

# Summerland

*Planning Advisory Committee*

**SunPAC Meeting #20**

April 1, 2009

# SunPAC Meeting Agenda

## Call to Order

Item 1: Pledge of allegiance and roll call

Item 2: Public comment period

Item 3: Meeting Minutes

- March 4, 2009

Item 4: Draft Residential Design Guidelines – Ch. 4 & 8 (Cont'd)

Item 5: Draft Residential Design Guidelines – Ch. 9

Item 6: Draft Residential Design Guidelines – Ch. 10

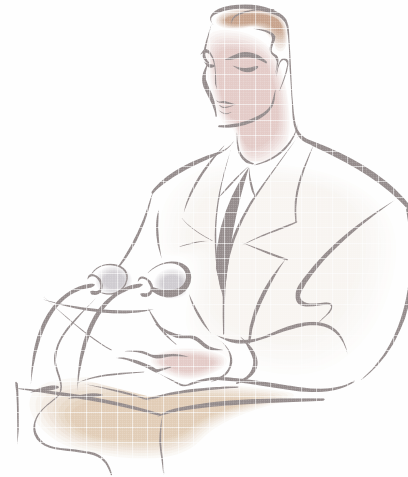
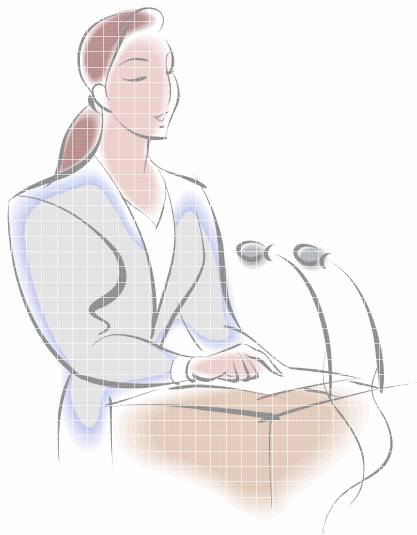
Item 7: Draft Residential Design Guidelines – Ch. 11

Item 8: Long-term Schedule Discussion



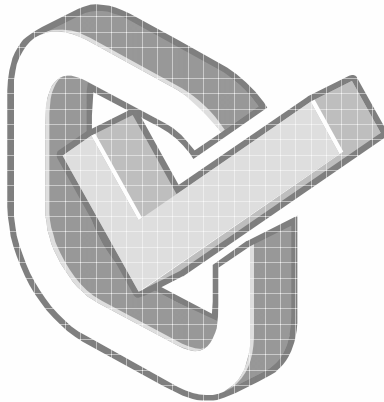
# Public Comment


- Please complete a speaker slip



# Meeting Minutes

- Review and Approve Meeting Minutes
  - March 4, 2009





**SUMMERLAND  
Planning Advisory Committee  
(SunPAC)**

March 4, 2009 Meeting #19 – Minutes

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- Meeting Called to Order:** By Chair Donaldson at 5:10 pm.
- Pledge of Allegiance and Roll Call**

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

**SunPAC Members Absent:** Jennifer Fairbanks, Betty Franklin.

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

**Welcome:** Chair Donaldson welcomed participants.
- Public Comment:** Carol Woolpert expressed a renewed appreciation for the trail system in Summerland and gratitude for the SunPAC committee members and the hard work they do.

Joe Saplenza expressed gratitude to the committee and urged the SunPAC Members to remember and consider the input provided by the community at previous workshops.
- Minutes of February 4, 2009 SunPAC Meeting #18:**

**ACTION:** Member Woolpert moved, Member Perkins seconded, to approve the February 4, 2009 SunPAC Meeting #18 Minutes with amendments to the language to specify which Floor Area Ratio (FAR) 'step' (the 10-acre 'gap') was discussed; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert  
Nay: None  
Absent: Fairbanks, Franklin
- Carpinteria Summerland Fire District Presentation:** Ed Foster from the Carpinteria Summerland Fire District gave a presentation regarding new Fire Codes and regulations.
- Staff Presentation:** Staff presented some information previously requested by the SunPAC: difficulties defining existing grade, plate height and excessive interior space, duplex FAR, Passive Solar Design, and exemptions within the California Solar Shade Control Act.

SunPAC Meeting 18 Action Minutes Page 1 of 4



# Existing Grade

## ■ Summerland:

- The Existing Grade at the time of the previously approved building and/or grading permit, if documentation is available; if such documentation is not available, use the Existing Grade as defined countywide.

## ■ Countywide:

- The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Board of Architectural Review applications, that represents either
  - (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or
  - (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.



# LEED for Homes

- Points system
  - Four performance tiers
    - Performance by category:
      - Innovation & Design Process
      - Location & Linkages
      - Sustainable Sites
      - Water Efficiency
      - Energy & Atmosphere
      - Materials & Resources
      - Indoor Environmental Quality
      - Awareness & Education
  - Issues
    - Certification occurs after project completion
    - Other incentive possibility



# FAR credit for LEED Certification

- Applying the Credit
  - Increase the Floor Area Ratio by the appropriate percentage & multiply by the lot size in square feet.
    - 4% for LEED certified
    - 6% for Silver rated
    - 8% for Gold rated
    - 10% for Platinum rated
  - To accommodate this FAR credit:
    - The increase in square footage resulting from application of the higher FAR is the limit on the increase in the Max Allowable Floor Area.
      - Only necessary for lots in the higher end of FAR ranges



# Draft Residential Design Guidelines

- Chapter 9 – Landscaping, Hardscape, Fencing and Outdoor Lighting
  - Landscaping (pg. 9-1 to 9-4)
    - Define character, create transition, provide privacy
    - Firewise



# Draft Residential Design Guidelines

- Chapter 9 – Landscaping, Hardscape, Fencing and Outdoor Lighting
  - Hardscape (pg. 9-5)
    - Soften appearance, Reduce runoff



# Draft Residential Design Guidelines

- Chapter 9 – Landscaping, Hardscape, Fencing and Outdoor Lighting
  - Fencing and Walls (pg. 9-5 to 9-6)



# Draft Residential Design Guidelines

- Chapter 9 – Landscaping, Hardscape, Fencing and Outdoor Lighting
  - Outdoor Lighting (pg. 9-6)



# Next Meeting

- Residential Design Guidelines
  - Continued Review
    - Wednesday, May 6, 2009
      - County Administration Building
        - 4<sup>th</sup> Floor Hearing Room
    - Topic: Review of the Final Draft Residential Design Guidelines



# SunPAC Schedule Discussion

- Upcoming meetings
  - May 6 – Review Complete Draft SRDG
  - June 3 – Finalize Complete Draft SRDG
  - July 8 – Begin Phase III





# END of presentation



# FAR credit for LEED certification

## ■ Example # 1

### □ 10,000 s.f. lot

#### ■ Lot size range: 9,401 up to 10,800 s.f.

□ FAR calc (0.27): 2,700 s.f.

□ Max Allowed: 2,808 s.f.

#### ■ Platinum certified

□ FAR calc with 10% credit (0.297): 2,970 s.f.

□ Max Allowed with 10% credit: 3,089 s.f.

#### ■ Net Change

□  $\Delta$  via 10% FAR credit: 270 s.f.

□  $\Delta$  via increased Max allowed: 281 s.f.

#### ■ Use the FAR calc w/credit

□ Until the Max Allowed w/credit is reached



# FAR credit for LEED certification

## ■ Example #2

□ 400,000 s.f. (9.18 acres) lot

■ Lot size range: 12,000 s.f. up to 10 acres

□ FAR calc (x0.05 + 2,500 s.f.): 22,500 s.f.

□ Max Allowed: 8,000 s.f.

■ Platinum certified

□ FAR calc with 10% credit (x0.05 + 2,750): 22,750 s.f.

□ Max Allowed with 10% credit: 8,800 s.f.

■ Net Change

□  $\Delta$  via 10% FAR credit: 250 s.f.

□  $\Delta$  via increased Max allowed: 800 s.f.

■ Use the FAR calc w/credit

□ Until the Max Allowed w/credit is reached



# FAR credit for LEED certification

## ■ Example #3

### □ 2,000 s.f. lot

#### ■ Lot size range: Up to 2,500 s.f.

□ FAR calc (0.5): 1,000 s.f.

□ Max Allowed: 950 s.f.

#### ■ Platinum certified

□ FAR calc with 10% credit (0.55): 1,100 s.f.

□ Max Allowed with 10% credit: 1,045 s.f.

#### ■ Net Change

□  $\Delta$  via 10% FAR credit: 100 s.f.

□  $\Delta$  via increased Max allowed: 95 s.f.

#### ■ Use the FAR calc w/credit

□ Until the Max Allowed w/credit is reached



# FAR credit for LEED certification

## ■ Example #4

□ 871,200 s.f. (20 acres) lot

■ Lot size range: 20 acres up to 21 acres

□ FAR calc (x0.0025 + 8,000 s.f.): 10,178 s.f.

□ Max Allowed: 10,287 s.f.

■ Platinum certified

□ FAR calc with 10% credit (x0.0025 + 8,800): 10,978 s.f.

□ Max Allowed with 10% credit: 11,316 s.f.

■ Net Change

□  $\Delta$  via 10% FAR credit: 1,138 s.f.

□  $\Delta$  via increased Max allowed: 1,029 s.f.

■ Use the FAR calc w/credit

□ Until the Max Allowed w/credit is reached



# Duplex FAR

## ■ Non-conforming lots:

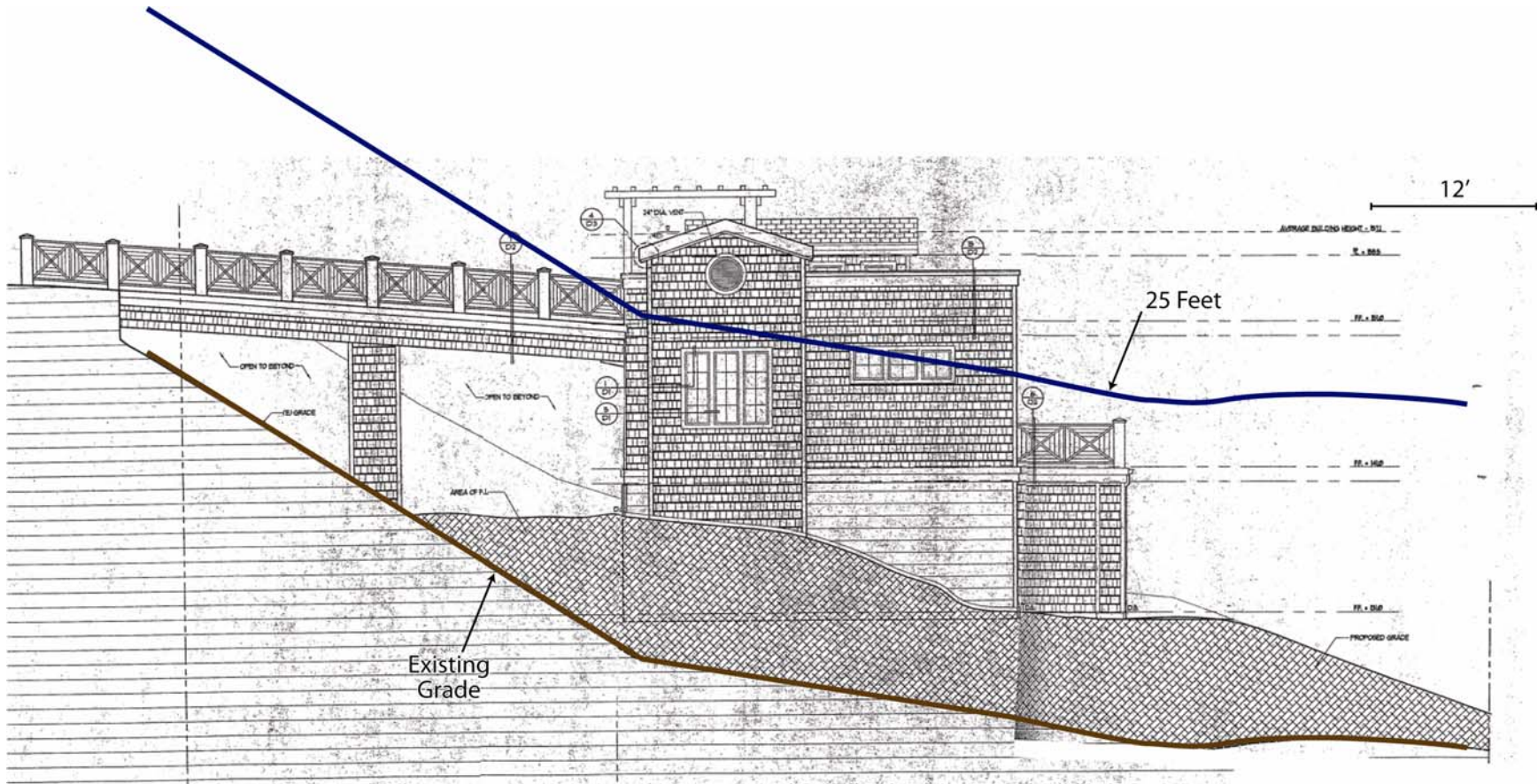
- Lots with a non-conforming **structure** may build/add up to the maximum FAR
  - e.g. a structure that is non-conforming, because the lot (zoned 10-R-2) is smaller than 10,000 sq. ft.
- Lots with structures of a non-conforming **use** may NOT build/add up to the maximum FAR
  - e.g. a factory in a 10-R-2 zone
- In either case, the parking requirement must be fulfilled

## ■ Duplex FAR:

- 0.27 FAR (max. duplex size shall be 3,600 sq. ft. of total living area, for both units in the duplex)



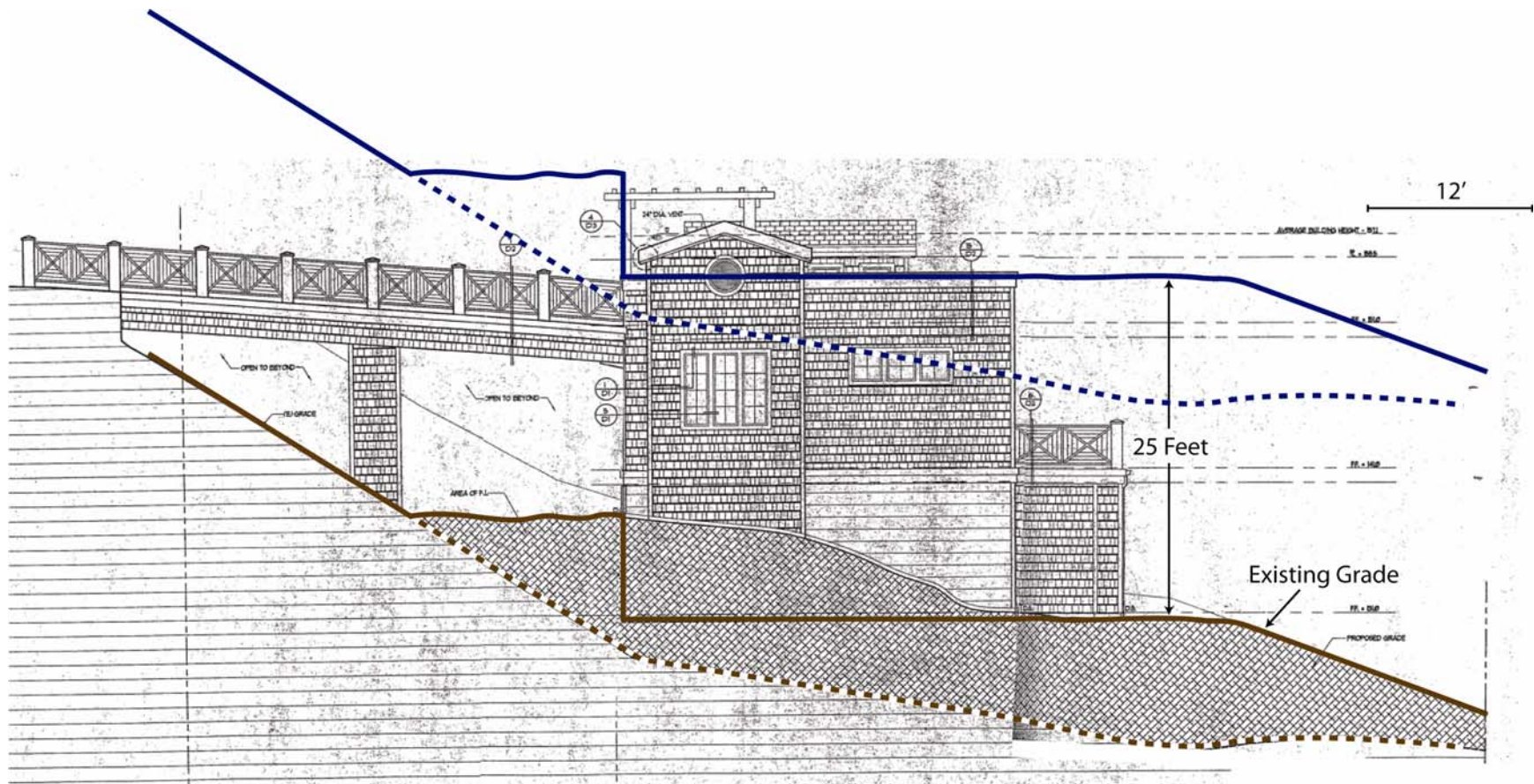
# Existing Grade - New Construction



2435 Golden Gate Ave



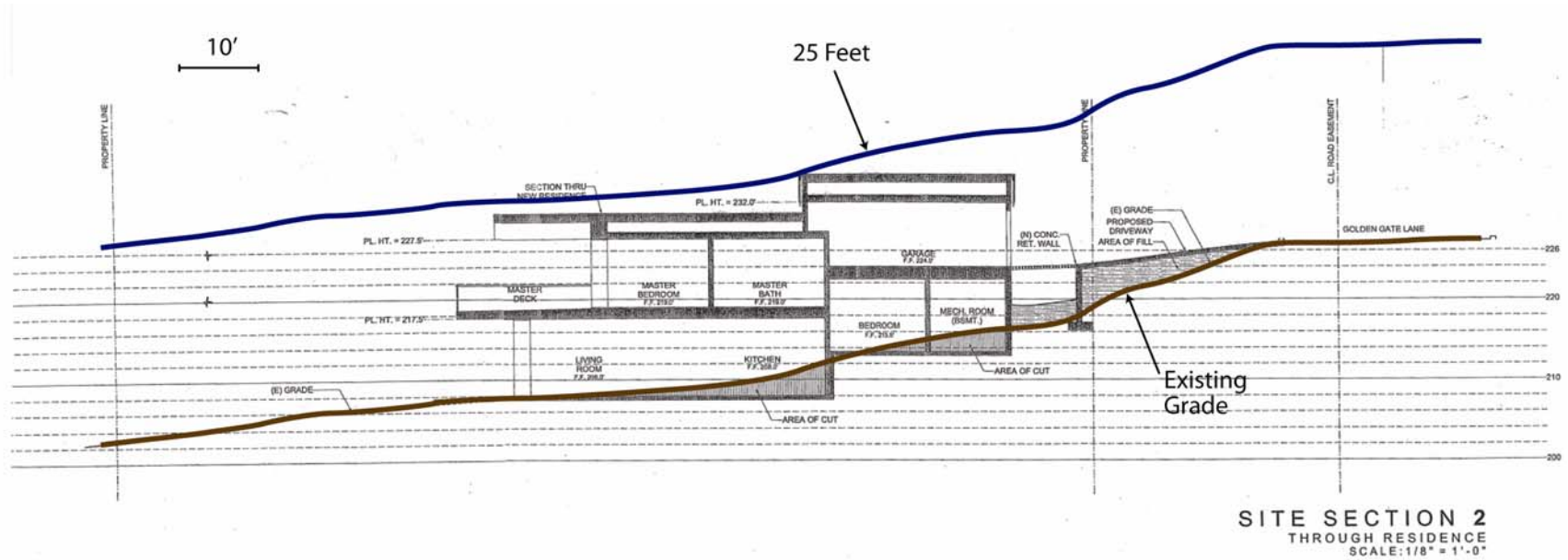
# Existing Grade - Rebuild/Addition



2435 Golden Gate Ave



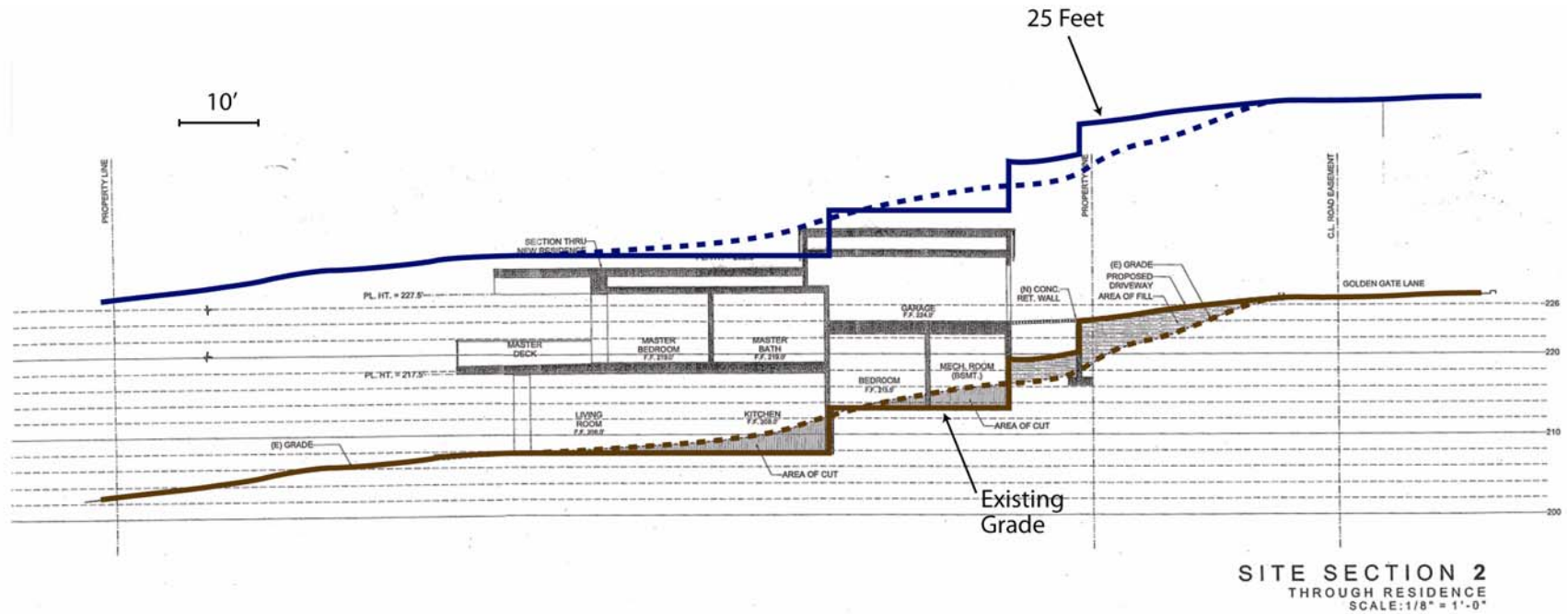
# Existing Grade - New Construction



2535 Golden Gate Ave



# Existing Grade - Rebuild/Addition



2535 Golden Gate Ave



# Draft Residential Design Guidelines

- Chapter 8 – Residential Second Units
  - Williamson Act parcels in Summerland (Ag-1-10, Ag-1-20) are in the coastal zone & can choose:
    - RSU *or*
    - Agricultural Employee Housing *or*
    - Guest House

