

# Summerland

*Planning Advisory Committee*

**SunPAC Meeting #25**

September 2, 2009

# SunPAC Meeting Agenda

## Call to Order

Item 1: Pledge of allegiance and roll call

Item 2: Public comment period

Item 3: Administrative items

- Meeting Minutes – August 5, 2009
- Brief summary of SBAR Review of RDG
- Phase III schedule
- Lillie/Greenwell improvement update

Item 4: Cal Prop/Loon Point discussion

Item 5: Residential Design Guidelines wrap-up

Item 6: Traffic Circulation and Parking: Goals



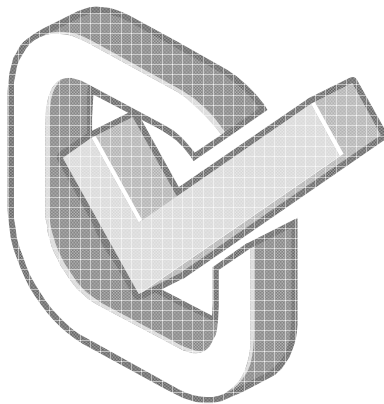
# Public Comment

- Please complete a speaker slip



# Meeting Minutes

- Review and Approve Meeting Minutes
  - August 5, 2009



## SUMMERLAND Planning Advisory Committee (SunPAC)

August 5, 2009 Meeting #24 – Minutes

- 1. Meeting Called to Order:** By Chair Donaldson at 5:05 pm.  
**Pledge of Allegiance and Roll Call:**  
**SunPAC Members Present:** Robert (Robin) Donaldson, Suzanne Perkins, David (Tom) Evans, Betty Franklin, Paul Franz (8:30 dep.), Mary Holzhauer (7:00 dep.), Nancy Kimsey.  
**SunPAC Members Absent:** Wickson (Reeve) Woolpert, David Hill.  
**County Staff Present:** Office of Long Range Planning: Supervising Planner Peter Imhof, Planner Holly Bradbury. Public Works: Deputy Director Transportation Dace Morgan, Transportation Manger Gary Smart.  
**Welcome:** Chair Donaldson welcomed participants and Public Works staff.
- 2. Public Comment:** None.
- 3. Administrative Items:**  
**Minutes of July 1, 2009 SunPAC Meeting #23:**  
**ACTION:** Chair Donaldson moved, Vice Chair Perkins seconded, to approve the July 1, 2009 SunPAC Meeting #23 Minutes; motion carried by a vote of 7-0.  
Yea: Evans, Donaldson, Franklin, Franz, Kimsey, Woolpert, Holzhauer, Perkins.  
Nay: None.  
Absent: Wickson (Reeve) Woolpert, David Hill.  
**Discussion of SCA/SunPAC Presentation:** SunPAC would prefer staff to present the Commercial and Residential Guidelines in manner similar to the SBAR presentation focusing on major changes and their relation to the community survey. Emphasis should be on view protection, height, balancing FAR to plate height, FAR changes, differences between Commercial and Residential Design Guidelines, and basements. Noticing will need to be as early as possible.
- 4. Staff Presentation:** Staff presented background information on Traffic, Circulation, and Parking.
- 5. Public Works Presentation:** Dace Morgan and Gary Smart from Public Works Traffic Division presented information on Summerland Circulation Improvements, Phase 2 proposal and ARRA funding, Greenwell slide repairs,

SunPAC Meeting 24 Action Minutes

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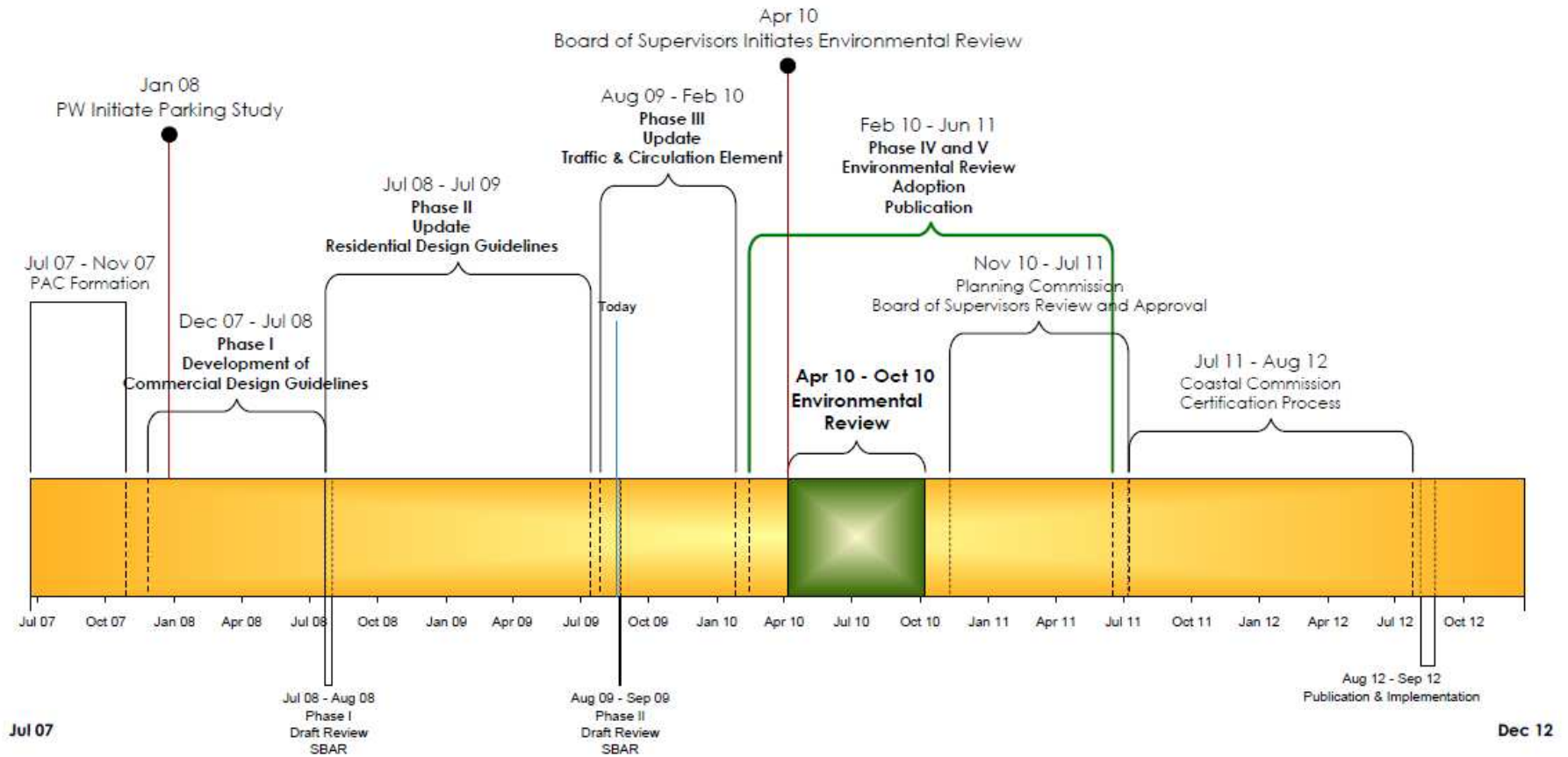
# SBAR Review of RDG August 28

Major requested changes:

- Removal of private view protections
- Eliminate items redundant in other policy documents
- Define terms and interpretation flexibility (shall not, should not, could)
- Chapter 5: graphics preferred over photos
- Confused on basement definitions



# Revised Schedule

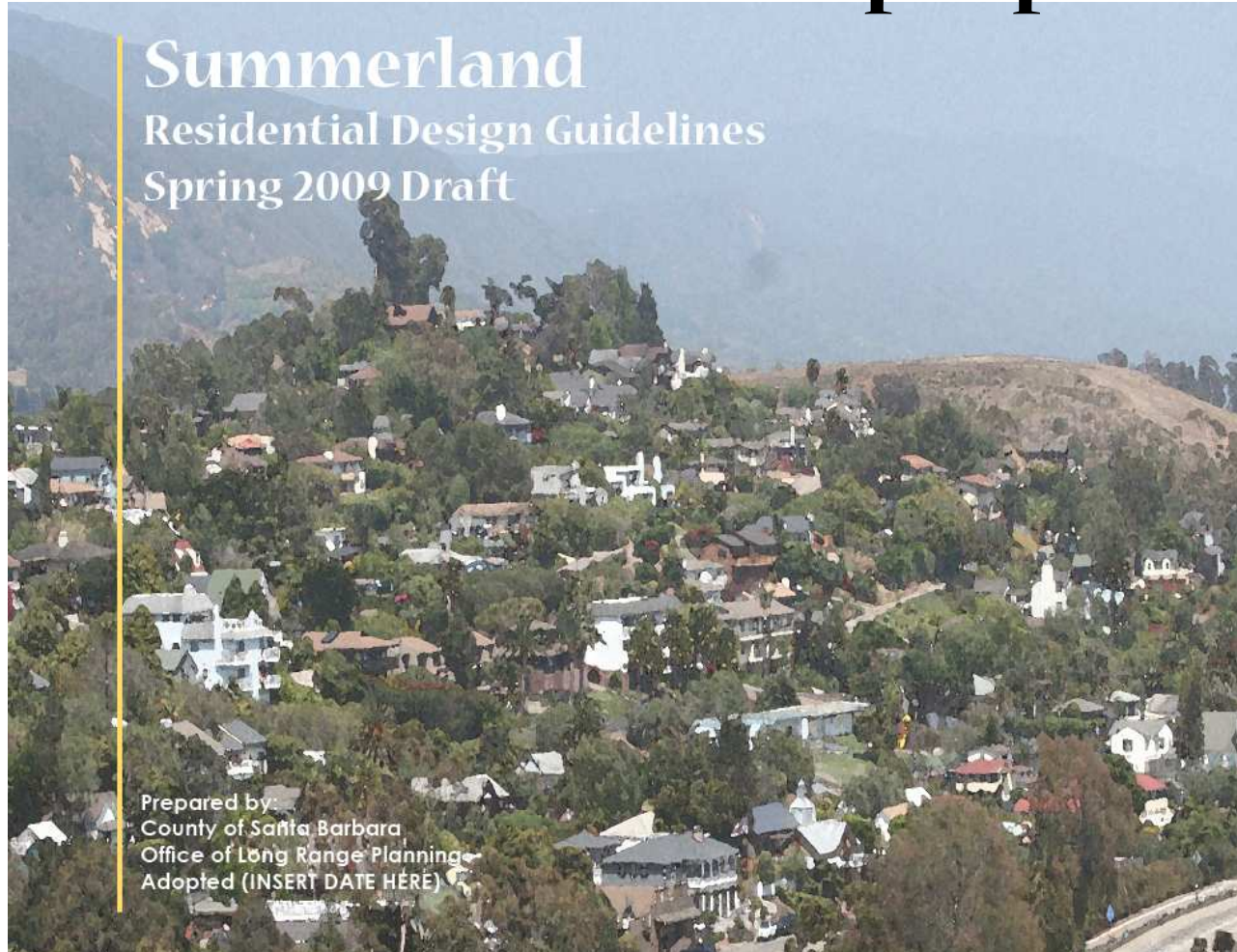




# Agenda Item 4: Cal Prop/Loon Point



# Agenda Item 5: Residential Design Guideline Wrap-up



# Revised FAR Worksheet

Guidelines  
Page No.

1. **LOT SIZE** ..... sq ft  
Line 1

2. **MINUS ADJUSTMENTS (if any)**

a. Easements..... sq ft

b. Encroachments..... sq ft

4-2 c. Abandoned ROW..... sq ft  
(Up to 50% of abandoned East/West rights-of-way may be credited towards the total lot area.)

Adjustment Total..... sq ft  
Line 2

4-2 3. **LOT AREA NET (Line 1 minus Line 2)**..... sq ft  
Line 3

4. **MAXIMUM ALLOWABLE FLOOR AREA**

4-4 a. Small Lot (<12,000 sq ft)

OR FAR for lot size range x value from Line 3 = sq ft\*  
Line 4a

4-4 b. Small Lot (≥12,000 sq ft & <10 acres) 2,500 sq ft + 0.05 x Line 3 = sq ft\*  
OR Line 4b

4-4 c. Medium Lot (≥10 acres & <20 acres) 8,000 sq ft + 0.0025 x Line 3 = sq ft\*  
OR Line 4c

4-4 d. Large Lot (≥20 acres & <40 acres) 8,000 sq ft + 0.0025 x Line 3 = sq ft\*  
OR Line 4d

4-4 e. Large Lot (≥40 acres) 8,000 sq ft + 0.0025 x Line 3 = sq ft\*  
Line 4e

\*NOTE: This number may not exceed the Maximum Allowable Square Footage of \_\_\_\_\_ sq ft, based on range for net lot size found on Page 4-4.

4-2 5. **GARAGE ADJUSTMENT**

Enter any sq ft over allowable garage floor area..... sq ft

Line (4a, 4b, 4c, 4d OR 4e) - Garage Adjustment = \_\_\_\_\_ sq ft  
Line 5

4-2 6. **EXCESS INTERIOR SPACE**

Enter floor area sq ft of Interior Space\*\* exceeding 14 feet in height..... sq ft

Line 5 - Excess Interior Space = \_\_\_\_\_ sq ft  
Line 6

4-3 7. **EXCESS RESIDENTIAL SECOND UNIT (RSU) FOR LOTS UNDER 10,000 SQ FT**

Enter floor area sq ft of RSU over 300 sq ft (maximum RSU size is 600 sq ft)..... sq ft

Line 6 - Excess RSU = \_\_\_\_\_ sq ft  
Line 7

8. **BASEMENT ADJUSTMENT**..... sq ft

4-2, 4-5 a. True Basement\*\* exclude 100% floor area sq ft

OR

4-2, 4-5 b. Residential Basement\*\* exclude 60% floor area sq ft (not to exceed 50% of Max. Allowable Sq. Ft. of primary dwelling(s))

Line 7 - Basement Adjustment = \_\_\_\_\_ sq ft  
Line 8

**ALLOWABLE RESIDENCE SIZE:** \_\_\_\_\_ sq ft  
Value from Line 8

\*\* Refer to Glossary for definition.



# Revised Basement Graphic

## BUILDING HEIGHT

Building height limitations are a companion method to Floor Area Ratio (FAR) commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Building height is regulated by the Summerland Community Plan, and it is broken down into two categories: Urban and Rural. For the purposes of this section, "Urban Area" and "Rural Area" are identified on the Summerland Map in Chapter 1.

## DEFINITIONS

**Basement, Residential – Summerland:** Residential Basements shall be defined as the portion of habitable or potentially habitable under-floor space 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; except for the portion of the basement which daylights at some locations, this 4 feet may not be exceeded at any point around the entire perimeter of the structure (see Figure 4.3).

Proposed add'l language pending SunPAC review

**Basement, True – Summerland:** A true basement shall be defined as any habitable or potentially habitable under-floor space 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.

**Existing Grade:** The existing condition of the ground elevation of the surface of a building site as documented under the previously approved building or grading permit application, if documentation is available; if such documentation is not available, the existing condition of the ground elevation of the surface of a building site at the time of the current permit application, including Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

**Finished Grade:** The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

**Finished Grade, Average:** The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

**Height Limit:** The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

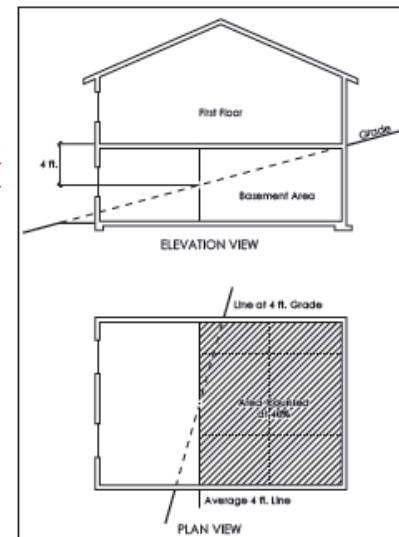


Figure 4.3 - Summerland Residential Basement

# Agenda Item 6- Phase III Goals



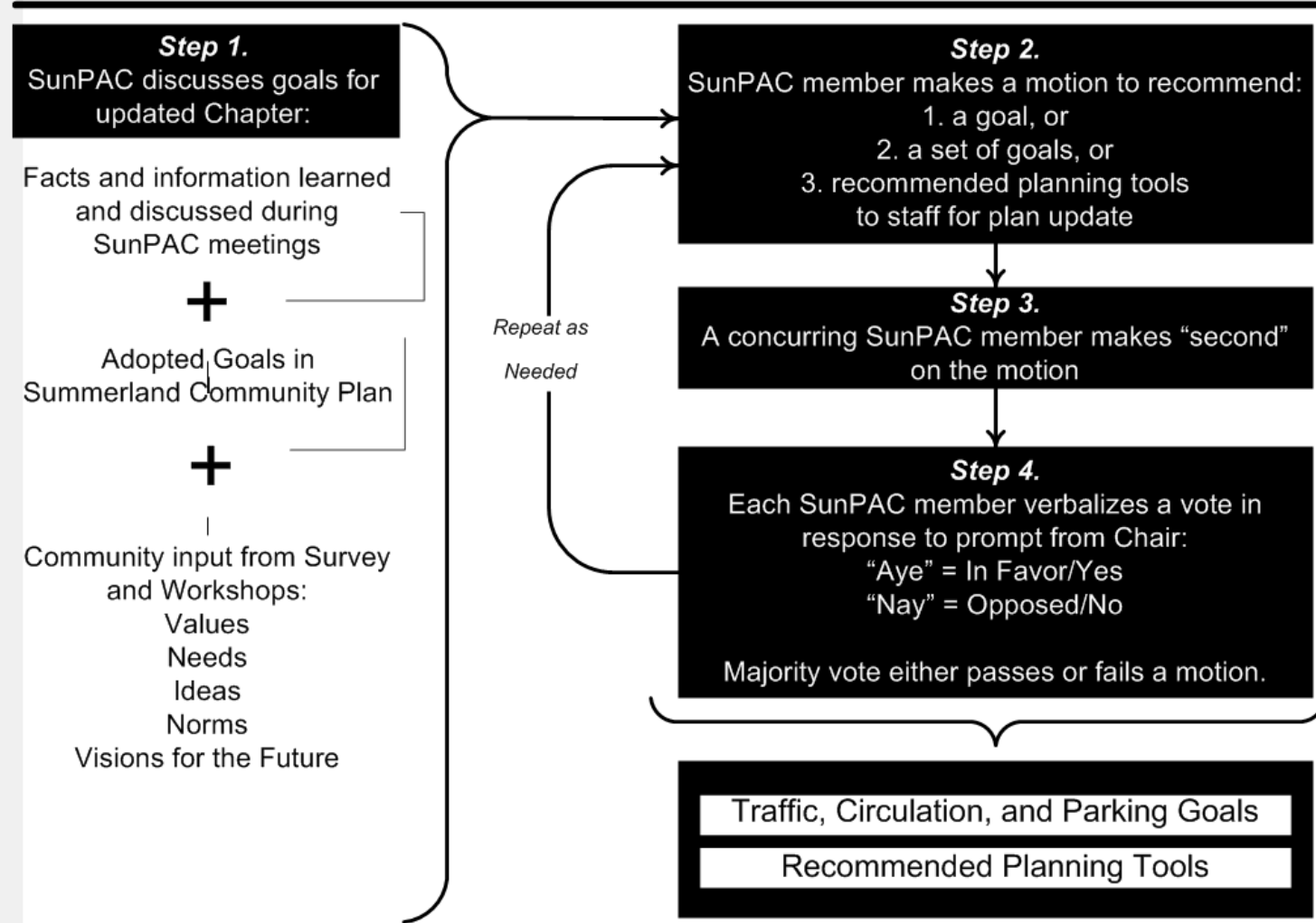
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# SunPAC Goal Development Workflow



## IS BASEMENT HABITABLE OR NON-HABITABLE?

