



PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING
TRANSMITTAL MEMO

DATE: February 27, 2009

TO: SunPAC Members

FROM: Derek Johnson, Deputy Director
Rosie Dyste, Senior Planner
Lucy Pendl, Planner

SUBJECT: SunPAC Meeting #19

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

1. **Meeting Agenda**. The meeting agenda for the March 4, 2009 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1)
2. **Meeting Minutes**. Action Minutes from the February 4, 2009 meeting are included for your review and approval. (Attachment 2)
3. **Passive Solar Design Guidelines (Summerland Design Guidelines)**. This section, which was stricken from the Draft Residential Guidelines, has been included for your review and discussion. (Attachment 3)
4. **Passive Solar Building Design Guidelines and Recognition Program (City of Santa Barbara)**. These Guidelines, proposed and adopted by the City of Santa Barbara in December 2006, are an example of recent 'green' guidelines for your review. (Attachment 4)
5. **Solar Panels (Land Use & Development Code)**. Regarding Solar Panels (as distinct from Passive Solar), the LUDC states the following:
 - 35.30.160 - Solar Panels
 - A. Solar panels located on the roof of an existing structure do not require planning permit approval.
 - B. Solar panels located on the ground shall be classified as accessory structures, and shall require the issuance of a Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits).

Planning and Development is proposing changes to this section, as shown in the attached Planning Commission Staff Report for the hearing scheduled for March 4; more information will be available after that hearing. (Attachment 5)

Please refer to Transmittal materials provided to you for recent meetings and the August 2008 Draft Residential Design Guidelines. You may also download the materials at the following webpage:

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

In order to avoid any confusion caused by last-minute changes, the PowerPoint slides will be distributed at the meeting.

MEETING AGENDA FOR MARCH 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 February 4, 2009 meeting minutes.

Agenda Item 4

Carpinteria-Summerland Fire Protection District Presentation – Presentation on the latest developments regarding fire protection in the Wildland-Urban Interface as well as the residential environment.

Agenda Item 5

Continued discussion of Chapter 4 – the remaining sections for discussion are:

- Height – At Meeting 18, the SunPAC voted to define existing grade as the “existing grade from the previously approved building permit.” Staff performed analysis and encountered several obstacles, both short term and long term, which will need to be discussed and addressed:
 - The existing grade at the time the previous permit was approved will be very difficult to determine for older buildings where the County does not have plans that document the previously existing grade.
 - One option is to establish the existing grade for all lots in Summerland at the time of adoption of the updated Community Plan and Residential Design Guidelines to use as the existing grade going forward, which would require an intensive survey of the entire area.

Staff will draft alternative-language options to be presented at Meeting 19.

- Plate height – The language in the Draft Residential Design Guidelines regarding plate heights is equivocal and mirrors that found in the Commercial Design Guidelines:
 - *Plate heights should be consistent with the surrounding neighborhood, and second or upper floors should generally*

provide a plate height less than that of the floor below. This reduces the apparent size of second or upper floors.

A related issue that was addressed in the Draft Commercial Design Guidelines but omitted in the Draft Residential Design Guidelines is a reduction in Floor Area Ratio (FAR) for excessively high interior space. Please consider whether the following language should be included in the Draft Residential Guidelines:

- *Interior space exceeding sixteen (16) feet in height shall be counted twice. This applies only to single story structures.*
- Duplex FAR – In the Draft Residential Design Guidelines, the FAR for duplexes has remained 0.27, and the maximum duplex size shall be 3,600 sq. ft. of the total living area, for both units in the duplex. As this section was not addressed in past discussions of FAR, it will be reviewed at this meeting.
- Solar Design – The Passive Solar Design section from the 1992 Summerland Design Guidelines has been omitted from the Draft Residential Design Guidelines. Building site and orientation have been acknowledged as important aspects of sustainable development, so this section has been provided for discussion, along with the City of Santa Barbara’s Passive Solar Design Guidelines. (As suggested at Meeting 18, the California Solar Control Act contains exemptions for trees that: were planted prior to installation of a solar system, replace existing trees, or produce commercial agricultural products.)

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 firewise 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.

Agenda Item 7

Discussion of Chapter 7 – Garage Conversions: Converting a garage can add habitable space to a residential property. This chapter contains guidelines to ensure that garage conversions comply with the Summerland character and the Residential Design Guidelines.

Agenda Item 8

Discussion of Chapter 8 – Residential Second Units (RSUs): RSUs are another way to add habitable space to a residential property. This chapter contains guidelines to ensure that RSUs comply with the Summerland character, the Residential Design Guidelines, and the main dwelling.

Agenda Item 9

Discussion of Chapter 9 – Landscaping, Hardscape, Fencing and Outdoor Lighting: These elements of a property impact site drainage, affect the project site and surroundings, and should be appropriate for the neighborhood.

Agenda Item 10

Long term schedule discussion: Meeting #20 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. Please bring your calendar with you so that we can set aside some meeting dates.

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #20

Topic: Continued Review of the Draft Residential Design Guidelines
Wednesday, April 1, 2009, 5:00 PM
Board of Supervisors Hearing Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st District Office
John McInnes, Director, Office Long of Range Planning