



Summerland

Planning Advisory Committee

SunPAC Meeting #31

April 28, 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 (*Completed at Meeting #30 on April 6, 2011*)

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

Review and Approve Meeting Minutes-

- January 6, 2010
- October 30, 2010
- April 6, 2011

Announcements:

Materials and Vehicle Storage Ordinance



Tonight's Objective

- Brief Staff Presentation of outstanding issues
- SunPAC review of remaining agenda items

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



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

Attachment 4
Agenda Item 5

Highlights: Transportation, Circulation, and Parking Chapter

New Policies, Development Standards, and Action Items	
Traffic Calming	Project Consistency Standards
Complete Streets	New policy
Lillie Avenue	Action item to review, maintain, and identify future improvements
Modified Policies, Action Items, and Development Standards	
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



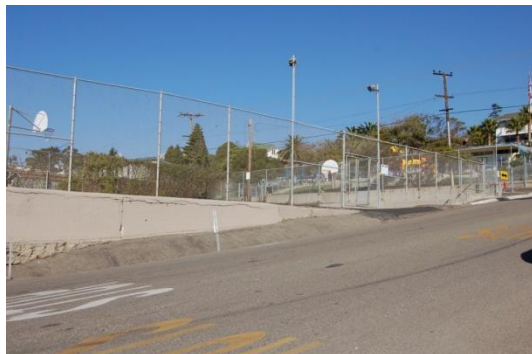
Vehicle and Materials Storage

Provision	County	Summerland
Junk and Vehicles	Not visible, outside front and side setbacks, SF limits <i>Vehicles</i> : additional standards for inoperable <i>Junk</i> : max height limit, fencing	Prohibits visible permanent front yard storage
Exemptions	CUP for stockpiled materials, scrap, and junk Construction staging (onsite or adjacent)	Folk art On-site construction staging

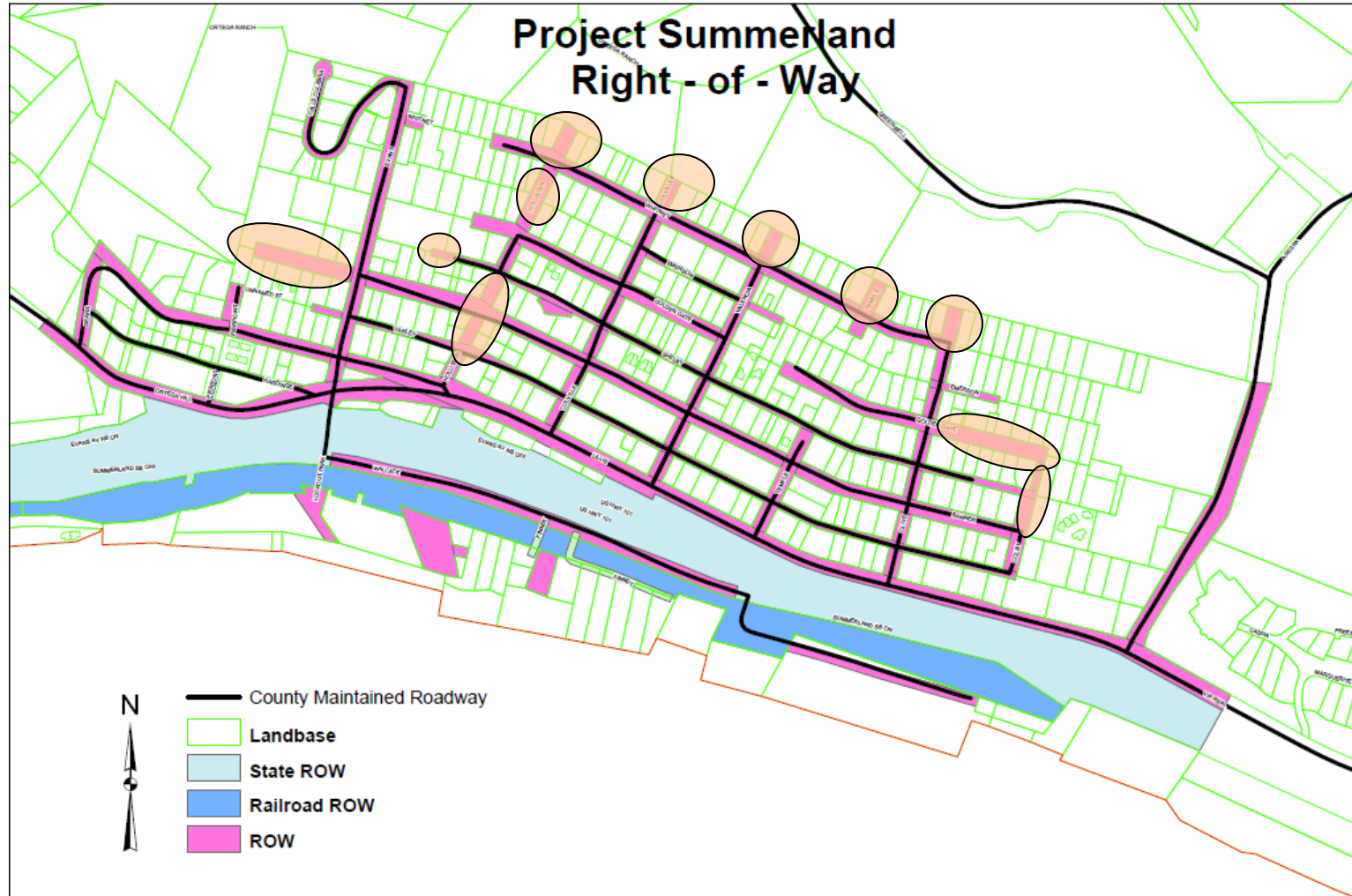


Priority ROW

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.



Priority ROW: Unmaintained



Priority ROW: PRT Trails



SunPAC Action

The Preliminary Draft Summerland Community Plan Amendments (Attachment 4) are endorsed by the Summerland Planning Advisory Committee to be considered by the County of Santa Barbara for environmental review



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

Attachment 5
Agenda Item 6

Highlights: Ordinance Amendments

Project Component	Ordinance Amendments
Transportation, Circulation, and Parking	New parking requirements, vehicle and junk storage, regulates ROW encroachments.
Revised Design Guidelines	
Height	Max height and measurement methodology changes.
Floor Area Ratio (FAR)	Changes to FAR measurement, commercial FAR, garages, interior space measurements, and basements. Urban small lot 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 sign or paint color change in C-1.
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



Accessory Structure Limitations (lots under 10,000 square feet)

SunPAC Recommendation	Notes
Limit cumulative sf for detached accessory structures to 500 square feet for parcels less than 10,000 sf	Restrictive Encourages attaching accessory structures
Staff Recommendations	Notes
Remove cumulative limit: Keep each at 500 sf.	Reduces size/bulk/scale of buildings Not overly restrictive
FAR to include attached and detached accessory buildings over 500 sf (FAR garage exemption remains)	Restrictive. Consider including a 200 sq. ft exemption per structure or a 500 foot cumulative exemption from FAR



SunPAC Action

The Preliminary Draft Summerland Ordinance Amendments Section (Attachment 5) is endorsed by the Summerland Planning Advisory Committee to be considered by the County of Santa Barbara for environmental review



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

Attachments 6-8

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

Agenda Item #7
Attachment 6

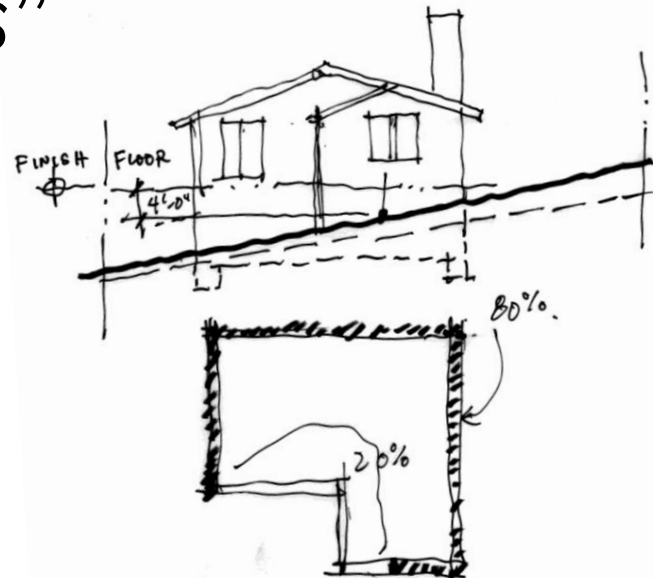
Highlights: Commercial Design Guidelines

- 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	0.50	950 s.f.
2,501 sf to 3,600 sf	0.38	1,296 sf
3,601 sf to 4,700 sf	0.36	1,598 sf
4,701 sf to 5,800 sf	0.34	1,856 sf
5,801 sf to 6,900 sf	0.32	2,070 sf
6,901 sf to 8,100 sf	0.30	2,268 sf
8,101 sf to 9,400 sf	0.28	2,538 sf
9,401 sf to 10,800 sf	0.27	2,808 sf
10,801 sf to 12,000 sf	0.26	3,100 sf
12,000 & up to 10 acres	8,000	

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



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

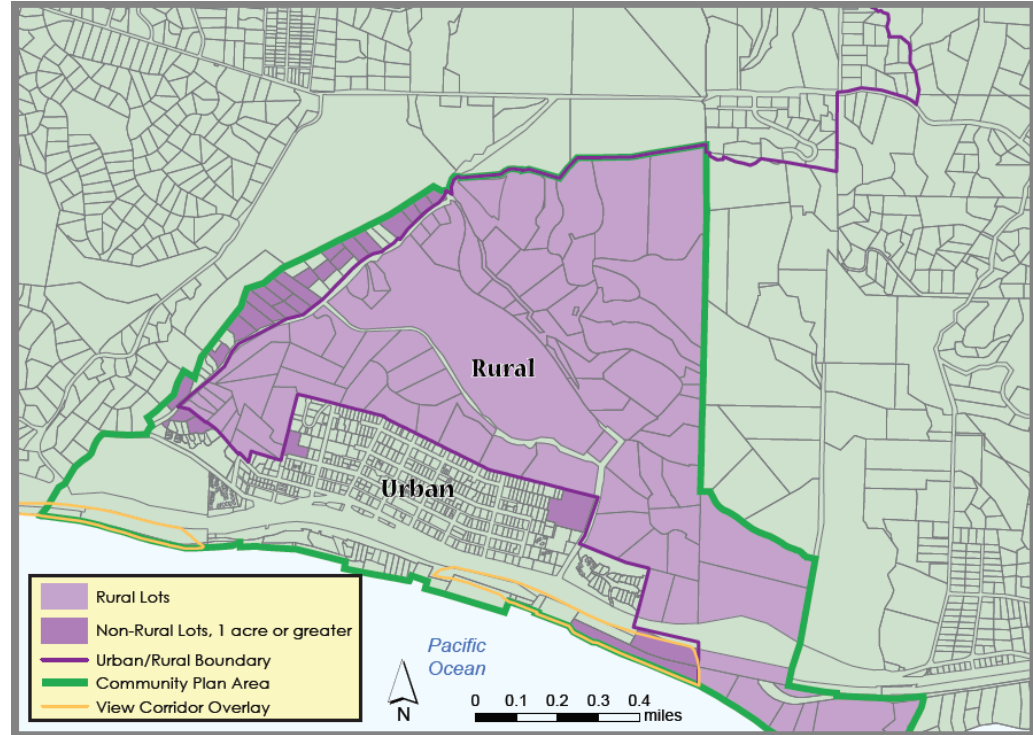
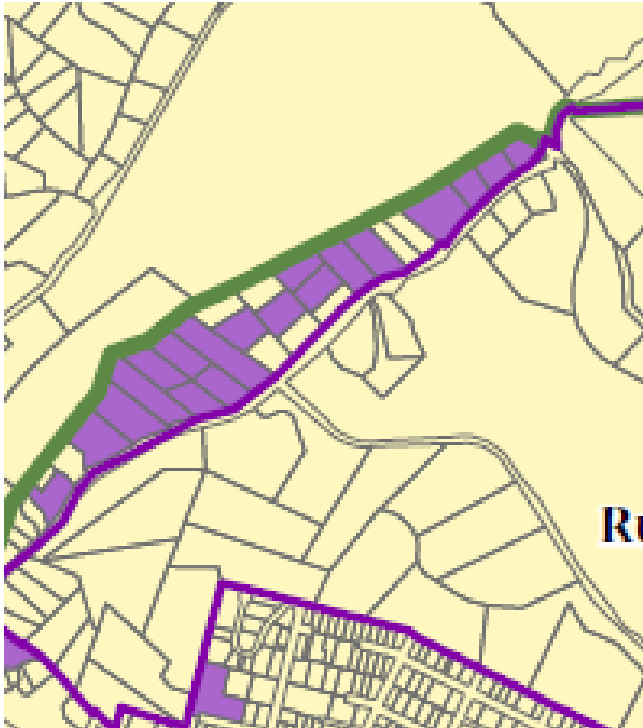
Agenda Item #4
Attachment 7

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



Large Lot Size Definitions



SunPAC Action

The Preliminary Draft Summerland Residential and Commercial Design Guidelines (Attachments 6-8) are endorsed by the Summerland Planning Advisory Committee to be considered by the County of Santa Barbara for environmental review



SunPAC Plan Recommendation

The Preliminary Draft Summerland Community Plan Update (Attachments 4-8) is endorsed by the Summerland Planning Advisory Committee to be considered by the County of Santa Barbara for environmental review





Summerland

Planning Advisory Committee

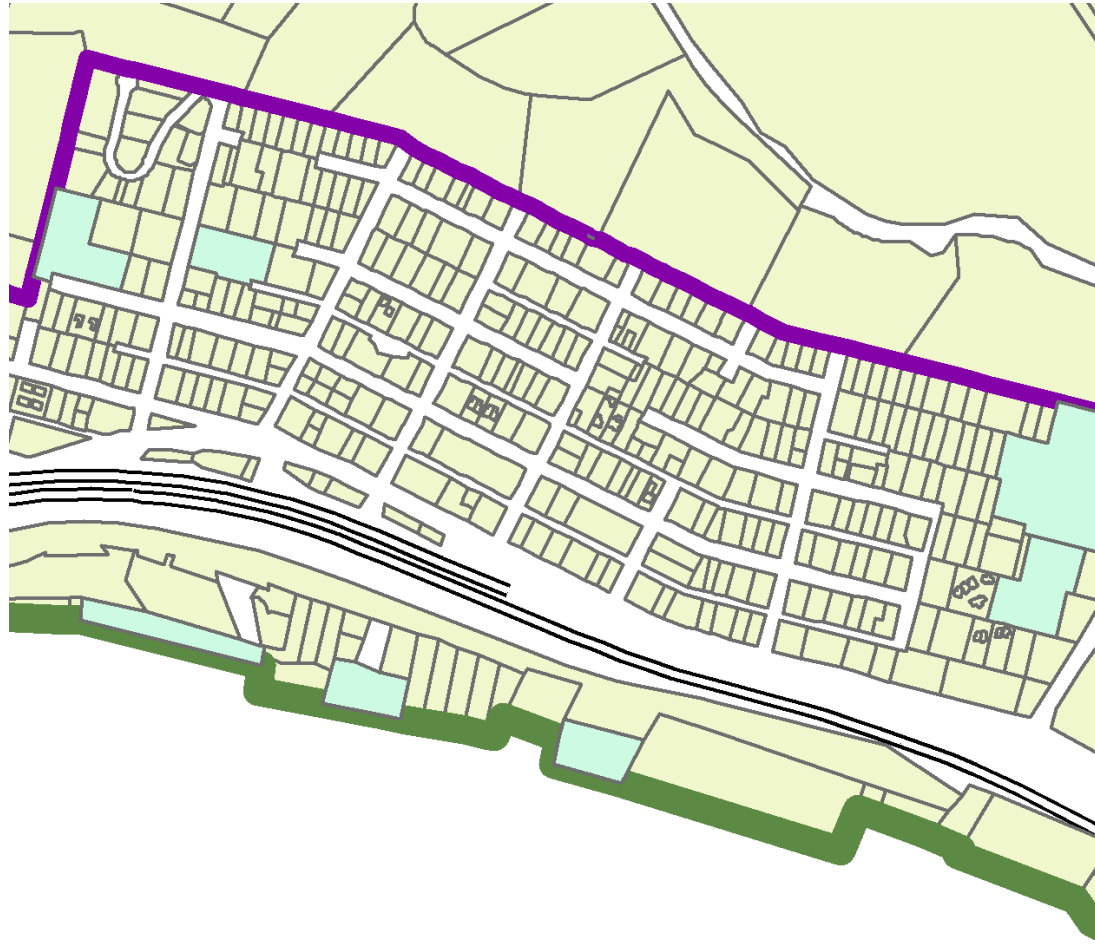
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Basement, Commercial - Summerland: A basement is not counted towards a building's FAR if ~~its floor-to-ceiling height is 6.5 feet or less, and the finished floor directly above is 4 feet or less above the existing grade for a minimum of 80% of its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



Urban 1 acre of greater



Inland Lots

- Insert map



Montecito FAR's

Acres	Proposed Summerland (Ordinance Standard)	Existing Montecito (Guideline)
1	4678	3500
1.5	5767	3900
2	6856	4300
2.5	7945	4700
3	8,000	5100
3.5	8,000	5500
4	8,000	5900
5	8,000	6083
6	8,000	6266
7	8,000	6449
8	8,000	6632
9	8,000	6815
10	8,000	6998



PRT Trails maps



