



# Summerland

*Planning Advisory Committee*

**SunPAC Meeting #18**

February 4, 2009

# SunPAC Meeting Agenda

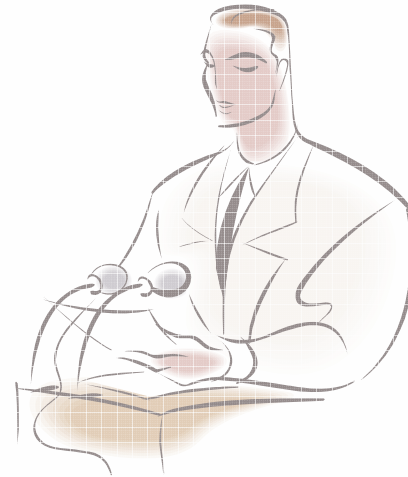
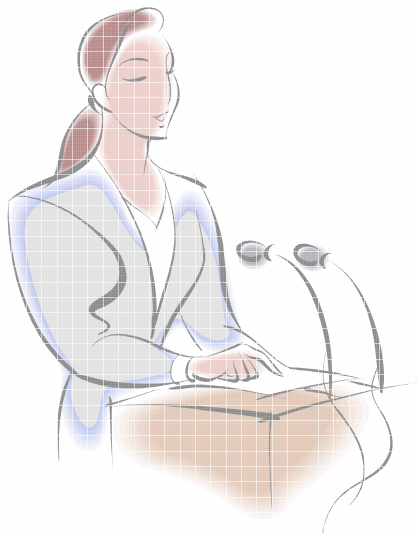
## Call to Order

- 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



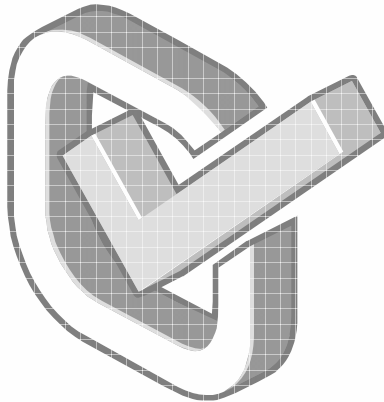
# Public Comment


- 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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- Meeting Called to Order:** By Chair Donaldson at 6:03 pm.
- 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.
- Public Comment:** None.
- 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
- 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

Page 1 of 3



# Requested Information

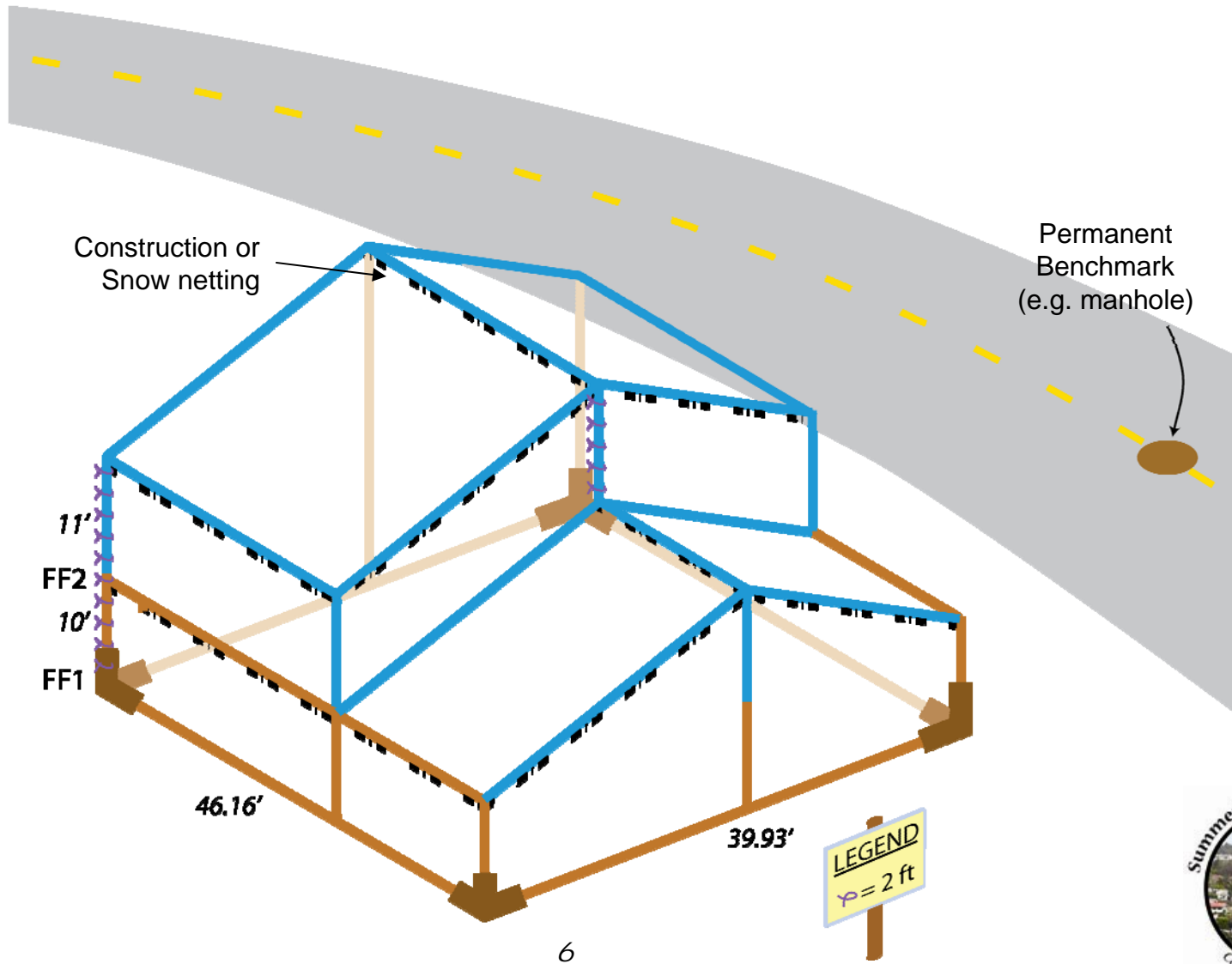
(For informational purposes only)

- 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



# Requested Information: Story Poles

(For informational purposes only)



# Requested Information

(For informational purposes only)

## 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	11.9%
2435 Golden Gate	2,324	2,226	98	4.2%
380 Ortega Ridge Road	3,456	3,390	66	1.9%
2535 Varley	2,925	2,803	122	4.2%

Average: 5.55%



# Requested Information

(For informational purposes only)

## 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>		
<p>1- The maximum square footage allowable is based on the minimum square footage of the next larger lot range category.</p> <p>2- The maximum allowable square footage (sf) for lots over 12,000 sf up to 435,600 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.</p>		

## 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.
<p>3- The maximum allowable square footage (sf) for lots between 20 acres 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 10,000 sf.</p>		



# Requested Information

(For informational purposes only)

## 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.



# Requested Information: Proposed Additional Findings for max. 15,000 s.f. structures

- 4. Additional findings 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 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.



# Requested Information: Alternative Language for Finding #3

- 4. Additional findings 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 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;
    - [\(3\) Warm, earth-toned colors and materials are used to be compatible with the character of the terrain and natural surrounding of the site and reduce the apparent mass of the building; 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.

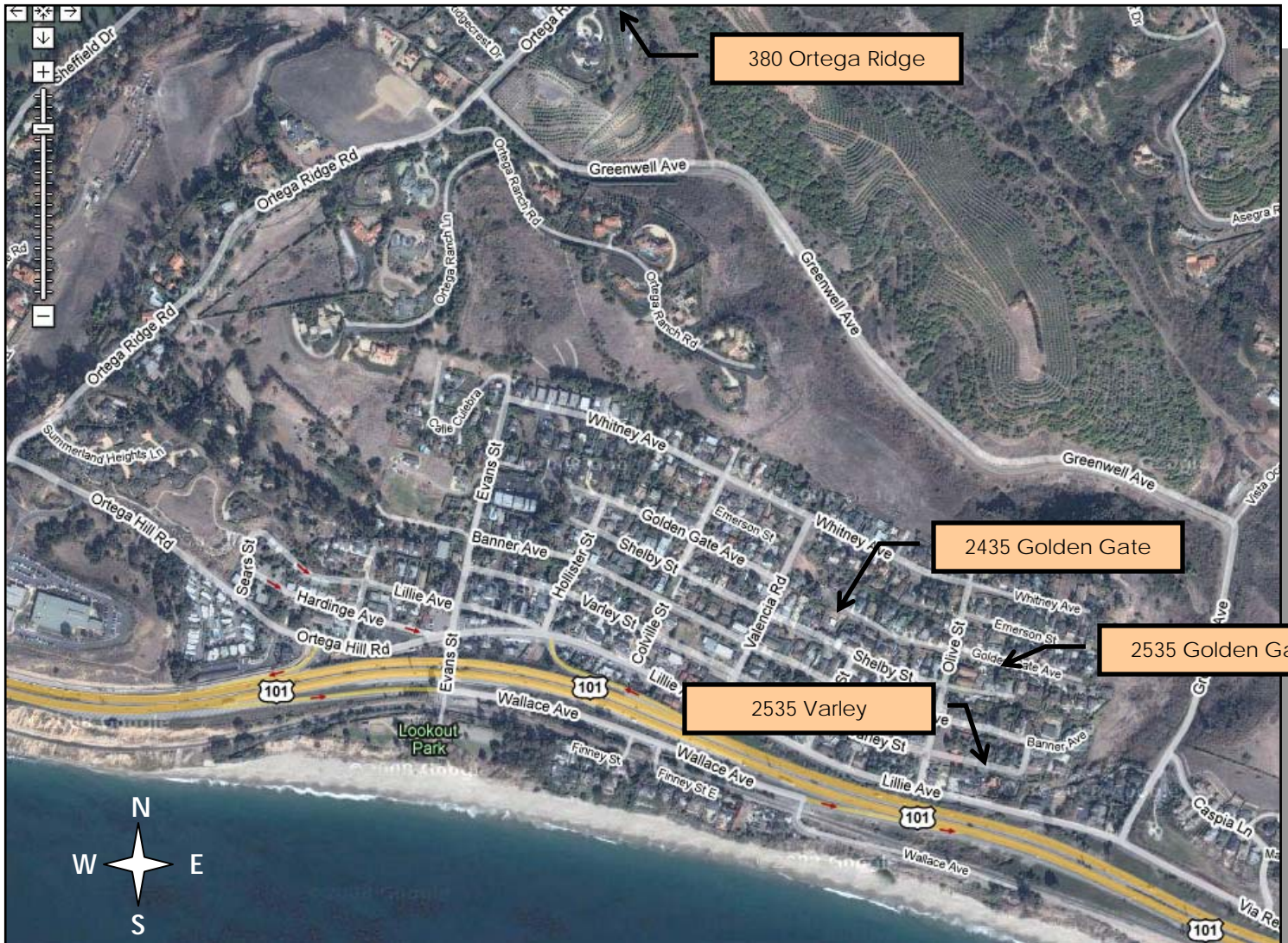


# Recommendation

- Consider approval of the additional findings for the max. 15,000 s.f. structure on lots greater than 40 acres as shown on slides 10 or 11

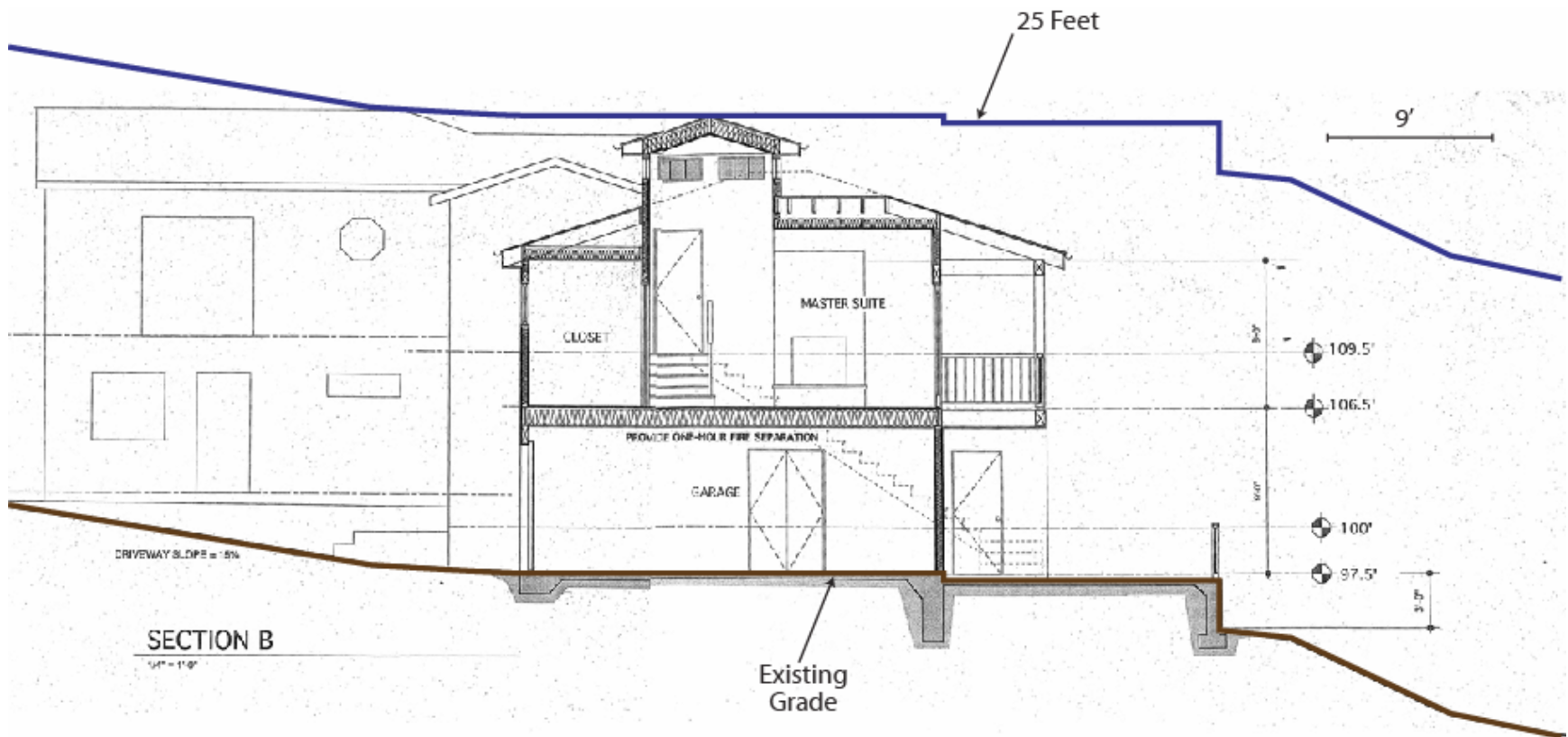


# Case Studies





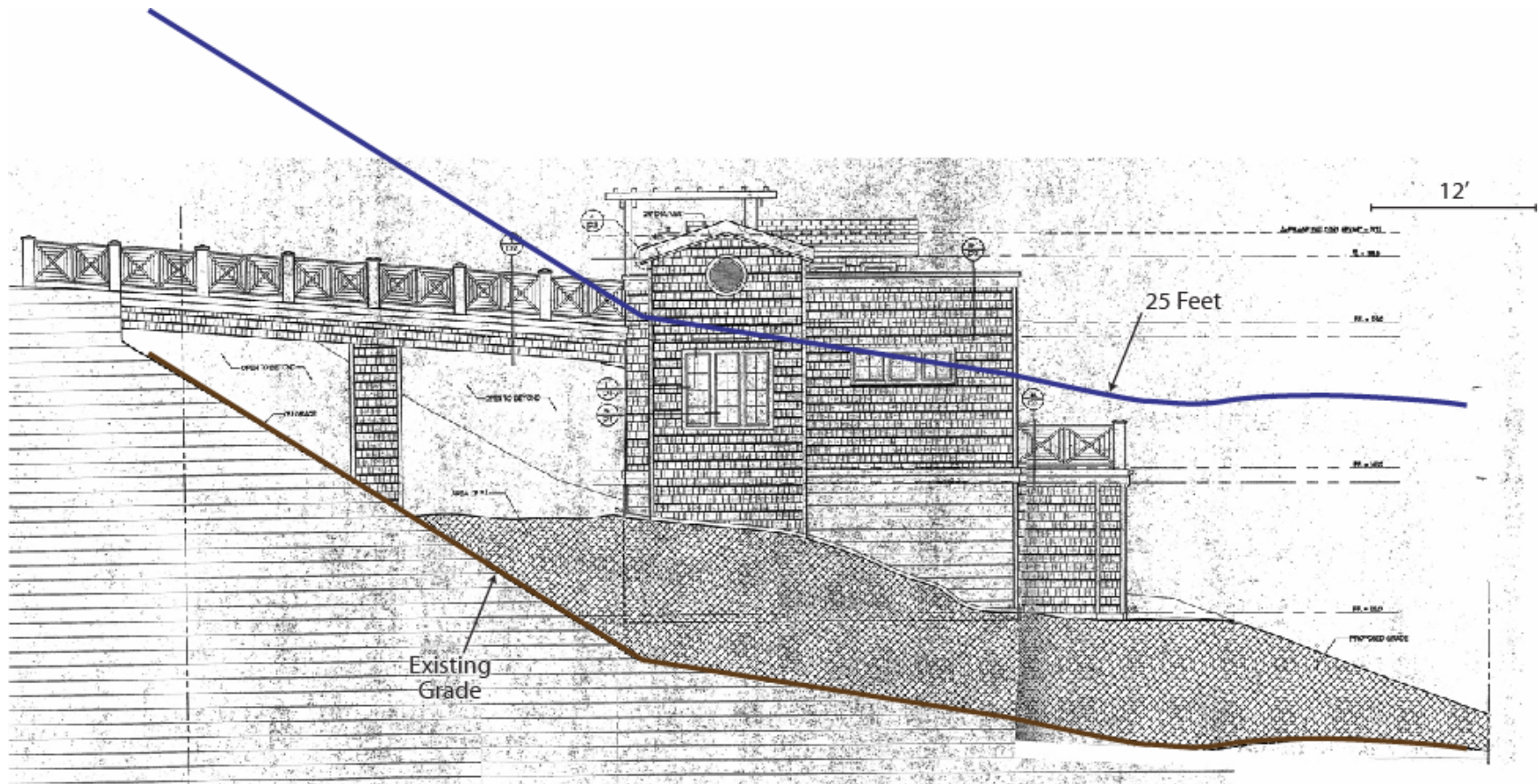
# Height: Urban Area



2535 Varley Street



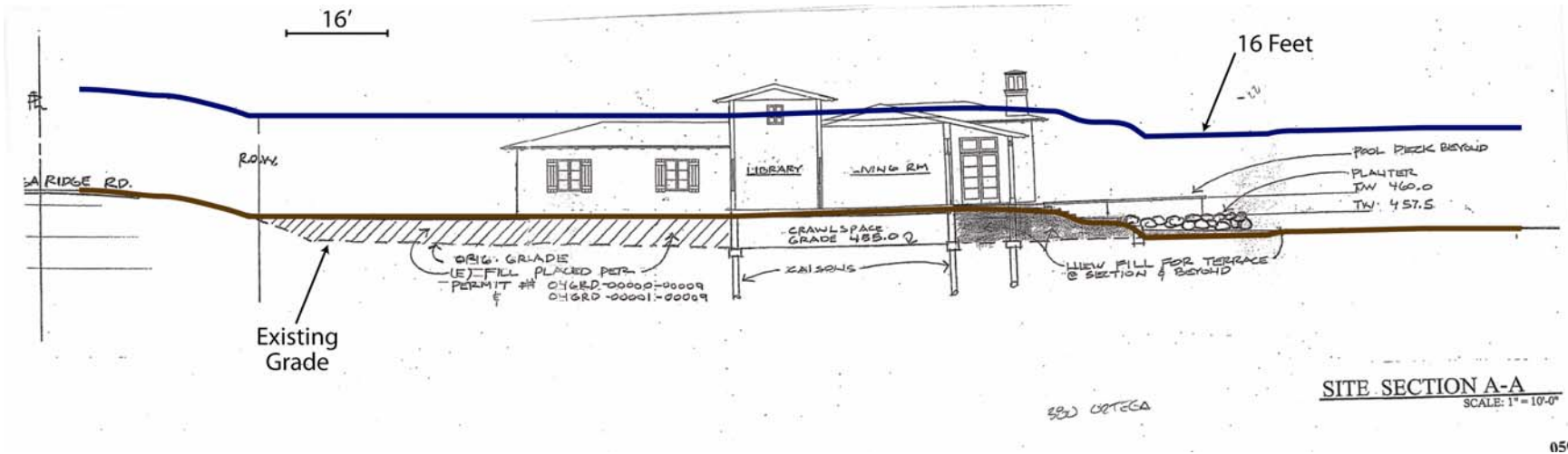
# Height: Urban Area



2435 Golden Gate



# Height: Rural Area



380 Ortega Ridge Road



# Nonconforming Structures

- LUDC Section 35.101.030 includes several provisions for nonconforming structures as follows:
  - A nonconforming structure may not be enlarged, extended, moved, or structurally altered unless the enlargement, extension, etc. complies with the height requirements.
  - Normal maintenance and repair may occur provided no structural alterations are made.
  - Nonconforming one-family dwellings that are damaged or destroyed by earthquake, fire, flood, vandalism, or other calamity beyond the control of the owner may be reconstructed to the same or lesser size in the same general footprint location.



## Height Limit:

### **Suggested Language for Additions to Nonconforming Structures**

- An addition to a residence that was legally constructed prior to the effective date of the Summerland Residential Design Guidelines and updated Community Plan that is nonconforming solely due to noncompliance with the height limit applicable to the subject lot may be allowed provided the addition complies with the height limit.



## Height Limit: Suggested Findings for Exemptions

- **1. Height limits.** - Exemptions from maximum allowable height may be allowed only if the Board of Architectural Review first makes the following findings:
  - Due to severe slopes and lot configuration, the building site is well below the adjacent roadway such that access to a garage or parking space would exceed a grade of 12%;
  - An exemption to the maximum allowable height is required to feasibly accommodate a minimum of two onsite parking spaces; and
  - An exemption is necessary to better serve the interests of good design and to achieve consistency with the Summerland Residential Design Guidelines



# Height Limit: Suggested Exception Language

1. **Height of structures.** The height of a structure shall be 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 except for certain limited **exceptions** discussed below:
  - a. Summerland Rural Exception. On lots located in rural areas within the Summerland Community Plan Area, portions of a structure may exceed the applicable height limit by no more than three feet where the roof exhibits a pitch of four in 12 (rise to run) or greater.



# Recommendation

- Consider approval of the height calculation methodology with the suggested language for additions, findings for exemptions and exceptions for rural parcels.



# Draft Residential Design Guidelines

- CHAPTER 4 – BUILDING SCALE AND FORM
  - Building Form
    - Neighborhood Scale (Guidelines 4-4 to 4-7)
      - Height and Elements
    - Architectural Mass (Guidelines 4-8 to 4-11)
      - Plate Height
      - Understories
    - Second Stories and Additions (Guidelines 4-12 to 4-17)
      - Massing, location and interest
    - Solar Access (Guidelines 4-18 to 4-21)
      - Considering light and air in design
    - Façade Articulation (Guidelines 4-22 to 4-24)
      - Providing interest in the building's facade



# SunPAC Motion on Chapter 4

- CHAPTER 4 – BUILDING SCALE AND FORM (pgs. 4-7 to 4-16)
  - Recommendation: Make a motion for tentative approval of Chapter 4 pending SunPAC recommended changes



# Draft Residential Design Guidelines

- Chapter 5 – Architectural Styles and Features (pgs 5-1 to 5-8)
- Acceptable and Encouraged Architectural Styles
  - 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
- Architectural Style (Guidelines 5-1 to 5-3)



Seaside Example



# Draft Residential Design Guidelines

- Chapter 5 – Architectural Styles and Features
- Architectural Elements
  - Entries (Guidelines 5-4 to 5-7)
  - Garages (Guidelines 5-8 to 5-9)
  - Roofs (Guidelines 5-10 to 5-15)



Garage Treatment Example

# SunPAC Motion on Chapter 5

- CHAPTER 5 – Architectural Styles and Features (pgs. 5-1 to 5-8)
  - Recommendation: Make a motion for tentative approval of Chapter 5 pending SunPAC recommended changes



# Draft Residential Design Guidelines

- Chapter 6 – Building Details
  - Exterior Materials (Guidelines 6-1 to 6-4)
    - Acceptable and Encouraged
    - Conditionally Acceptable
    - Unacceptable
  - Firewise Materials and Construction (Guidelines 6-5 to 6-11)
  - Building Color (Guidelines 6-12 – 6-18)

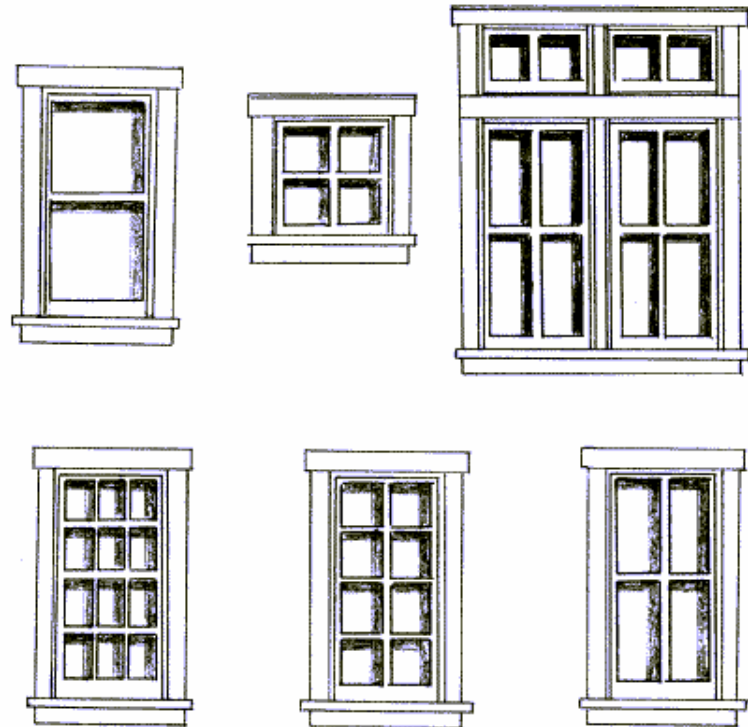


# Draft Residential Design Guidelines

- Chapter 6 – Building Details

- Architectural Details  
(Guidelines 6-19 to 6-24)

- Windows and Doors  
(Guidelines 6-25 to 6-29)



Window Configuration Examples

# SunPAC Motion on Chapter 6

- CHAPTER 6 – Building Details (pgs. 6-1 to 6-6)
  - Recommendation: Make a motion for tentative approval of Chapter 6 pending SunPAC recommended changes



# 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)

