



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

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 5-7)
2. **Meeting Minutes.** Action Minutes from the January 21, 2009 meeting are included for your review and approval. (Attachment 2 – Pages 8-10)
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 11-12)
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 13- 17) 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 18)

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.¹

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

Pledge of Allegiance and Roll Call

Agenda Item 2

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

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

Agenda Item 4

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.

¹ 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.

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.

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.

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.

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

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, 1st District Office
John McInnes, Director, Office Long of Range Planning