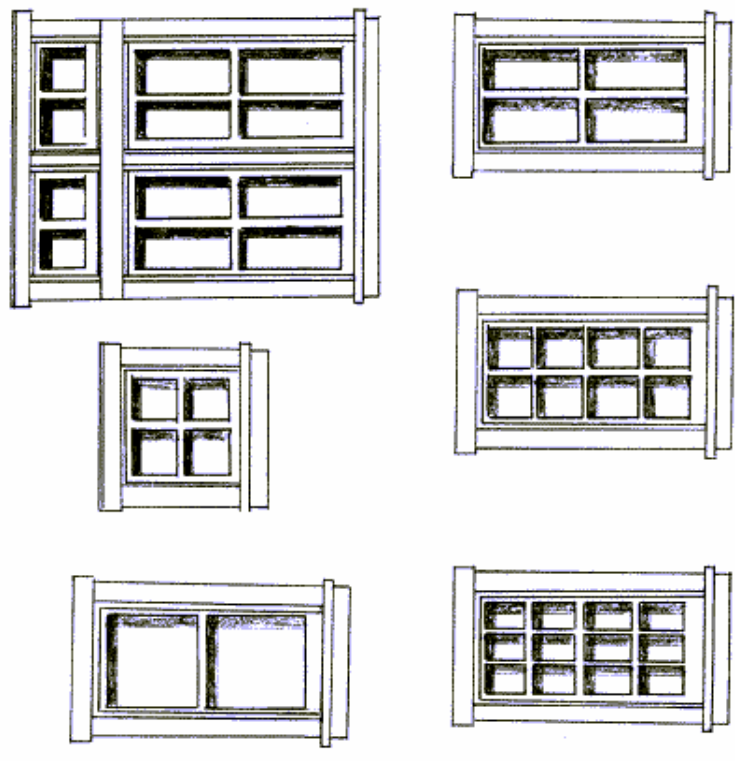
# Draft Residential Design Guidelines

- Chapter 6 – Building Details (pg. 6-1 to 6-4)
  - Exterior Materials
    - Acceptable and Encouraged
    - Conditionally Acceptable
    - Unacceptable
  - Firewise Materials and Constructions
  - Building Color



# Draft Residential Design Guidelines

- Chapter 6 – Building Details (pg. 6-4 to 6-6)
  - Architectural Details
  - Windows and Doors



Window Configuration Examples

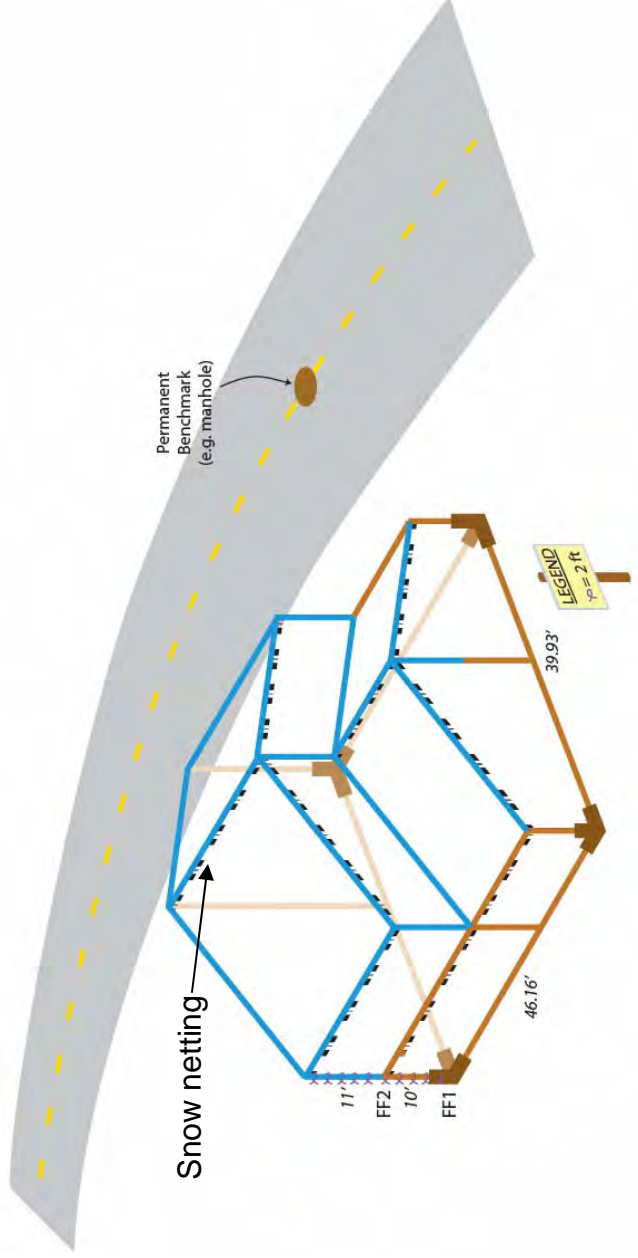


# SunPAC Comments

- CHAPTER 6 – Building Details (pgs. 6-1 to 6-6)
  - SunPAC Member Comments



# Story Poles Guidelines Graphic





## **SunPAC Schedule Discussion**

- Additional meetings to finish review of Residential Design Guidelines
- Preferred dates and time





# Next Meeting

- Residential Design Guidelines
  - Continued Review
    - Wednesday, March 4, 2009
      - County Administration Building
        - 4<sup>th</sup> Floor Conference Room
  - Topic: Continued Review of the Draft Residential Design Guidelines (Chapters 7 and 8)

