



PLANNING & DEVELOPMENT DEPARTMENT

OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: March 26, 2009

TO: SunPAC Members

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

SUBJECT: SunPAC Meeting #20

The items noted below have been included or referenced in preparation of the April 1, 2009 meeting.

- 1. Meeting Agenda.** The meeting agenda for the April 1, 2009 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1)
- 2. Meeting Minutes.** Action Minutes from the March 4, 2009 meeting are included for your review and approval. (Attachment 2)
- 3. Draft Height Calculation Methodology:** The new definition of Existing Grade (in red and underlined), as approved at Meeting 19, has been incorporated into the Height Calculation Methodology sheet, which has been included here for your review and approval. (Attachment 3)
- 4. Draft FAR credit for LEED certification.** This section, suggested at Meeting 19, is for inclusion in Chapter 4 and outlines a possible Floor Area Ratio credit for new or remodeled buildings that achieve environmental goals and are rated Platinum, Gold, Silver or Certified by the US Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System. (Attachment 4)
- 5. Draft Language regarding Green Design.** The Passive Solar Design section from the 1992 Summerland Design Guidelines was struck, to be replaced by a synopsis of the 'green' goals of Summerland and references to appropriate sources of information. Draft language, including references to green programs from other jurisdictions and specific Summerland characteristics, is proposed for inclusion in Chapter 11. (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>

MEETING AGENDA FOR APRIL 1, 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 March 4, 2009 meeting minutes.

Agenda Item 4

Continued discussion of Chapters 4 and 8: Several outstanding issues remain from prior meetings, including:

- draft language for Existing Grade for Height calculation methodology (Attachment 3)
- FAR credits for certification by US Green Building Council Leadership in Energy and Environmental Design and the Summerland Green Design paragraph (Attachment 4 &5)
- Williamson Act parcels in the coastal zone – must choose among Residential Second Unit, Guest House or Agricultural Employee Housing

Agenda Item 5

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 6

Discussion of Chapter 10 (Additions and Alterations to Buildings of Potential Historic or Architectural Merit): Structures with historic or architectural significance can provide a glimpse into the past of a community and, in some cases, should be preserved.

Agenda Item 7

Discussion of Chapter 11 (Supplemental Materials): This section provides additional information regarding the South County Board of Architectural Review, Notification Requirements, Green Building Design, the Glossary, and suggested Plant Species (native, non-invasive and/or firewise).

Agenda Item 8

Long term schedule discussion: This item is on the agenda to determine if there is a need to reschedule future meetings to finish review of the Residential Design Guidelines. Please bring your calendar with you so that we can review meeting dates.

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #21

Topic: Continued Review of the Draft Residential Design Guidelines
Wednesday, May 6, 2009, 5:00 PM
Board of Supervisors Hearing Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st District Office

This page intentionally blank



Notice of Public Meeting

Summerland Planning Advisory Committee (SunPAC) Meeting #20

Date: Wednesday, April 1, 2009
Time: 5:00 pm
Location: Board of Supervisors Hearing Room
 123 East Anapamu Street, 4th 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

CALL TO ORDER

- # 1 **Pledge of Allegiance & Roll Call**

- # 2 **Public Comment Period:** *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.*

- # 3 **Meeting Minutes from March 4, 2009**

- # 4 **Continued Discussion of Draft Residential Design Guidelines** – Chapter 4 (Building Scale and Form) and Chapter 8 (Residential Second Units)
 - Height & Existing Grade
 - FAR credit for LEED certification
 - RSUs on Williamson Act parcels

- # 5 **Discussion of Draft Residential Design Guidelines** – Chapter 9 (Landscaping, Hardscape, Fencing and Outdoor Lighting))

- # 6 **Discussion of Draft Residential Design Guidelines** – Chapter 10 (Additions and Alterations to Buildings of Potential Historic or Architectural Merit)

- # 7 **Discussion of Draft Residential Design Guidelines** – Chapter 11 (Supplemental Materials)

Adjourn

Next Meeting SunPAC Meeting # 21
 Topic: Final Draft Residential Design Guidelines
 Wednesday, May 6, 2009, 5:00 PM
 Board of Supervisors Hearing Room
 123 Anapamu Street, 4th Floor, Santa Barbara

03/25/09

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or djohnson@sbcao.org and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

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. **Page 5**

This page intentionally blank

This page intentionally blank



SUMMERLAND Planning Advisory Committee (SunPAC)

March 4, 2009 Meeting #19 – Minutes

1. **Meeting Called to Order:** By Chair Donaldson at 5:10 pm.

2. **Pledge of Allegiance and Roll Call**

SunPAC Members Present: Robert (Robin) Donaldson, David (Tom) Evans, Mary Holzhauser, 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.

3. **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 Sapienza expressed gratitude to the committee and urged the SunPAC Members to remember and consider the input provided by the community at previous workshops.

4. **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, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Franklin

5. **Carpinteria Summerland Fire District Presentation:** Ed Foster from the Carpinteria Summerland Fire District gave a presentation regarding new Fire Codes and regulations.

6. **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.

ACTION: Member Hill moved, Member Perkins seconded, to conceptually approve the Countywide Height Methodology, defining Existing Grade as 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) and for staff to propose language for such a definition. Motion carried by a vote of 8-0.

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

Nay: None

Absent: Fairbanks, Franklin

ACTION: Member Evans moved, Member Woolpert seconded, to approve the proposed language for a reduction in FAR by counting interior space higher than 14 feet twice for lots within the urban area; motion carried by a vote of 8-0.

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

Nay: None

Absent: Fairbanks, Franklin

Note: Chair Donaldson left the meeting at this point.

ACTION: Member Franz moved, Member Evans seconded, to approve the Duplex FAR of 0.27; for existing nonconforming structures on lots smaller than 10,000 square feet, the duplex FAR will be 0.27 only if the minimum number of required parking spaces are provided; motion carried by a vote of 7-0.

Yea: Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

ACTION: Member Franz moved, Member Hill seconded, to strike the Passive Solar section from the 1992 Summerland Design Guidelines, to add a paragraph summarizing the 'green' goals of Summerland and referencing federal, state, and county passive-solar sources of information; motion carried by a vote of 7-0.

Yea: Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

7. Discussion of Chapter 6:

ACTION: Member Woolpert moved, Member Evans seconded, to conceptually approve Chapter 6 with amended language, including the addition of Guideline 6-20, regarding the use of earth-tone colors and materials that are compatible with the natural surroundings; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

8. Discussion of Chapter 7:

ACTION: Member Woolpert moved, Member Kimsey seconded, to approve Chapter 7 as amended, including the insertion of a note that garages constructed under the garage-FAR exception shall remain permanently as garages; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

9. Discussion of Chapter 8:

ACTION: Member Evans moved, Member Woolpert seconded, to approve Chapter 8 as amended, including the insertion of a note that RSUs located on lots less than 10,000 square feet will be allowed up to 300 square feet of floor area free but square footage over 300 square feet, up to the 600 maximum, will be deducted from the maximum floor area allowed for a residence on a lot, and the deletion of Guideline 8-2 regarding the use of a combination of horizontal and vertical elements to avoid a boxy appearance; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

10. Discussion of Schedule:

Staff raised the issue of subsequent meetings; it was agreed that the SunPAC will add one meeting in early May to complete the Commercial and Residential Design Guidelines. A meeting in early July will begin the update of the Traffic, Circulation and Parking section of the Summerland Community Plan.

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

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

Meeting adjourned at 8:54 pm.

Next Meeting: Wednesday, April 1, 2009, 5:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Continued Review of the Draft Residential Design Guidelines

Minutes Approved:

Robert (Robin) Donaldson, Chair

This page intentionally blank



Height Calculation Methodology

Methodology applies to: Structures located within the Summerland Planning Area.

Except for structures located within the Coastal Zone on property zoned with the VC View Corridor Overlay, the height of a structure (not including fences and walls) is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade. If the structure is located within the Coastal Zone on property zoned with the VC View Corridor Overlay, then the height of the structure (not including fences and walls) is determined by the vertical distance between the **average finished grade** and uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable **height limit** (see Diagram 1 below) except for certain limited **exceptions** discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the **finished grade** or the **existing grade**, whichever is lower (see Diagram 2 below).

1. In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.
2. This 32 foot limit may be increased by no more than three feet where the highest part of the structure is part of a roof element that exhibits a pitch of four in 12 (rise to run) or greater.

EXCEPTIONS

1. Chimneys, church spires, elevator, mechanical and stair housings, flag poles, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones subject to compliance with the F Airport Approach Overlay and the VC View Corridor Overlay. **The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.**
2. 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.
3. Architectural elements (portions of a building that exceeds the height limit and extends

beyond the roof of the building) with an aggregate area less than or equal to 10 percent of the roof area or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the BAR.

4. Special exemptions for oil/gas equipment (see Article II, Section 35-127.1.a).

DEFINITIONS

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of the previously approved building or grading permit, if documentation is available; if such documentation is not available, the existing condition of the ground elevation of the surface of a building site at the time of the current 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.

Finished Grade: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Finished Grade, Average: The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

Diagram 1

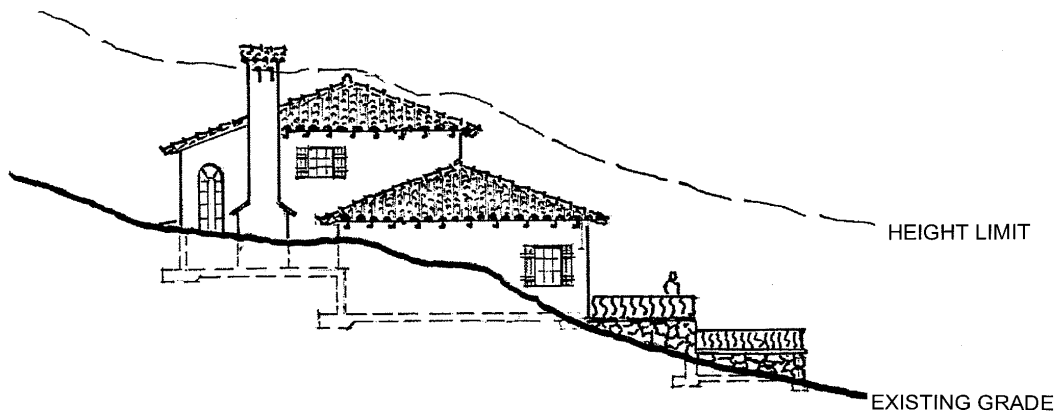
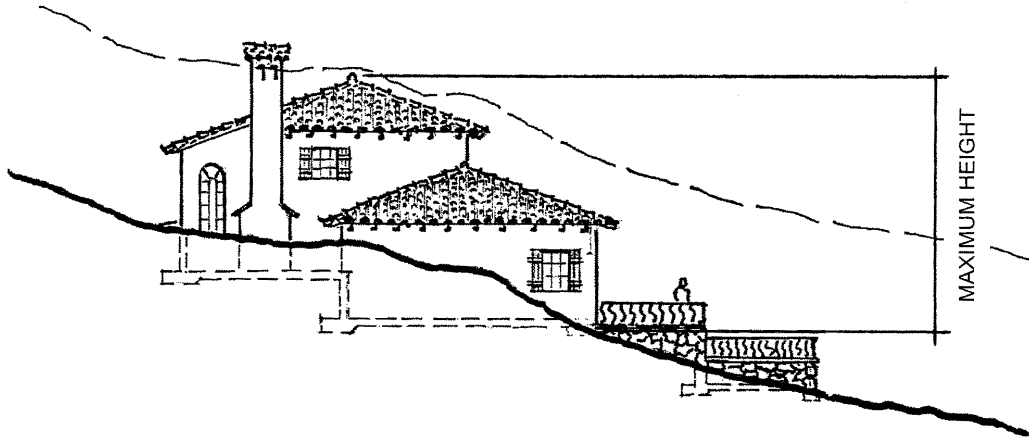


Diagram 2



This page intentionally blank

This page intentionally blank

SAMPLE LANGUAGE FOR RESIDENTIAL DESIGN GUIDELINES (PG. 4-2)

Floor Area Ratio – Summerland: A measurement of development intensity represented by the quotient of net floor area divided by the net lot area.

| Floor Area Ratio Exclusions and Credits:

- Garages – For residential lots, up to 500 sq. ft. per dwelling unit may be allowed for a two car garage. For larger single family lots (12,000 sq. ft. and above), a three car garage may be up to 750 sq. ft. Larger garages may be allowed; however, excess square footage will be counted towards the net floor area of the dwelling. NOTE: All garages constructed under this exception shall remain permanently as garages, i.e. they shall not be converted to living, storage, commercial or other space.
- Basements, Residential – Summerland: 60% of the floor area for a basement area meeting the Summerland definition for Residential Basement. The total area excluded shall not exceed 50% of the maximum allowable floor area for the primary dwelling(s). See Height Definitions below.
- Basements, True – Summerland: A basement meeting the Summerland definition for a True Basement shall be excluded from the maximum floor area calculations. See Height Definitions below.
- LEED-certified Structures – Dwelling units which achieve certification by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System will receive a credit towards the Floor Area Ratio or the maximum allowable floor area (whichever results in a smaller floor area), such that LEED Certified receives a 4% credit, Silver rated receives 6%, Gold rated receives 8%, and Platinum rated receives 10%.

METHODOLOGY FOR CALCULATING SQUARE FOOTAGE & MAXIMUM ALLOWABLE FLOOR AREA W/LEED CREDIT

To calculate the potential square footage for a LEED-certified home, increase the Floor Area Ratio by the appropriate percentage (4% for LEED certified, 6% for Silver rated, 8% for Gold rated, and 10% for Platinum rated) and multiply by the lot size in square feet. In order to allow for this FAR credit, the Maximum Allowable Floor Area for a particular FAR range (based on lot size) must increase by the same percentage. Use the new, calculated square footage for the lot until the new Maximum Allowable Floor Area for the range is reached.

This page intentionally blank

This page intentionally blank

GREEN BUILDING DESIGN

As a progressive and primarily south-facing community, Summerland has the opportunity to take advantage of solar energy and green technologies.

Towards that end and to the extent feasible, new construction should incorporate the following green building features and site placement techniques:

- Durable construction materials such as cement fiber siding.
- Green materials including recycled-content carpet, cellulose insulation, engineered lumber, certified wood, natural floor coverings, and recycled-content interior finishes.
- Low and no Volatile Organic Compound (VOC) paint and finishes.
- Natural ventilation and daylighting strategies in the design and placement of the buildings.
- Site placement and orientation of homes that take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.
- Energy and water efficient appliances and fixtures, lighting, and windows that meet or exceed state energy performance standards. Waste recycling during construction.
- Solar energy alternatives allowing for electrical and/or heat generation.

A FAR credit may be available for newly-built or retrofitted homes, which are certified by the US Green Building Council's Leadership in Energy and Environmental Design program (LEED). (See Chapter 4 for more details.)

ACKNOWLEDGMENTS

- County of Santa Barbara, Eastern Goleta Valley Residential Design Guidelines
- City of Santa Monica, Green Building Program <http://greenbuildings.santa-monica.org/>

RESOURCES

- City of Santa Barbara Solar Design Guidelines & Recognition Program <http://www.santabarbaraca.gov/Resident/Home/Guidelines/#SolarDesignGuidelines>
- Built Green Santa Barbara <http://www.builtgreensb.org/home.html>
- US Green Building Council & LEED <http://www.usgbc.org/>
- Global Green USA <http://www.globalgreen.org/>