



# Summerland

*Planning Advisory Committee*

**SunPAC Meeting #30**

April 6, 2011

# SunPAC Meeting Agenda

## Call to Order

Item 1: Pledge of allegiance and roll call

Item 2: Public comment period

Item 3: Administrative items

Item 4: Staff Presentation: Overview of SCP

Item 5: SunPAC Review of Summerland Community Plan Amendments

Item 6: SunPAC Review of Ordinance Amendment Components

Item 7: SunPAC Review of the Commercial Design Guidelines

Item 8: SunPAC Review of the Residential Design Guidelines



# Public Comment

For items not on this evenings agenda

- Please complete a speaker slip



# Administration

## ■ Meeting Materials

1. Meeting Agenda
2. Meeting Minutes
3. Project Description
4. Revised Policy Changes
5. Zoning Ordinance Amendments
6. Commercial Design Guidelines (CDG)
7. Residential Design Guidelines (RDG)
8. Summerland CDG/RDG Supplement.
9. 1992 Summerland Community Plan (SCP) Traffic, Circulation, and Parking Chapter.

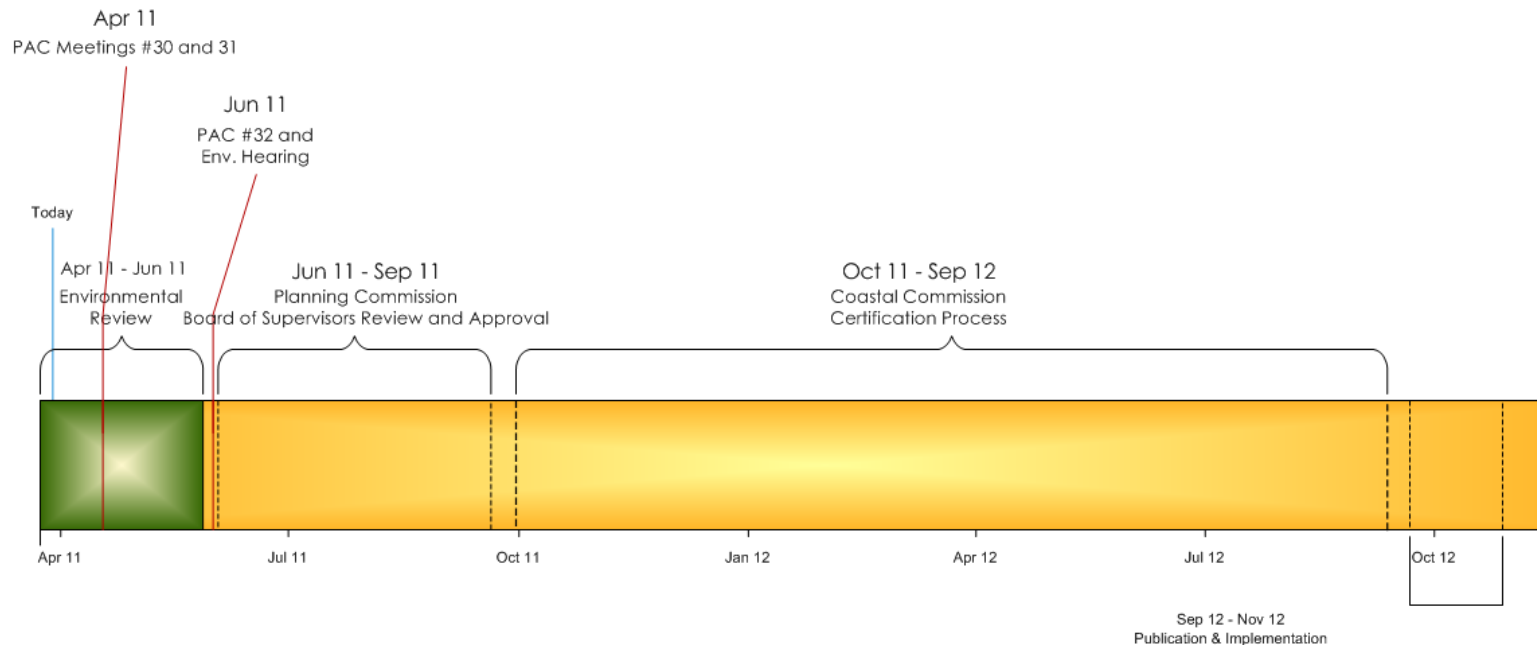
## ■ Meeting Minutes: Review and Approve Meeting Minutes- January 6, 2010



# Process Timeline

## ■ Next Steps

- **April 28:** SunPAC Meeting #31
- **May-June:** Circulation of Environmental Document and Environmental Hearing
- **June-September:** PC and BOS Adoption



# Tonight's Objective

- Staff Presentation of Project Description
  - Summerland Community Plan Amendments
  - Ordinance Amendments
  - Revised Guidelines and Supplement
- Questions
- Continuance to next meeting for completion of the remaining agenda items





# *Staff Overview*

# *Project Description*

Agenda Item 4  
Attachment 3

# Project Description

- Summerland Community Plan Amendments
- Ordinance Amendments
- Design Guidelines



- ✓ **Community Plan Amendments**
- Ordinance Amendments
- Design Guidelines

## Attachment 4

# Introduction Highlights

- Cover, Credits, Table of Contents
- Introduction reflects 2011 update
- New Regional Setting and Community Plan Area maps



# Transportation, Circulation, and Parking

## Chapter Components

- New introduction, background, and Vision Statement
- Chapter Organization
- New/amended provisions addressing:
  - Overall circulation
  - Complete streets
  - Rural and urban grid distinctions
  - Right-of-way encroachment, and abandonment
  - Beach connectivity
  - Visible front yard setback storage
  - Additional residential parking
  - Prohibition of overnight and large vehicle parking



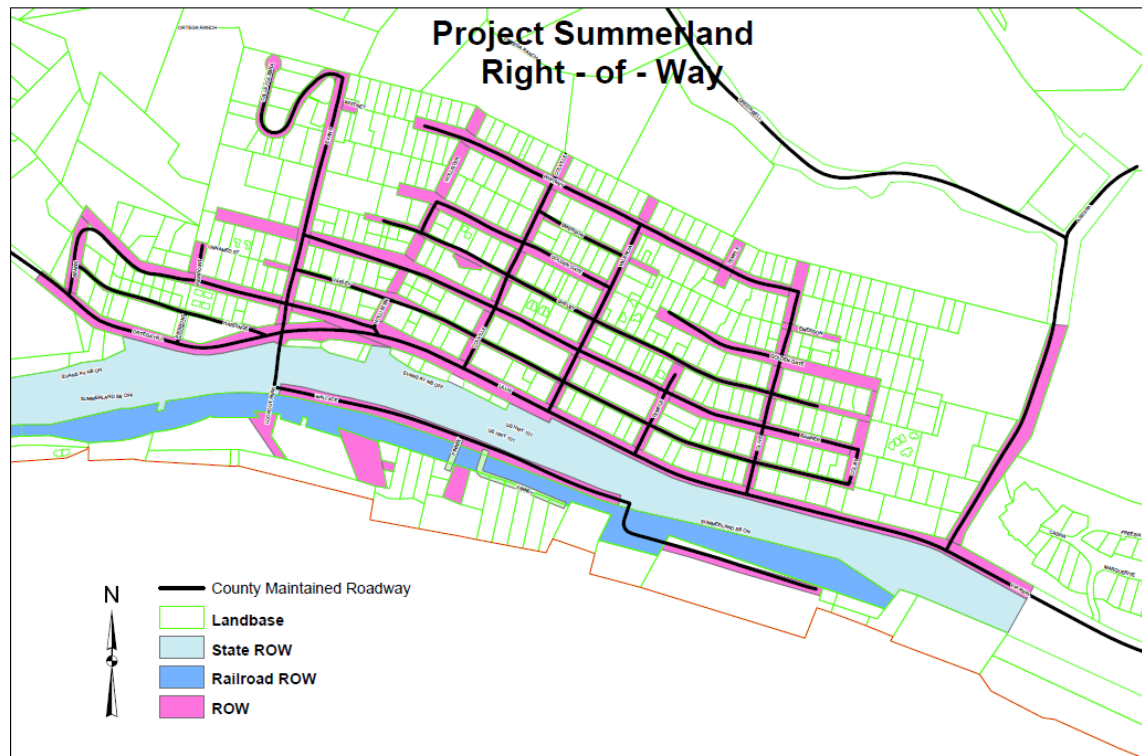
## Highlights: Transportation, Circulation, and Parking Chapter

<b>New Policies, Development Standards, and Action Items</b>	
Traffic Calming	Project Consistency Standards
Complete Streets	New policy
Lillie Avenue	Action item to review, maintain, and identify future improvements
<b>Modified Policies, Action Items, and Development Standards</b>	
Minor Revisions	Goals restructured and refined Asegra and Greenwell improvement options broadened "Inner-Urban" changed to "Urban grid" Overnight parking, rural and ROW storage policies condensed
ROW Abandonment	No abandonment of "Priority ROW's" unless for public benefit
ROW Encroachment	SBAR approval if tied to a development permit
Freeway undergrounding	broadened to "reconnect Summerland and reunify the community"
Terminology updates	Roadway and intersection standards



# Focus Items: Transportation Circulation, and Parking Chapter Chapter

- Priority ROWs
- Complete Streets



## Highlights: Visual Resources Chapter

- Height and FAR actions modified:
  - Area wide 22' height limit removed
  - Clarification of variance and modification prohibitions



- ✓ Community Plan Amendments
- ✓ Ordinance Amendments
- Design Guidelines

## Attachment 5

# Ordinance Amendments


- Corresponds to:
  - Design Guidelines amendments
  - Transportation Development Standards and Action Items
- Amends, revises, and adds new provisions:
  - Coastal Zoning Ordinance (Article II)
  - Santa Barbara County Development Code (Inland) (LUDC)
  - Sign Ordinance (Article I and LUDC 35.8)



# Highlights: Ordinance Amendments

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



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- ✓ *Community Plan Amendments*
  - ✓ *Ordinance Amendments*
  - ✓ **Design Guidelines**

## Attachments 6-8

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- ✓ Commercial Design Guidelines
  - Residential Design Guidelines
  - Summerland Supplement

Agenda Item #4  
Attachment 6

# Commercial Design Guidelines Components

**CHAPTER 1 – INTRODUCTION:** Background and Goals, Land Use Designation Information, and Good Neighbor Practices.

**CHAPTER 2 - NEIGHBORHOOD CHARACTER:** Community History, Neighborhood Character, and Historic Structure Guidelines.

**CHAPTER 3 - SITE DESIGN:** Scale and Orientation, Privacy and Views, Topography and Grading, Parking Location and Driveways, Views and Privacy, and Water Management, Landscaping, Service Areas, Parking Design, and American Disabilities Association Design Standards.

**CHAPTER 4 - BUILDING SCALE AND FORM:** Height Limitations, Floor Area Ratios, Building Height, and Building Form.

**CHAPTER 5 - ARCHITECTURAL STYLES AND FEATURES:** Architectural Styles and Materials, Architectural Styles for Large Lots, Architectural Elements.

**CHAPTER 6 - BUILDING DETAILS:** Acceptable and Encouraged Materials, Exterior Materials, Architectural Details, Windows and Doors, and Color.

**CHAPTER 7- SIGNAGE (CDG):** Styles, Location, Materials, and Lighting.



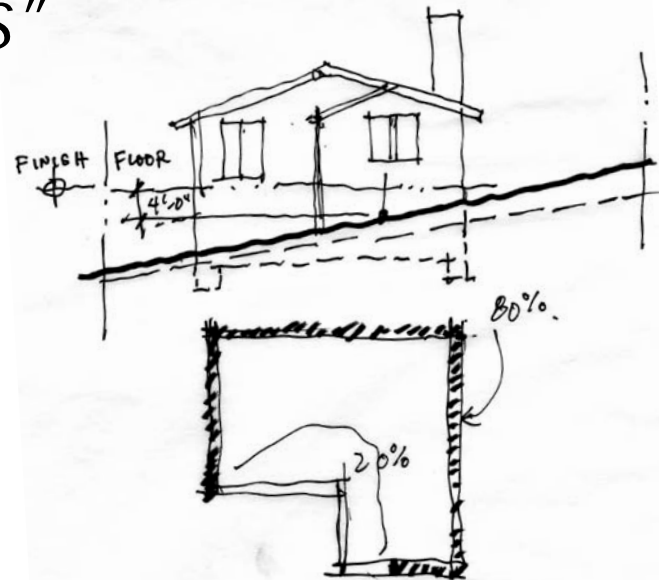
## Highlights: Commercial Design Guidelines

- Solar Access and Low Impact Development added from RDG
- Photos and Graphics
- Basement definition revised and simplified
- Single Family Residential Development FAR



## Focus Item: Commercial Design Guidelines

*"A basement is not counted towards a building's FAR if the finished floor directly above is 4 feet or less above the pre-existing grade for a minimum of 80% of its perimeter elevations"*



# Focus Item: Commercial Design Guidelines

## ■ Single Family homes in the C-1 Zone District

*Single family residences in the C-1 Zone District are subject to the Residential Design Guidelines FAR's for residential development. Basement and height limits for single family residences in C-1 are subject to Chapters 2-6 of the Commercial Design Guidelines.*

Small Lot SFD Residential FAR		
Lot Size Between	FAR	Floor Area
2,500 sf or less	<b>0.50</b>	950 s.f.
2,501 sf to 3,600 sf	<b>0.38</b>	1,296 sf
3,601 sf to 4,700 sf	<b>0.36</b>	1,598 sf
4,701 sf to 5,800 sf	<b>0.34</b>	1,856 sf
5,801 sf to 6,900 sf	<b>0.32</b>	2,070 sf
6,901 sf to 8,100 sf	<b>0.30</b>	2,268 sf
<b>8,101 sf to 9,400 sf</b>	<b>0.28</b>	<b>2,538 sf</b>
9,401 sf to 10,800 sf	<b>0.27</b>	2,808 sf
10,801 sf to 12,000 sf	<b>0.26</b>	3,100 sf
12,000 & up to 10 acres	<b>8,000</b>	

Small Lot SFD Commercial FAR		
Lot Size Between	FAR	Floor Area
2,500 sf or less	<b>0.27</b>	675 sf
2,501 sf to 3,600 sf	<b>0.27</b>	972 sf
3,601 sf to 4,700 sf	<b>0.27</b>	1,269 sf
4,701 sf to 5,800 sf	<b>0.27</b>	1,566 sf
5,801 sf to 6,900 sf	<b>0.27</b>	1,863 sf
6,901 sf to 8,100 sf	<b>0.27</b>	2,187 s.f.
<b>8,101 sf to 9,400 sf</b>	<b>0.27</b>	<b>2,538 sf</b>
9,401 sf to 10,800 sf	<b>0.27</b>	2,916 sf
10,801 sf to 12,000 sf	<b>0.27</b>	3,240 sf
12,000 & up	<b>36,155</b>	<b>9,762</b>



**Summerland**  
**Residential Design Guidelines**  
**March 31, 2011 Draft**

ALL PHOTOS AND GRAPHICS TO BE  
FINALIZED PRIOR TO COMPLETION OF  
ENVIRONMENTAL REVIEW

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

- ✓ Commercial Design Guidelines
- ✓ Residential Design Guidelines
- Summerland Supplement

Agenda Item #4  
Attachment 7

# Residential Design Guidelines Components

**CHAPTER 1 – INTRODUCTION** Background and Goals, Land Use Designation Information, and Good Neighbor Practices.

**CHAPTER 2 - NEIGHBORHOOD CHARACTER:** Community History, Neighborhood Character, and Historic Structure Guidelines.

**CHAPTER 3 - SITE DESIGN:** Scale and Orientation, Privacy and Views, Topography and Grading, Parking Location and Driveways, Views and Privacy, and Water Management.

**CHAPTER 4 - BUILDING SCALE AND FORM:** Height Limitations, Floor Area Ratios, Building Height, and Building Form.

**CHAPTER 5 - ARCHITECTURAL STYLES AND FEATURES:** Architectural Styles and Materials, Architectural Styles for Large Lots, Architectural Elements.

**CHAPTER 6 - BUILDING DETAILS:** Acceptable and Encouraged Materials, Exterior Materials, Architectural Details, Windows and Doors, and Color.

**CHAPTER 7- LANDSCAPING:** Landscape, Hardscape, Fencing and Walls, and Lighting.



# Highlights: Residential Design Guidelines

- Hillside Ridgeline height clarification
- Private View references
- New driveway length guideline
- New landscape guidelines
- Garage and Historic Guidelines items merged into Neighborhood Character and Acceptable Materials Chapters
- Residential Second Unit chapter removed from guidelines



## Focus Items: Residential Design Guidelines

Item	Location
Private View References	Chapter 1, 3, 7
Driveway Guideline	R3.16
Revised Landscape Guidelines	R3.19, R7.7
RSU deleted	Chapter 8 (Old Chapter)



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- ✓ Commercial Design Guidelines
  - ✓ Residential Design Guidelines
  - ✓ Summerland Supplement

## Agenda Item #4

### Attachment 8

# Highlights: Design Guidelines Supplement

- Can be kept current
- Include ordinance standards, definitions, and findings
- Plant Lists and Green Building
- FAR Worksheet and Considerations
- Review Process and Noticing
- Story Pole Guidelines
- Historic Resources Information
- Other





# Summerland

*Planning Advisory Committee*

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April 6, 2011

Basement, Commercial - Summerland: A basement is not counted towards a building's FAR if ~~its floor to ceiling height is 6.5 feet or less, and the finished floor directly above is 4 feet or less above the existing grade for a minimum of 80% of its perimeter and 66% of its perimeter for the finished grade.~~



# Priority ROW

Policy CIRC-S-15: Priority public rights-of-way (ROW) as shown in Figure 18, shall not be abandoned unless for the purpose of public education, public recreation, public trails, or public safety. Abandonment of any portion of a public right-of way may occur only if such abandonment does not adversely affect area circulation, access, recreation, or parking and unless it conforms to the provisions of this community plan.

