

Summerland

Planning Advisory Committee

SunPAC Meeting #32

May 10, 2011

1

Agenda Item: 1

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*)

Item 5: SunPAC Review of SCP Amendments (*Completed at Meeting #31*)

Item 6: SunPAC Review of Ordinance Amendment Components (*Completed at Meeting #31*)

Item 7: SunPAC Review of the Commercial Design Guidelines

Item 8: SunPAC Review of the Residential Design Guidelines



2

Public Comment

For items not on this evening's agenda

- Please complete a speaker slip



3



Administration

Review and Approve Meeting Minutes-

- November 30, 2010
- April 28, 2011

Announcements:

Materials and Vehicle Storage Ordinance
SunPAC Terms

4



Process Summary

- SunPAC review of remaining agenda items

Item 7: SunPAC Review of the Commercial Design Guidelines

Item 8: SunPAC Review of the Residential Design Guidelines



- Commercial Design Guidelines
- Residential Design Guidelines

Agenda Item #7

Attachment 6

Highlights: Commercial Design Guidelines

1. Photos and graphics
2. Low Impact Development added from RDG (pg. 3-5)
3. Basement definition revised and simplified (pg. 4-2)
4. Single Family Residential Development FAR (pg. 4-1)
5. Solar Access added from RDG (pg. 4-8)



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.

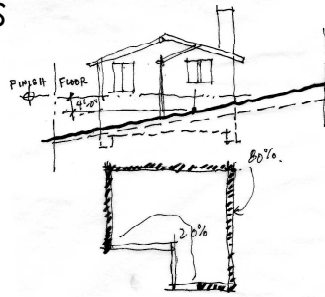
Small Lot SFD Residential FAR		
Lot Size Between	FAR	Floor Area
2,500 sf or less	0.50	950 s.f.
2,501 sf to 3,600 sf	0.38	1,296 sf
3,601 sf to 4,700 sf	0.36	1,598 sf
4,701 sf to 5,800 sf	0.34	1,856 sf
5,801 sf to 6,900 sf	0.32	2,070 sf
6,901 sf to 8,100 sf	0.30	2,268 sf
8,101 sf to 9,400 sf	0.28	2,538 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	



Focus Item: Commercial Design Guidelines

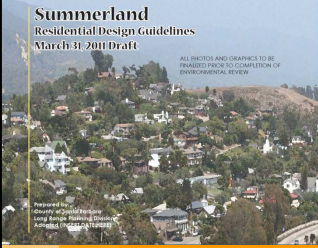
A basement is not counted towards a building's FAR if the finished floor directly above is 4 feet or less above the pre-existing grade for a minimum of 80% of its perimeter elevations



SunPAC Action

The Preliminary Draft Summerland Commercial Design Guidelines (Attachment 6) are endorsed by the Summerland Planning Advisory Committee as the project description for environmental review





Summerland
Residential Design Guidelines
March 31, 2011 Draft

ALL TEXTS AND GRAPHICS TO BE
FINISHED PRIOR TO COMPLETION OF
ENVIRONMENTAL REVIEW

Prepared by:
Sumner & Associates
10000 Santa Monica Blvd.
Santa Monica, CA 90404
www.sumner.com

- ✓ Commercial Design Guidelines
- ✓ Residential Design Guidelines

Agenda Item #8
Attachment 7


11

Staff Presentation Agenda Item: 8

Highlights: Residential Design Guidelines

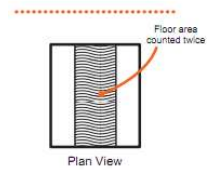
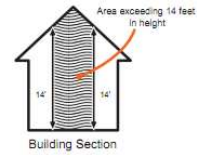
1. Private view references (Chapters 1, 3, 7)
2. Historic Guidelines merged into Neighborhood Character (pg. 2-6)
3. New driveway length and landscape guidelines (pg. 3-4, R3.16, R3.19)
4. Interior space corrections (pg. 4-2)
5. Hillside/Ridgeline height clarification (pg. 4-6)
6. Large Lot Style exemptions (pg. 5-4)
7. Garage Guidelines items merged into and Acceptable Materials Chapters (pg. 5-6)
8. New landscape guidelines (pg 7.7, R 7.7)
9. Residential Second Unit chapter removed (old Chapter 8)

12



Residential Interior Space Correction

Motion: Reduction in FAR by counting interior space higher than 14 feet twice for lots within the **urban area**.



Large Lot Size SunPAC Definitions



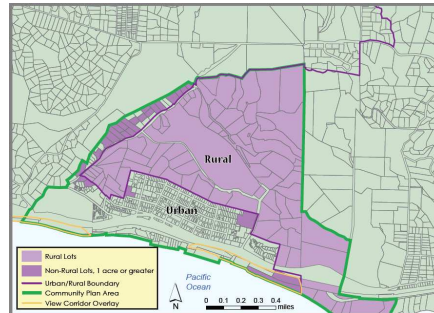
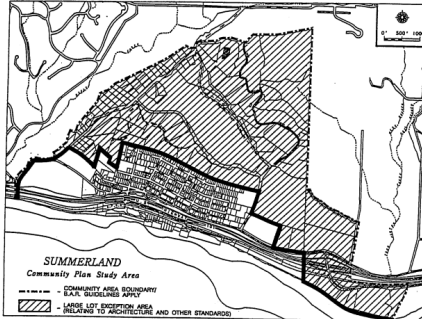
“On lots of one acre or more adjacent to the Urban Area of Summerland and in the Rural Area”



“Urban lots of one acre or more and in the Rural Area”



Large Lot Size Suggested Definitions



Map from 1992 Guidelines, OR

“Rural Area and lots over one acre in the Ortega Hill neighborhood or abutting the rural area”

15



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16





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17