



# Summerland

Planning Advisory Committee

**SunPAC Meeting #33**

May 17, 2011

# SunPAC Meeting Agenda

1. Pledge of Allegiance and Roll Call
2. Public Comment Period
3. Administrative Items
4. Review of Remaining SCP Update Project Components  
(Action Item)
  - Commercial and Residential Basements
  - Modification and Variance Findings
  - Public Road Right of Way Abandonment
  - Urban Grid Map



# Public Comment

For items not on this evenings agenda

- Please complete a speaker slip



# Administration

## Review and Approve Meeting Minutes-

- May 10, 2011

## Announcements: Meeting Minutes



# Review of Remaining SCP Update Project Components (Action Item)

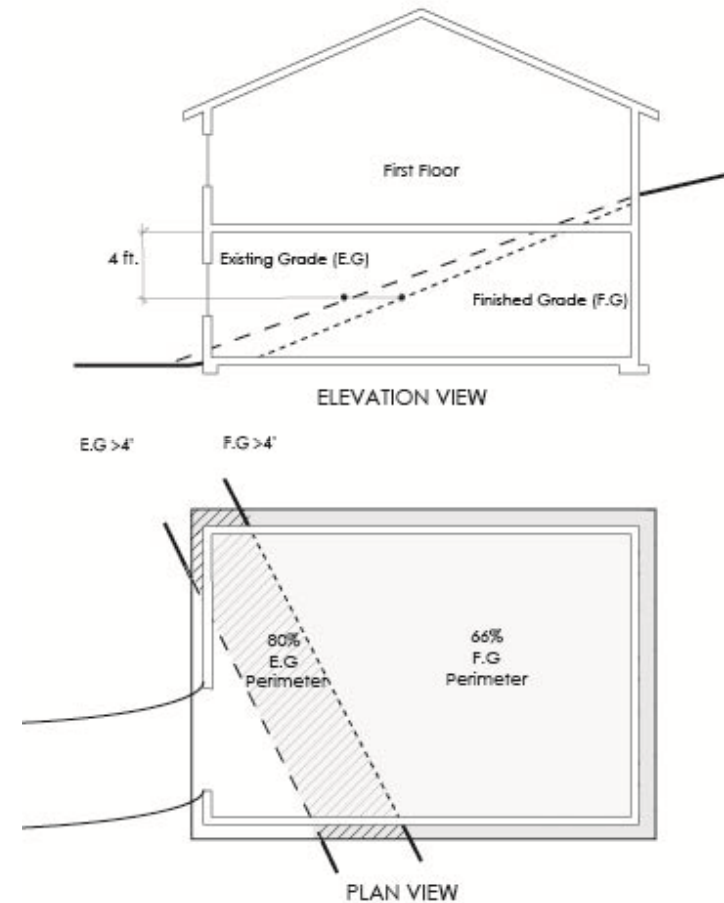
Review of Remaining SCP Update Project Components (Action Item)

- Commercial and Residential Basements
- Modification and Variance Findings
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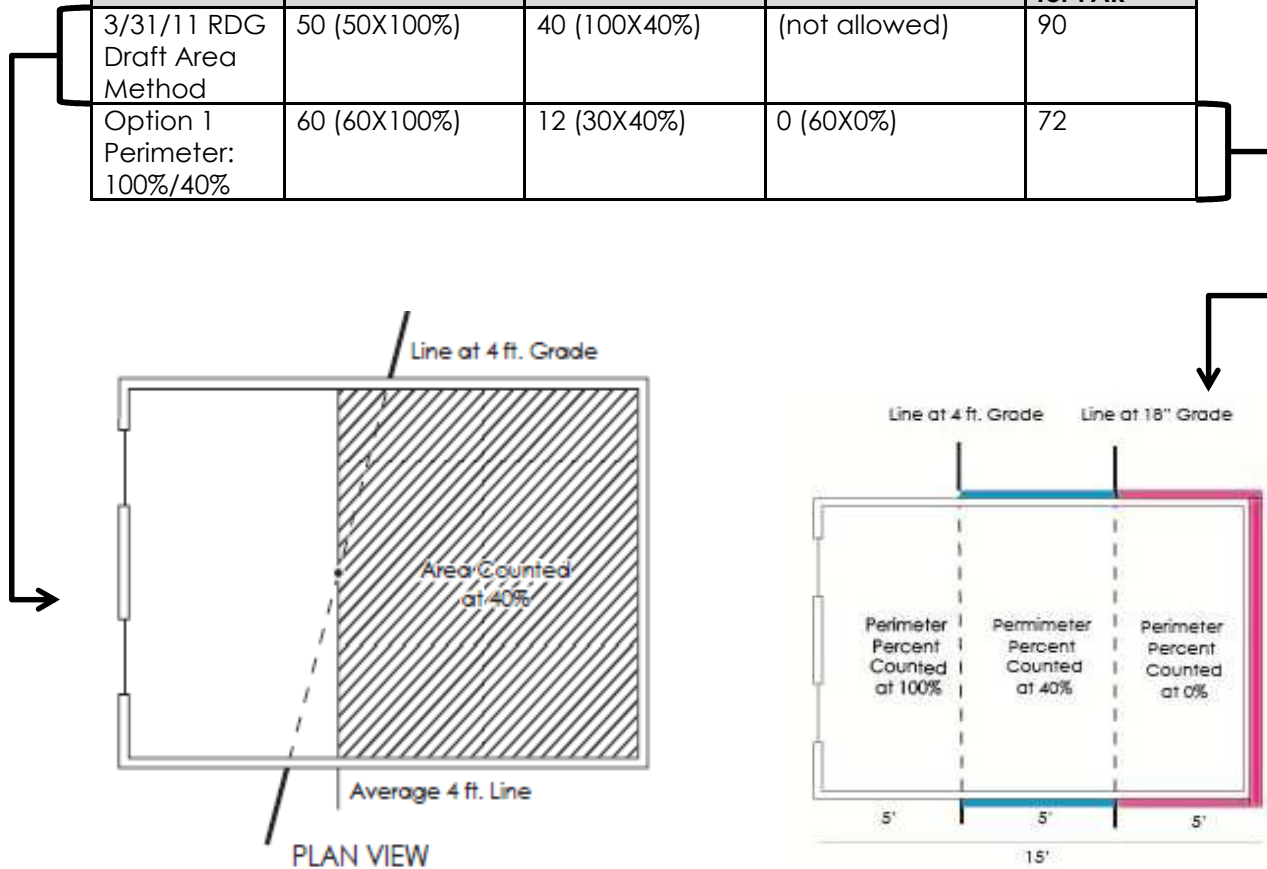
# Commercial and Mixed Use Parking Basement

A basement that is not counted towards a building's FAR when the finished floor directly above is 4 feet or less above the existing grade for a minimum of 80% of its perimeter, and a minimum of 66% of its finished grade perimeter.



# Residential Basement Options

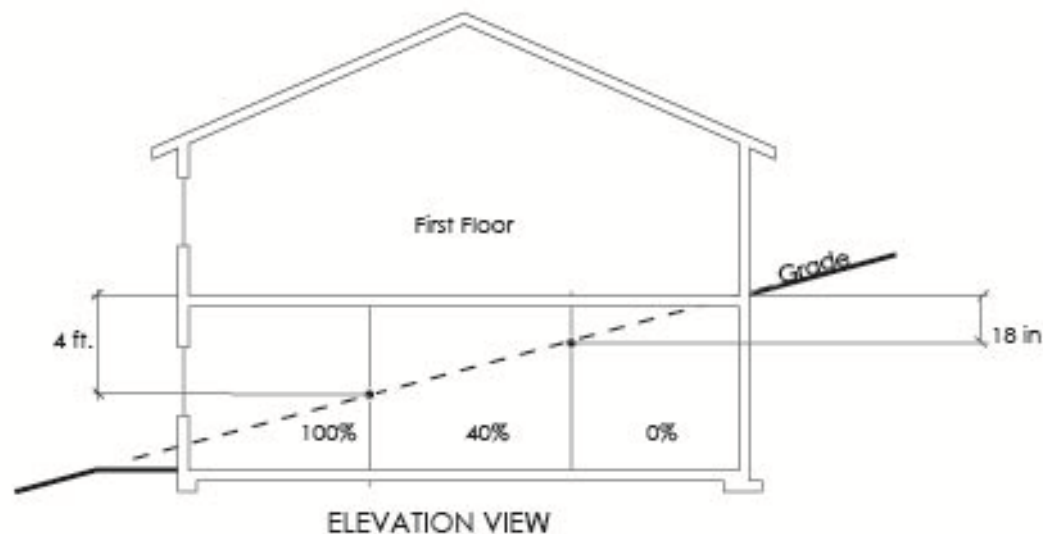
Table 2: Comparisons of FAR Exclusions Residential Basement Methodology (150 square feet)				
Type	Counted sf.	Res. Basement sf.	True Basement sf.	Total s.f. Counted for FAR
3/31/11 RDG Draft Area Method	50 (50X100%)	40 (100X40%)	(not allowed)	90
Option 1 Perimeter: 100%/40%	60 (60X100%)	12 (30X40%)	0 (60X0%)	72



## Residential Basement: Revised Definition

**Residential:** defined as the portion of habitable or potentially habitable under-floor space below the interior floor directly above where the distance between the lower of the existing grade or finished grade and the elevation of the finished floor directly above does not exceed 4 feet.

**True:** any habitable or potentially habitable under-floor space below the interior floor directly above where the distance between the lower of the existing grade or finished grade around the entire perimeter of the structure and the elevation of the finished floor directly above does not exceed 18 inches at any point.



# SunPAC Action

Endorse the revision to the March 31, 2011 draft commercial and residential basement methodology and definitions as the project description for environmental review



# Sample MOD/VAR View Finding

*The height and/or FAR [Variance/Modification] will not result in an obstruction to public views, including but limited to views from any public road, public recreation or other area, to and along the coast;*

*the structure's massing will be compatible with adjacent structures; and*

*the project will be compatible with the neighborhood.*



# ROW Reuse Program

- Inclusion of criteria
- Public process requirement
- Prohibition on density increase
- Funding Action Item

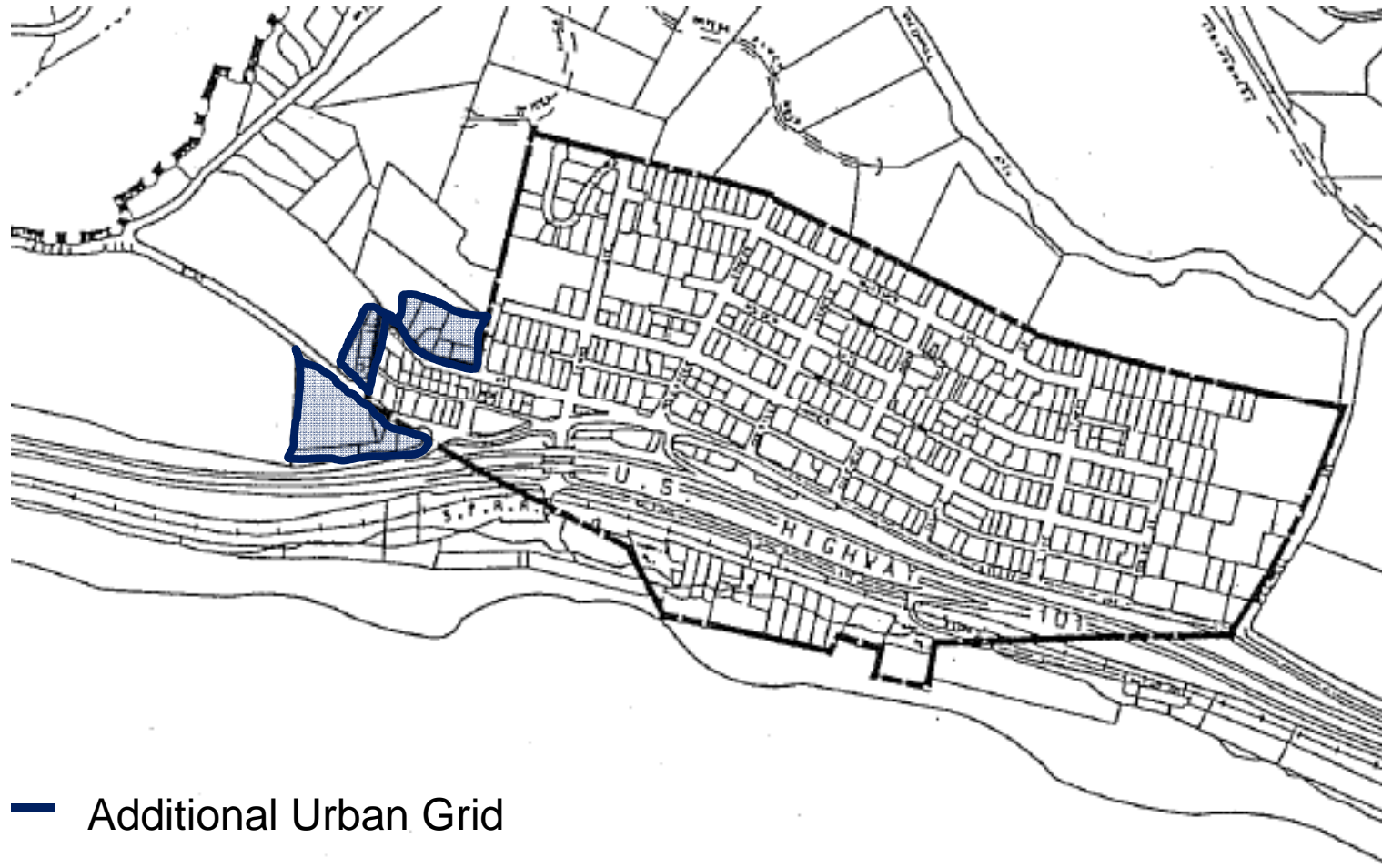


# ROW Reuse: Priority Criteria

- *Existing trails*
- *Feasible for future trails, non-motorized connectivity, or recreational parking*
- *Slopes less than 20%*
- *Feasible to be developed at a width of at least 15 feet for fire truck/emergency access*
- *Feasible as potential corridors for undergrounding of utilities*



# Urban Grid



- Additional Urban Grid
- Special Problems Area





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