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SUMMERLAND COMMUNITY PLAN UPDATE
PROJECT DESCRIPTION MARCH 31, 2011

Prepared by the Long Range Planning Division, Planning and
 Development Department

The proposed project is a focused update and set of amendments to the Summerland Community Plan. The project components were developed with the Summerland Planning Advisory Committee (SunPAC) during the course of three years and over 30 meetings. Below is a brief description of the project components; more detailed information is presented in the draft Community Plan, Design Guidelines, and proposed County Code amendments.

I. Summerland Community Plan (SCP) Amendments (See Attachment 4, incorporated by reference)

The Summerland Community Plan is being updated to address transportation, circulation, and parking issues while fostering enhancements of further “complete streets” improvements on Lillie Avenue, and allowing for height and floor area measurement methodology consistent with areas outside Summerland. Amendments include a new Transportation, Circulation, and Parking Chapter; adjustments to sections of the Visual and Aesthetics Chapter that pertain to maximum height and FAR; and a revised introduction to reference the current update. Changes are summarized below in Table 1.

Table 1: Summerland Community Plan Changes	
1992 SCP	2011 Revisions
Cover, Credits, Table of Contents, and Introduction	References 2011 update
Transportation, Circulation, and Parking Chapter	New introduction and background New/amended provisions addressing: Overall circulation and safety Complete streets Rural and urban grid distinctions Right-of-way encroachment, and abandonment Beach connectivity Visible front yard setback storage Additional residential Prohibition of overnight and large vehicle parking
Height and FAR	Clarification of variance and modification prohibitions

The existing land use and primary zoning designations in Summerland are retained. Plan changes and major policies, development standards and actions are summarized below.

A. Summerland Introduction (SCP Section I.A): The first page of the introduction is updated to reflect the current project community and explain the format. The cover, acknowledgements, table of contents and Community Plan Map contain minor revisions.

B. Summerland Transportation, Circulation, and Parking Chapter Update (SCP Section III.G):

This updated chapter sets forth new and updated provisions relating to circulation, parking, road rights-of-way and multimodal transportation. These were developed based on a community survey and with the assistance of a Board of Supervisors appointed general plan advisory committee (SunPAC). Policy changes to this chapter include:

1. *Circulation:*

- No change to Level of Service and roadway standards from the 1992 plan.
- Support for “complete streets” to accommodate all users and modes of transportation.
- Urban grid specific policies:
 - Adequate ingress/egress.
 - Improved circulation for pedestrians and bicycles.
 - Limit the use of traffic signals.
- Study “fog lines” or delineation of travel lanes, review and implement traffic calming measures, improve Varley Street vehicle passage, residential character, and reduce vehicle clutter.
- Consider and maintain the rural ambience with regard to improvements and street lighting.

2. *Beach Connectivity*

- Direction to investigate relocating the sidewalk on the south side of Wallace Avenue.
- Support Cal-Trans efforts towards community connections to ocean, including a new crossing between Greenwell and Valencia.
- Direction to create pedestrian and bicycle routes to connect established trails.

3. *Road Right of Way (ROW):*

- Revision that would allow ROW abandonment in limited circumstances.
- Encroachments into the County ROW allowed consistent with circulation and design standards.
- Support of Lillie Avenue improvements that increase the vitality of Summerland and its streetscape.

4. *Parking*

- Promotion of restrictions for recreational and oversize vehicle overnight public parking, overnight public parking outside the urban grid, and visible storage in the front yard setback.
- Provisions that promote the following in the Commercial Corridor:
 - Adequate short-term parking.
 - Bicycle parking and design standards.
 - Exploration of commercial overflow parking and shared parking opportunities.
 - Valet service opportunities in the public ROW.
- Minimum 18’ driveway lengths for guest parking encouraged.
- One additional parking space on residential lots over 7500 net square feet and 2 additional guest parking spaces on residential lots over 10,000 net square feet.

C. Zoning Modifications and Variances: Revisions and/or deletions of certain Visual Resources and Aesthetics action items regarding height and Floor Area Ratios (FAR).

Although entitled “Actions,” the specific language of VIS-S 3.1, VIS-S-3.2, and VIS-S-5.1 has resulted in the inability to grant zoning variances and modifications to height. Additionally, the existing language is unclear in regards to the ability to grant variances or modifications to FAR limitations. Removal of Action VIS-S 3.1 and changes to VIS-S-3.2 and VIS-S-5.1 would remove existing prohibitions and clarify that where justified and where the findings can be made, variances and modifications may be approved pursuant to zoning ordinance standards.

II. Zoning Ordinance and County Code Amendments (See Attachment 5, incorporated by reference)

Amendments to Chapter 35 of the County Code of Ordinances implement various action items in the updated Transportation, Circulation, and Parking Chapter of the Summerland Community Plan and coordinate with updated provisions of Summerland’s Commercial and Residential Design Guidelines. The Coastal and Inland Zoning ordinances (Article II and the LUDC), as well as the Sign Ordinance (LUDC) are proposed for revision as summarized in Table 2 below.

Table 2: Summary of Zoning Ordinance Amendments	
Project Component	Zoning Ordinance Amendments
Transportation, Circulation, and Parking Chapter	New parking requirements, regulates ROW encroachments.
Revised Commercial and Residential Design Guidelines	
<i>Floor Area Ratio (FAR)</i>	Changes to FAR measurement, commercial FAR, garages, interior space measurements, and basements. New detached accessory building limits, RSU exclusions and large lot FAR’s.
<i>Height</i>	Urban height and measurement methodology
<i>Summerland Design Review</i>	Large lot FAR and appropriate design review findings. SBAR review required for ROW encroachment, and in the C-1 sign or paint color change.
<i>Lighting</i>	Requires hooded/shielded fixtures and permit for light installation . Prohibits offsite spillage and search lights. Regulates hours, sensor lighting, and submittal requirements.
Sign Ordinance Amendments- Commercial Guidelines	Limits use of banner signs, pole signs, externally lit signs.

III. Commercial and Residential Design Guidelines (See Attachments 6 and 7, incorporated by reference)

The design guidelines are intended to assist homeowners, applicants, and designers in identifying the components that define the character of a neighborhood, district, or use. The design guidelines provide tools for staff and the County’s South Board of Architectural Review (SBAR) in their evaluation development proposals. The existing Board of Architectural Review Guidelines for Summerland (1992) are updated and revised to include new, separate, Summerland Commercial and Residential Design Guidelines. The new sets of design guidelines expand on elements in the in 1992 guidelines as shown in Table 3.

Table 3: Commercial and Residential Design Guidelines (CDG/RDG)	
1992 Design Guidelines Topics	2011 Design Guidelines
Background and Goals Steps of Review	CHAPTER 1 – INTRODUCTION (CDG/RDG): Background and Goals, Land Use Designation Information, and Good Neighbor Practices.
N/A	CHAPTER 2 - NEIGHBORHOOD CHARACTER (CDG/RDG): Community History, Neighborhood Character, and Historic Structure Guidelines.
Scale and Orientation Views and Privacy Protection Narrow Lots and Side Yards	CHAPTER 3 - SITE DESIGN (CDG/RDG): Scale and Orientation, Privacy and Views, Topography and Grading, Parking Location and Driveways, Views and Privacy, and Water Management. CHAPTER 3 SITE DESIGN (CDG): Landscaping, Service Areas, Parking Design, and American Disabilities Association Design Standards.
Height Limitations Floor Area Ratios	CHAPTER 4 - BUILDING SCALE AND FORM (CDG/RDG): Height Limitations, Floor Area Ratios, Building Height, and Building Form.
Architectural Styles and Materials Architectural Styles for Large Lots	CHAPTER 5 - ARCHITECTURAL STYLES AND FEATURES (CDG/RDG): Architectural Styles and Materials, Architectural Styles for Large Lots, Architectural Elements.
Acceptable and Encouraged Materials	CHAPTER 6 - BUILDING DETAILS (CDG/RDG): Acceptable and Encouraged Materials, Exterior Materials, Architectural Details, Windows and Doors, and Color.
Lighting	CHAPTER 7- LANDSCAPING (RDG): Landscape, Hardscape, Fencing and Walls, and Lighting. CHAPTER 7- SIGNAGE (CDG): Styles, Location, Materials, and Lighting.
BAR Checklist FAR Worksheet	SUPPLEMENTAL MATERIALS (CDG/RDG): Glossary, Plant Lists, Zoning Code Excerpts, Second Unit and Garage Conversion Guidelines, Story Pole Guidelines, FAR Worksheet and Information, Historic Structures, SBAR and Summerland Findings, Green Design, Permit Process Information.