



# PLANNING & DEVELOPMENT DEPARTMENT

## LONG RANGE PLANNING DIVISION

### TRANSMITTAL MEMO

**DATE:** May 13, 2011

**TO:** SunPAC Members

**FROM:** Holly Bradbury, Project Planner

**cc:** Jeremy Tittle, Executive Assistant, 1<sup>st</sup> District Office  
Jeff Hunt, Director of Long Range Planning  
June Pujo, Supervising Planner

**SUBJECT:** Summerland Community Plan (SCP) Update Project Components  
(Revised Agenda, continued from May 10, 2011)

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The Attachments noted below have been included as part of the meeting materials for the May 17, 2011 meeting (*continued from May 10, April 28, and April 6, 2011*)

1. **Meeting Agenda.** (*Revised May 17, 2011 Agenda attached to this memo*)
2. **Meeting Minutes.** (*May 10, 2011 Minutes are attached to this memo*)
3. **Draft Commercial Design Guidelines Parking Basement Description and Graphic.** Draft revised excerpts from pages 4-2 and 4-3.
4. **Draft Residential Design Guidelines Residential Basement Graphic.**
5. **Existing LUDC Modification and Variance Findings.**

You may also download materials at the following webpage:

<http://longrange.sbcountyplanning.org/planareas/summerland/sunPAC.php>

#### **Additional Information:**

Commercial and Mixed-Use Parking Basement: At Meeting #32 the SunPAC directed staff to return with Commercial Parking Basement language based on the 80% of existing and 66% of finished grade perimeter percentage concept previously developed<sup>1</sup> and including allowances for basements that partially comply. The SunPAC also requested a description of the methodology and an example.

***Basement, Commercial or Mixed-Use Parking:*** 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.

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<sup>1</sup> Please see the materials from the July 16, 2008 Meeting

*A qualifying portion of parking basement may also be excluded; however the non-qualifying grade perimeter percentage that does not meet the required 80% of existing grade or 66% of finished grade perimeter is counted towards FAR. The non-qualifying percentage, or if both are non-qualifying the larger of the two percentages, is counted 100% towards the building's FAR.*

*Example Commercial Parking Basement Project:*

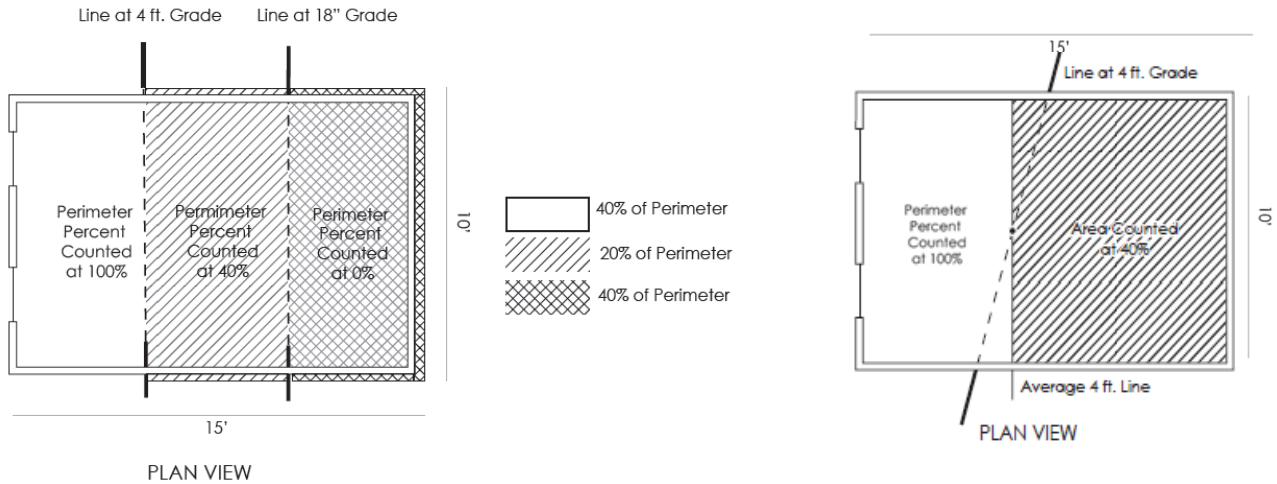
A 50'X20' parking basement of 1000 square feet has a perimeter of 140 linear feet. If the basement has 70 linear feet of 4 feet or less exposed for finished grade and 100 linear feet of 4 feet or less exposed of existing grade, then project would have following perimeter percentage requirements, percentage deviations, and FAR deductions:

<b>Table 1: Sample Commercial Parking Basement Scenario of 1000 sq. ft.</b>				
<b>Requirement (140' total perimeter)</b>	<b>Example Project</b>	<b>Project Percent perimeter</b>	<b>Difference from Requirement</b>	<b>FAR deduction</b>
66% of finished grade < 4' exposed= 92.4 linear feet	70 linear feet finished grade	50%	16%	<b>160 s.f</b>
80% of existing grade < 4' exposed=112 linear feet	100 linear feet existing grade	71%	9%	90 s.f

The additional 16% of the total square footage, or 160 square feet, would count toward the FAR since it is the greater percent difference from the 80% existing or 66% finished grade requirement. Examples of how the methodology would affect actual commercial projects will be shown at Meeting #33.

Other clean-up items and changes made at Meeting #32 are shown in ~~strikeout~~/underline in Attachment 3.

Residential Basement: At Meeting #32, the SunPAC directed staff to return with a comparison of allowing True Basements and Residential Basements within the same structure and comparing measurement as a percentage vs. area. The chart below compares four scenarios of 150 square foot basement, including the perimeter percent method and existing RDG method and illustrated below.



**Perimeter % Method**  
 (100% of FAR grade over 4 feet, 40% of Res Basement, 0% True Basement)

**Existing RDG Area Method**  
 (assumes 10x15 with Res. Basement 2/3 of area)

<b>Table 2: Comparisons of FAR Exclusions Residential Basement Methodology</b> (150 square feet)				
Type	Counted sf.	Res. Basement sf.	True Basement sf.	Total s.f Counted for FAR
Existing RDG Area Method	50 (50X100%)	40 (100X40%)	(not allowed)	90
"New" Area Method	50 (50X100%)	20 (50X40%)	0 (20X0%)	70
Option 1 Perimeter: 100%/40%	60 (60X100%)	12 (30X40%)	0 (60X0%)	72
Option2 Perimeter: 90%/30%	54 (60X90%)	9 (30X30%)	0 (60X0%)	63

Modification and Variance Findings

As previously discussed, approval of each MOD/VAR application would need to have the findings made by the discretionary decision maker and would be subject to CEQA. At Meeting #32 the SunPAC directed staff to return with additional Summerland specific findings for views, mass, and neighborhood compatibility. Please review the following language:

*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.*

The existing Modification findings (Attachment 5) also include:

*The project will be compatible with the neighborhood, and will not create an adverse impact to aesthetics, community character, or public views.*

Please see Attachment 5 for a complete listing and existing Modification and Variance findings.

#### Public Road Right of Way Abandonment

At Meeting #31 the SunPAC requested a review and comparison of previously SunPAC review ROW policy with staff's current proposal. Proposed below draft SunPAC ROW policy<sup>2</sup> as well as staff's current draft. (Please note: analysis of non-maintained ROW's will be included in the project's environmental review.)

SunPAC Draft:

**Policy CIRC S-18:** Existing public rights-of-way shall not be abandoned or otherwise conveyed unless to a public agency for the purpose of education, recreation, trails, or safety. Abandonment of any portion of a public right-of way may occur only if such abandonment does not adversely affect public access, recreation, or parking and there is no impact to traffic circulation or access to private property. Any abandonment shall be conditioned to remain in public ownership in perpetuity and shall revert back to the County in the event that this condition is not met.

Staff Recommended Language:

**Policy CIRC-S-15:** *Priority public rights-of-way (ROW) are County owned, non-maintained road ROW which meet the following criteria:*

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

*Priority public rights-of-way (ROW) 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 existing or potential area circulation, access, recreation, or parking and unless it conforms to the provisions of this community plan. Abandoned ROW shall not be used to increase subdivision density or potential.*

*ROW abandonment shall not occur unless community workshop(s) have been held, a noticed public process completed and community concerns are addressed to the maximum extent feasible.*

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<sup>2</sup> See the January 9, 2010 Meeting Materials  
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**Action CIRC-S-15.2:** *The County shall develop a ROW abandonment program that 1) outlines the abandonment process, including public participation and title relinquishment practices; and 2) investigates the establishment of a funding program for future trail and non-motorized improvements in Summerland from abandoned ROW conveyance monies.*