

# Summerland

## Draft Design Guidelines Supplement

March 31, 2011 Draft

Prepared by:  
County of Santa Barbara  
Long Range Planning Division  
Adopted (INSERT DATE HERE)

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Table of Contents

**SUMMERLAND DESIGN GUIDELINES SUPPLEMENTAL MATERIALS (SUBJECT TO CHANGE)**

Part 1- South Board of Architectural Review (SBAR) and Summerland Project Findings

Part 2- SBAR Checklist

Part 3- Glossary

Part 4- Zoning Code Summerland excerpts

Part 5- List of Non-Invasive and Fire-Resistant Plant Species

Part 6- Native Alternatives to Exotic Plants

Part 7- Undesirable Plant List

Part 8- Review Process

Part 9 -Notification Requirements for Design Review

Part 10 -Green Building Design

Part 11- Historic Structures Supplement

Part 12- Summerland Story Pole Guidelines

Part 13- Considerations For Calculating Maximum Allowable Floor Area

Part 14- FAR Worksheet

## **SOUTH BOARD OF ARCHITECTURAL REVIEW (SBAR) FINDINGS FOR APPROVAL**

Prior to approving any BAR application, the Board of Architectural Review shall make the following findings:

1. In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms, shall be designed to follow the natural contours of the landscape, and shall be sited so as not to intrude into the skyline as seen from public viewing places. (Coastal Zone only).
2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged (Coastal Zone only).
3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.
4. Mechanical and electrical equipment is well integrated in the total design concept.
5. There is harmony of material, color, and composition of all sides of a structure or building.
6. A limited number of materials will be on the exterior face of the building or structure.
7. There is a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.
9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all planting.
10. Signs including their lighting, shall be well designed and shall be appropriate in size and location.
11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to the applicable zoning ordinance (development code).
12. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

Addition finding for the Summerland Community Plan Area:

In addition, the SBAR shall make all of the following findings prior to approving a project that may impact adjacent views or privacy:

13. The applicant has designed a project which limits impacts on his/her neighbors' views.
14. There are no feasible means to further the project's obstruction of views and privacy without reducing overall square footage.
15. The project is consistent with the adopted FARs and Design Standards.

**(Insert Large Lot Findings)**

## SUMMERLAND - SOUTH COUNTY BOARD OF ARCHITECTURAL REVIEW CHECKLIST

### SITE PLANNING AND STRUCTURE PLACEMENT

New or renovated structures are located, designed and constructed to retain and blend with the existing character of the community and surrounding area. (Elements such as the mass, height, profile and size of the structure, its architectural style, building materials, and landscaping all define the character of a building and contribute to the collective appearance of the area. Mass, bulk, scale, and style should be appropriate to the site, be compatible with the adjacent structures and preserve the human scale.)

1. Site layout and orientation is designed in relationship to the qualities of the property.
2. The applicant has designed a project which limits impacts on neighbors' views.
3. There are no feasible means to further mitigate the project's obstruction of views and privacy without reducing overall square footage.
4. The project is consistent with the adopted FAR's and Design Standards.
5. Tree and vegetation removal is minimized and mature trees are preserved.
6. Supporting columns or posts are located within private property.
7. Disabled access ramps and railings minimize disruption to the street façade.
8. Site Plan indicating:
  - i) Survey and topographic information with spot elevations around building perimeter; benchmark and one other reference; proposed finished floor elevations
  - ii) Footprints, finished floor elevations and ridgeline elevations of adjacent structures
  - iii) Easements, present and proposed
  - iv) Setbacks required
  - v) Parking areas
  - vi) Retaining wall height, location and finish
9. Floor Plans including number of bedrooms
10. Exterior elevations indicating:
  - i) Exterior siding and color noted on plans
  - ii) Chimney detail
  - iii) Skylight detail including material and color
  - iv) Window detail including material and color
11. Building section including floor height, plate heights and ridge heights
12. Site section showing grade and ridge impacts
13. Roof plan and/or roof equipment plan when applicable
14. Photos of site and neighborhood
15. Color and material board
16. Floor area and open space calculations
17. Utilities underground

Concerns

- a. Best location on site (stake or chalk the building footprint)
- b. Variances required, if any
- c. Road encroachments required, if any
- d. View impact and massing (stake ridge height)
- e. Privacy impacts
- f. Do neighbors need to be notified?
- g. View of roof equipment
- h. Adequate break-up of wall and roof mass
  - i. Building size is appropriate for site and use
  - j. Adequate open space area
- k. Traffic in and out of project
- l. Adequate parking
- m. Parking, service and loading areas are located in the rear of the building, if feasible
- n. Vicinity map is included with project submittal

**EXTERIOR LIGHTING**

1. Location of fixtures on Site Plan (if free standing)
2. Elevations (if wall mounted)
3. Manufacturer's fixture cuts

Concerns

- a. Location appropriate
- b. Fixture appearance
- c. Glare to neighbors, street and beyond (light source should be fully shielded)

**LANDSCAPING**

1. Landscape areas and materials, paving areas and materials
2. Existing and proposed plants
3. Irrigation plan
4. Landscape structures

Concerns

- a. Appropriate paving quality, break up of driveway and parking areas
- b. Planting strips adequate
- c. Loss of significant trees or screens
- d. Appropriate choice of landscape materials

**BUILDING MASS, SCALE AND FORM**

1. The second story is located towards the center of the first story, away from property lines, and generally stepped-back and smaller than the existing ground floor footage.
2. Building width and height guidelines are maintained.
3. Context-appropriate façade articulation is used.
4. Building design and detailing is compatible with the surrounding architectural style.
5. Additional roof forms are compatible with the primary roof form.
6. Exterior materials and colors complement and improve the neighborhood and are compatible with the surroundings.

**ARCHITECTURAL FEATURES**

1. Architectural style and design features accommodate any constraints of the site, complement the structures in the vicinity, and are consistent with the character of Summerland.
2. Architectural details of all structures are compatible with the design, materials, and colors of the main structure.
3. Driveways are constructed of permeable or semi-permeable surfaces, if feasible.
4. Fences and walls are minimized at the front property line.
5. Sloped or pitched roofs are encouraged instead of flat roofs.
6. Roof equipment and utility panels are hidden.

**BUILDING DETAILS**

1. Acceptable or encouraged building materials are used.
2. Windows and doors are used in a manner that enhances visual interest.
3. Paint colors, per Summerland Design Guidelines, are used.
4. Low-energy, low-intensity, full cut-off lighting is used, per Summerland Design Guidelines or Outdoor Lighting Ordinance.
5. Lighting impact off property is minimized.
6. Screening, fencing and walls complement the building appearance and surrounding area.

Placeholder for Glossary

Placeholder for Zoning Code Summerland Excerpts

Placeholder for Plant Lists: Non-Invasive, Native Alternatives to Exotic Plants, and Undesirable

## REVIEW PROCESS

The following points provide an overview of the steps required to obtain a permit from the County:

- Submission to the SBAR for “conceptual review” to informally discuss the project's concept or theme. The advice and comments received enable design modifications at an early stage and will help applicants design projects that meet design requirements.
- Submission to the County's Planning and Development (P&D) Department. An assigned planner reviews the plans for compliance with the Summerland Community Plan and other County requirements and schedules SBAR Design Review.
- Review by the County Special Problems Committee (SPC). The committee includes members from County Fire, Environmental Health, Flood Control, Public Works, P&D, and the County Surveyor's Office who will evaluate the project to determine whether it poses any significant risk to the interests protected by these agencies.
- Approval of the design of a project, including site design, is required by the SBAR. In most cases, following conceptual review, the assigned planner schedules the project for review. Refer to the Santa Barbara County LUDC, Section 35.82.070, Design Review, for information regarding the Design Review process and requirements.
- Submittal and approval of a zoning permit will be required, depending on the extent of work and proposed use. Please contact the P&D Department to clarify the types of permits needed for your proposed project.
- SBAR decisions may be appealed in accordance with the Santa Barbara County LUDC, Section 35.102, Appeals.
- Submission to P&D for a Building Permit and to Carpinteria-Summerland Fire Protection District for a Fire Protection Certificate is required. Approval of a Building Permit is the final step prior to construction. The Building and Safety Division ensures that the project complies with the uniform codes and standards that involve design, materials, construction, use, and occupancy of all buildings. At this time, the Carpinteria-Summerland Fire Protection District will review the project prior to issuing a “Fire Protection Certificate,” which indicates that the project, as designed, will not present an undue fire risk to Summerland. The Fire Department may impose conditions or require the plans be re-submitted with corrections prior to the issuance of the Building Permit.

### LUDC Permit Process

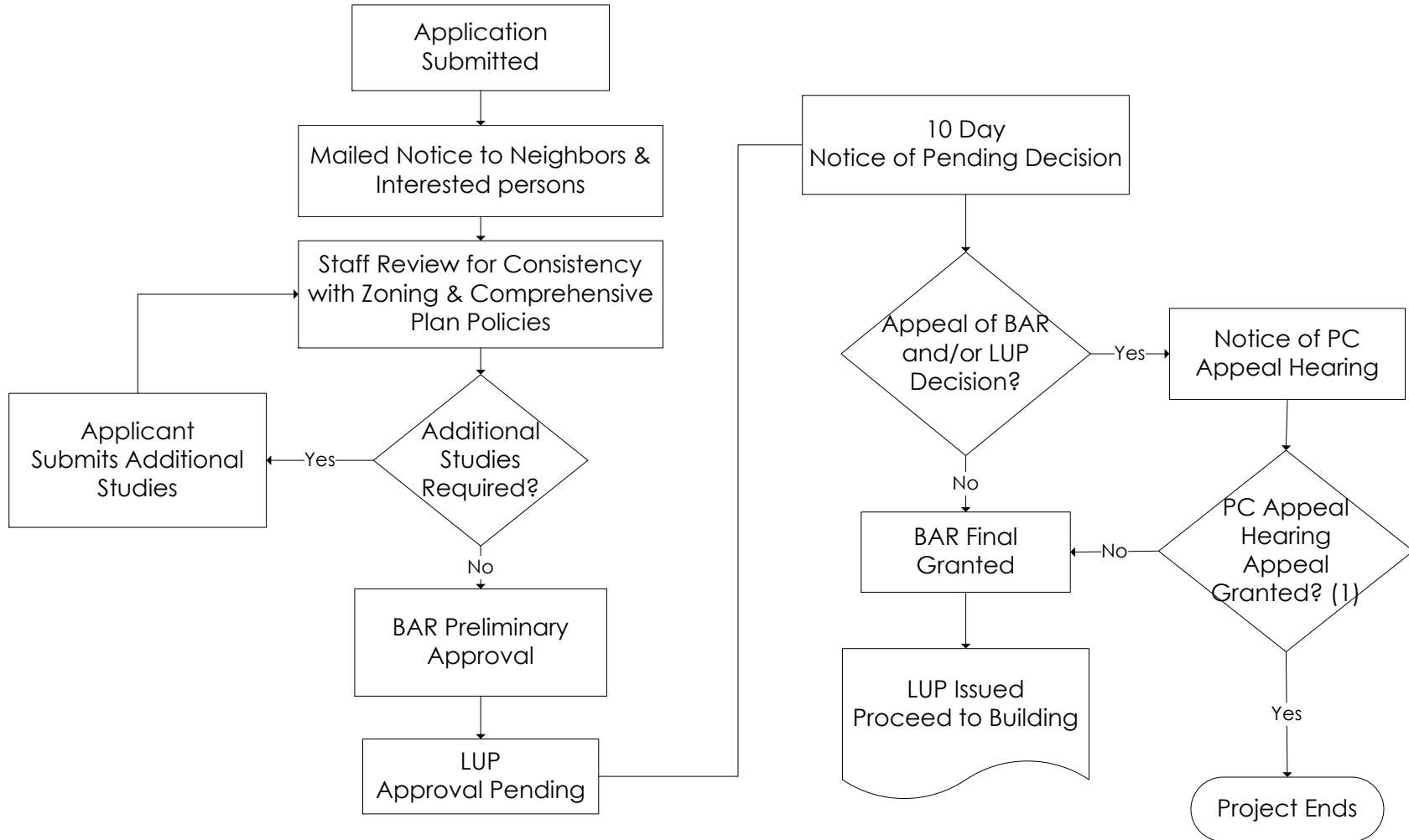


Figure 1.3 – Process Flow Chart (Source: Santa Barbara County Planning and Development, January 2008)

## **NOTIFICATION REQUIREMENTS FOR DESIGN REVIEW**

The County posts the SBAR agenda in a public location a minimum of 72 hours before the hearing and mails notices to all owners of affected properties and to owners within a 100 foot radius of the property at least 10 days prior to the meeting.

### **A. MINIMUM REQUIREMENTS**

Notice of applications for Design Review shall be given in compliance with the following:

#### **1. BY THE DEPARTMENT**

Notice shall be given by the Department in compliance with the following:

- a. The Department shall conspicuously post notice at a minimum of one public place within the County's jurisdiction, e.g., at the Department.
- b. The notice shall also be mailed to any person who has filed a written request therefore and has supplied the Department with self-addressed stamped envelopes.
- c. The notice shall be mailed or posted no later than 15 days following the filing of a complete application with the Department, but in no case shall said notice be mailed or posted less than 10 days before the scheduled date of the initial review by the Board of Architectural Review.
- d. The notice shall be required to be continuously posted from the date required by Subsection 1.c above, until at least 10 days following final action by the Board of Architectural Review.
- e. Notice shall also be given in compliance with the requirements of: (1) Bylaws of the Central County, Montecito, North County and South County Boards of Architectural Review that have been approved by the Board; and, (2) Architectural guidelines that have been adopted by the Board for specific regional areas.

#### **2. BY THE APPLICANT**

Notice shall be given by the applicant in compliance with the following if notice is not otherwise provided in compliance with LUDC Section 35.106.030 (Coastal Development Permit and Land Use Permits [within the Coastal Zone]) above and LUDC Section 35.106.050 (Land Use Permits [outside Coastal Zone]):

- a. Mailed notice of applications for Design Review shall be provided to all owners of property located within a 300 foot radius of the exterior boundaries of the subject lot. The applicant shall also conspicuously post notice at a minimum of one location on the subject lot with at least one notice posted in a location that can be viewed from the nearest public street.
- b. The names and addresses used for such notice shall be those appearing on the equalized County assessment roll, as updated from time to time.
- c. The language and form of the notice shall be provided to the applicant by the Department. The contents of the notice shall be in compliance with Section 35.106.080 (Contents of Notice).
- d. The notice shall be mailed and posted by the applicant no later than 15 days following the filing of a complete.

- application to the Department, but in no case shall said notice be mailed and posted less than 10 days before the scheduled date of the initial review by the Board of Architectural Review.
- e. The notice shall be required to be continuously posted from the date required by Subsection 2.d above, until at least 10 days following the final action by the Board of Architectural Review.
  - f. The applicant shall provide proof of the mailing and posting of the required notice by filing an affidavit of noticing and any other required documentation with the Department no later 10 days before the scheduled date of the initial review by the Board of Architectural Review. Failure of the applicant to comply with this Chapter may result in denial and/or revocation of the Land Use Permit.

## **GREEN BUILDING DESIGN**

As a progressive and primarily south-facing community, Summerland has the opportunity to take advantage of solar energy and other green technologies. Towards that end and to the extent feasible, new construction should incorporate green building features and site placement techniques such as:

- ✓ 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
- ✓ Radon remediation

## **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 <http://www.usgbc.org/>
- Global Green USA <http://www.globalgreen.org/>

## **INNOVATIVE BUILDING REVIEW PROGRAM (IBRP) FOR ENERGY EFFICIENCY + TARGETS AND INCENTIVES**

The County's Innovative Building Review Program (IBRP) advises developers on how to make their projects more energy efficient. The advice is in the form of suggestions which can benefit the construction and operation of development in

a number of ways, including energy efficiency and marketability. The IBRP is made up of local professionals including contractors, architects, engineers, energy consultants, and government officials. These professionals have a vast amount of knowledge and interest in innovative, energy-efficient developments.

The IBRP provides a number of incentives to participants that reach one of three target levels. One is an expedited review of the development's plan check through the Building & Safety Division. Another is a 50% reduction on the energy plan-check fee. Other incentives are available depending on the target level the project development reaches. To reach a target, the project must exceed Title 24 (California Energy Efficiency Standards) by 20 - 40%, depending on which target level and incentives are available for the project, and include additional energy-efficient features outside the purview of Title 24, e.g., recycled building materials, drought-tolerant or native plants, alternative energy systems. The program provides an Energy-Efficient Menu list of a number of energy-efficient features that a developer can choose from. Each feature is assigned a point. The point total and the percentage improvement upon Title 24 are used to determine the target achieved. The Energy-Efficient Menu also lists the three target levels and the associated incentives.

For more information, please call (805)568-2000 or visit <http://www.sbcountyplanning.org/projects>

## Historic Structures Supplement

Structures or sites that played an important role in the development of an area or community are important resources which provide a tangible link to our history. Many communities throughout the United States have goals, policies and other requirements that deal with the preservation of these types of structures and sites. Several community plans within the County of Santa Barbara contain policies that address preservation of such resources. The Summerland Community Plan was adopted in 1992 and contains the following policies and action items addressing preservation:

*Policy HA-S-1: Significant cultural, archaeological and historical resources in the Summerland area shall be protected and preserved.*

*Action HA-S-1.2: Appropriate preservation and restoration/renovation measures shall be implemented to ensure that adverse impacts to significant historical resources are avoided except where they would preclude reasonable development on a parcel.*

The County's regulations supplement the California Environmental Quality Act (CEQA), which is used to evaluate the effect of development on the "Environment" and "Cultural Resources." Cultural Resources, per CEQA, includes historical, architectural, archeological and paleontological resources. This discussion deals with the historical aspect of Cultural Resources, which defines the term "Historical Resource." A Historical Resource is a resource that meets the definitions found in Section 21084.1 of CEQA. A Historical Resource includes the following:

- Properties listed in or formally determined eligible for listing in the California Register of Historical Resources.
- Properties listed in an adopted local historic register.  
[The term "local historic register" or "local register of historical resources" means a list of resources that are officially designated or recognized as historically significant by a local government pursuant to resolution or ordinance.]
- Resources identified as significant in an historical resource survey, meeting certain criteria.
- Properties which are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. CEQA states that a resource may be considered a Historical Resource if it meets the following criteria for listing on the California Register of Historical Resources:
  1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  2. Is associated with the lives of persons important in our past;
  3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  4. Has yielded, or may be likely to yield, information important in prehistory or history.

The County's policies in combination with the intent of CEQA set the framework for early evaluation of sites and structures prior to considering redevelopment and additions to existing structures. The State of California and Santa Barbara County find that it is important to retain those structures that act as a link to our past and establish and define the character of a community or area.

## **HOW DOES THIS APPLY TO DEVELOPMENT?**

This applies to those considering demolition and additions to existing structures over 50 years of age. It is important to determine if your property needs further review as this will impact the design and scope of a project. If your structure is over 50 years of age, you should consult with the County of Santa Barbara Planning and Development counter to gather additional information regarding your property.

## **WHAT HAPPENS IF MY PROPERTY IS CONSIDERED A POTENTIAL RESOURCE?**

Additions and alterations may occur as long as they do not result in a significant impact to the resource. Changes to existing structures are considered significant when they result in a significant effect on the environment, which means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

CEQA further states that the significance of an impact may be reduced to a "less than significant level" if the project follows the Federally Adopted Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer.

## **WHAT ARE THE SECRETARY OF THE INTERIOR GUIDELINES?**

The guidelines are general in nature and are intended to assist in the application of the Secretary of the Interior Standards. They provide general guidelines that, with consultation with a qualified professional, help to determine character-defining features of the structure and the appropriate method to retain these existing features and allow for additions consistent with the Secretary of the Interior Guidelines.

## **WHAT ARE CHARACTER-DEFINING FEATURES?**

Character-defining features are elements that convey a sense of time and place. Examples of these types of features include the following:

- A building's location and orientation on the site
- Relationship to adjacent buildings or placement in a grouping of buildings
- Overall form of the building
- Materials, craftsmanship, and decorative details

Additions and alterations should avoid removing or altering character defining features of a building, especially those that are visible from the street or public way. When proposing to alter or add to an historic building, use the following guidelines to ensure that the character-defining features are maintained. The measures described below are based on the "Secretary of the Interior's Standards for the Treatment of Historic Properties," the standards used for the review of alterations to landmarks and buildings in historic districts.

The historic building form should be preserved by retaining the existing height, width, and architectural elements. If a building has a gabled roof, it should not be changed to a flat roof. Set additions back from the front façade so that the addition is subordinate to the historic building, limiting visibility of the addition from the street.

- Do not alter a building in such a way that implies an inappropriate historic period. For example, adding Victorian style gingerbread to a Monterey Style house would be inappropriate.
- Design the materials, detailing and form of an addition to be compatible with the historic building. However, it should be clearly distinguished from the original building so it can be understood as a more recent change. If possible, construct new additions so that if the addition is removed in the future, the form of the historic building is unimpaired.

Maintain the historic finishes of exterior materials. If a wood sided building was originally painted, it should remain painted and not be stained. Masonry that is not painted should remain unpainted.

### **BUILDING COMPONENTS**

Avoid adding materials or features that were not historically found on the building. For example, if a property never had a bay window, adding one may affect the architectural character of the property.

- Whenever possible, repair damaged and deteriorated building components. A building's original materials are essential to its historic integrity. Replace only those materials or components that cannot be repaired. Use the same kind of materials and match the detailing of the deteriorated feature. If a substitute material must be used, match the appearance of the original material as much as possible.
- If an element is missing, replace it based on physical documentation or photographic evidence, if available. In some cases, it may be acceptable to copy a component from a similar building found in the neighborhood.
- Preserve historic landscape features, such as fences.
- Removal of non-historic building materials and additions is encouraged.

### **WINDOWS**

Keep windows in their original location. Do not change the size and shape of window openings. Avoid adding new windows to the primary façade. Maintain the material, style, trim, and functional features of windows. If window replacement is necessary, replace only those windows that are deteriorated and cannot be repaired.

- Match the replacement windows to the material and design of the historic windows. If the original windows are missing, property owners are encouraged to use new windows that most closely match the size, design, type, and material that would have been used historically.

### **HOW DO I GET MORE INFORMATION ON PRESERVATION WITH THE COUNTY OF SANTA BARBARA?**

The Historic Landmarks Advisory Commission (HLAC) is an advisory body appointed by the Board of Supervisors. The purpose of this commission is to promote the economic welfare and prosperity of the county by preserving and protecting those places, sites, buildings, structures, works of art and other objects having a special historic or aesthetic character or interest, for the use, education and view of the general public and to provide a link for citizens or visitors to the County of our diverse and rich history. For further information regarding the HLAC, contact the County Planning and Development Department, HLAC Secretary, located at 123 E. Anapamu Street, Santa Barbara. Call the office at (805) 568-2084 for further information

on the County Landmark Program. A complete list of County Landmarks is available at:  
<http://sbcountyplanning.org/boards/hlac>

## SUMMERLAND STORY POLE GUIDELINES

### PURPOSE

Story poles are a tool to assist decision-makers, staff, and the public in the review of development projects. They assist in making findings regarding appropriate mass, bulk and scale, neighborhood compatibility, and/or minimization of impacts to public and private views. Therefore, the accuracy, readability, and articulation of story poles are important to fully understand the proposed project. However, compliance with approved plans, rather than story poles, is the standard for compliance with County regulations.

### WHEN REQUIRED

Story Poles are required for all commercial and residential construction projects (including additions), subject to SBAR discretion as to need and extent.

### STANDARDS

1. Story Pole Plan – A story pole plan shall be reviewed by County staff (and the BAR chair where appropriate) in coordination with the applicant prior to installation of story poles. The plan shall include the following:
  - i) Placement of story poles: Sufficient to show the mass, bulk, height and scale of the structures and measured from a permanent benchmark on or near the proposed project. The story poles do not have to and should not depict all the articulations of the building. Major building corners, finished floor levels, significant elements, length of façade within a specific viewshed, ridgelines, and a scale should be shown. It may be necessary to stake more than the four corners of a structure if significant spans are involved. Outline the building footprint with stakes and construction netting or other visible element (see Figure 11.1). Changes proposed in grade, with finished height & elevations, should be shown by color coded stakes/poles.
  - ii) Materials proposed to be used for story poles: Story poles shall be made of 2x lumber and 12" wide snow or construction netting and should be braced for safety purposes. PVC piping is not acceptable. The orange construction/snow fencing connections should clearly depict the roofline and ridgelines. Installed story poles, site key, and associated flagging and/or netting shall be of materials and method of installation to withstand reasonably foreseeable weather or other site factors (i.e., grazing) for the required duration of display.
  - iii) Legend: For large or complex projects (at the discretion of the BAR), a story pole plan and legend (11" x 17" black and white) will be posted on the project site and the County's website to inform viewers about the project.
  - iv) Proposed date of installation: The plan is to include the date the story poles are proposed to be installed, as well as the length of time the story poles will remain on site.
2. Story Pole Installation – The story poles shall be installed according to the story pole plan, and:
  - i) Certification: The Story pole installation shall be certified by the licensed surveyor who located the story poles per the story pole plan. The certification and photo documentation shall be submitted to staff after installation of the story poles and the applicant must request a site inspection by the project planner.
  - ii) Timeframe for installation: Story poles should be installed a minimum of five (5) days prior to the Summerland BAR meeting and shall remain in place for a period of time containing a minimum of two weekends.
  - iii) If story poles are damaged, replacement may be required as directed by the SBAR.

### STAFF RESPONSIBILITY

1. Notification of Planning Commission or Zoning Administrator if story poles are installed for a project on which they are the decision maker.
2. Site inspection of installed story poles.

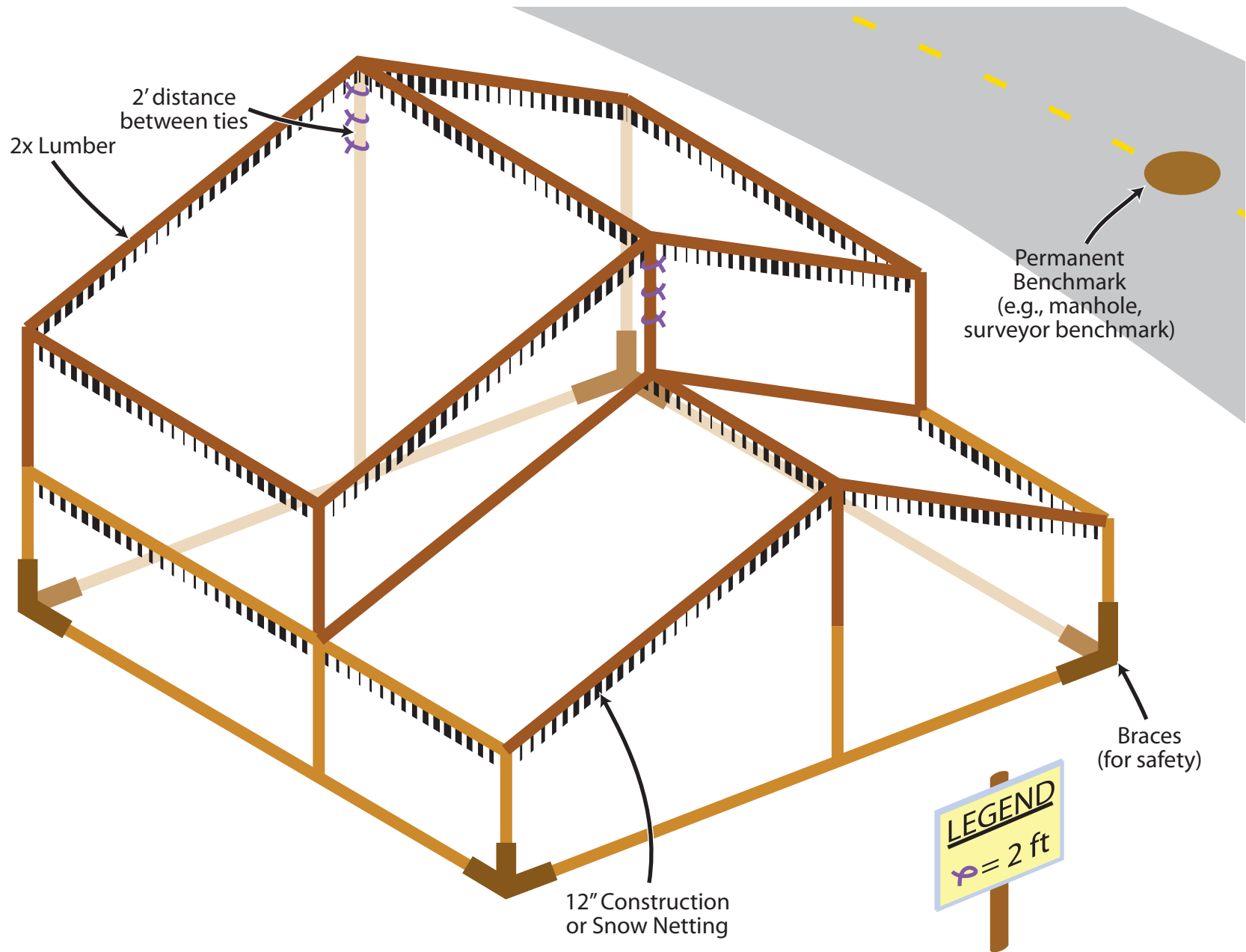


Figure 11.1 - Story Pole Installation

Considerations For Calculating Maximum Allowable Floor Area

# FLOOR AREA RATIO / ALLOWABLE RESIDENCE SIZE WORKSHEET

Guidelines  
Page No.

1. **LOT SIZE** ..... sq ft  
Line 1

2. **ADJUSTMENTS** (if any)

4-2 a. Easements ..... sq ft

4-2 b. Encroachments ..... sq ft

4-2 c. Abandoned ROW ..... sq ft  
(Up to 50% of abandoned East/West rights-of-way may be credited towards the total lot area.)

Total Adjustments ..... sq ft  
Line 2

4-2 3. **LOT AREA NET** (Line 1 minus Line 2) ..... sq ft  
Line 3

4. **MAXIMUM ALLOWABLE FLOOR AREA**

4-4 a. Small Lot (<12,000 sq ft) ..... x  $\frac{\text{FAR for lot size range}}{\text{value from Line 3}}$  sq ft = ..... sq ft\*  
OR

4-4 b. Small Lot ( $\geq 12,000$  sq ft & <10 acres) ..... 2,500 sq ft +  $\frac{\text{sq ft}}{0.05 \times \text{Line 3}}$  = ..... sq ft\*  
OR

4-4 c. Medium Lot ( $\geq 10$  acres & <20 acres) ..... 8,000 sq ft +  $\frac{\text{sq ft}}{0.0025 \times \text{Line 3}}$  = ..... sq ft\*  
OR

4-4 d. Large Lot ( $\geq 20$  acres & <40 acres) ..... 8,000 sq ft +  $\frac{\text{sq ft}}{0.0025 \times \text{Line 3}}$  = ..... sq ft\*  
OR

4-4 e. Large Lot ( $\geq 40$  acres) ..... 8,000 sq ft +  $\frac{\text{sq ft}}{0.0025 \times \text{Line 3}}$  = ..... sq ft\*  
Line 4e

\*NOTE: This number may not exceed the Maximum Allowable Square Footage of ..... sq ft, based on range for net lot size found on Page 4-4.

4-2 5. **GARAGE ADJUSTMENT**  
Enter any sq ft over allowable garage floor area ..... sq ft  
Line (4a, 4b, 4c, 4d OR 4e) - Garage Adjustment = ..... sq ft  
Line 5

4-2 6. **EXCESS INTERIOR SPACE**  
Enter floor area of Interior Space\*\* exceeding 14 feet in height ..... sq ft  
Line 5 - Excess Interior Space = ..... sq ft  
Line 6

4-3 7. **EXCESS RESIDENTIAL SECOND UNIT (RSU) FOR LOTS UNDER 10,000 SQ FT**  
Enter floor area of RSU over 300 sq ft (maximum RSU size is 600 sq ft) ..... sq ft  
Line 6 - Excess RSU = ..... sq ft  
Line 7

8. **BASEMENT ADJUSTMENT** ..... sq ft

4-2, 4-5 a. True Basement\*\* exclude 100% basement floor area  
OR

4-2, 4-5 b. Residential Basement\*\* exclude 60% basement floor area (not to exceed 50% of Max. Allowable Sq. Ft. of primary dwelling(s))

Line 7 - Basement Adjustment = ..... sq ft  
Line 8

**ALLOWABLE RESIDENCE SIZE:** ..... sq ft  
Value from Line 8

\*\* Refer to Glossary for definition.