

Summerland

Planning Advisory Committee

SunPAC Meeting #14

October 8, 2008



SunPAC Meeting Agenda

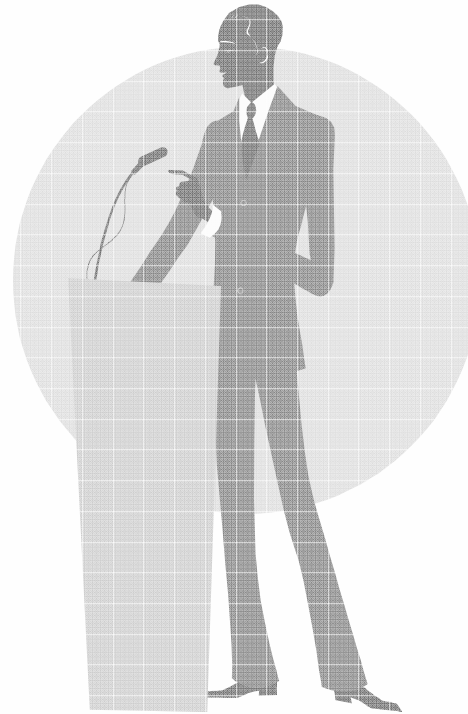
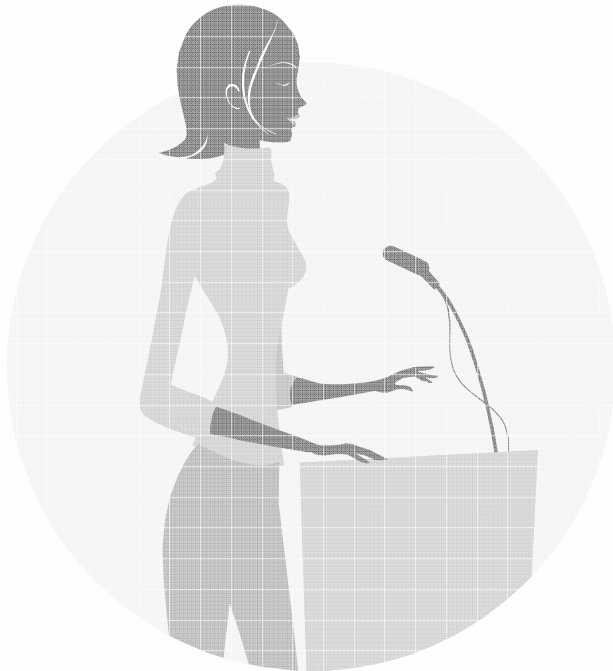
Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
 - September 3, 2008
- Item 4: Continued Review Draft
Residential Design Guidelines



Public Comment


- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - September 3, 2008





**SUMMERLAND
Planning Advisory Committee
(SunPAC)**

September 3, 2008 Meeting – Minutes

- Meeting Called to Order:** By Chair Perkins at 6:05 pm.
- SunPAC Committee Members Present:** David (Tom) Evans, Betty Franklin, David Hill, Mary Holzhauer, Nancy Kinsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Members Robert (Robin) Donaldson, Jennifer Fairbanks, Paul Franz and Andy Neumann were absent.

Staff Present: Office of Long Range Planning: Derek Johnson, Deputy Director, and Shaunn Mendrin, Senior Planner.
- Welcome:** Chair Perkins and Staff Member Derek Johnson welcomed participants, and provided opening comments.
- Public Comment:**
 - Mr. Patrick Nesbit provided comment on Chapter 3, Site Design after staff and SunPAC provided an overview, and answered questions. Mr. Nesbit provided comments on the following:
 - Page 3-1: Residential uses should be clarified in the second paragraph.
 - Page 3-2, Guideline 3-2: Concerned about requiring minimal visibility of buildings in the Rural area.
 - Page 3-3, Guideline 3-13: Unclear about the 30 foot requirement for Firewise and felt that it was inconsistent with the guidelines under the topography section.
 - Page 3-4, Guideline 3-19: The term "substantial" should be clarified.
 - Pages 3-4 and 3-7: Concerned that findings contained in the draft document addressing "private views" is too restrictive.
 - Page 3-6: The reference to locating private driveways on slopes of 20% or less is restrictive.
 - Page 3-7: Requiring specific color or shades in the Rural area is also too restrictive.

Action: None. The SunPAC considered Mr. Nesbit's comments during the deliberation on Chapter 3. Comments were added or addressed in the version edited by the SunPAC on September 3, 2008.
- Meeting Minutes:** SunPAC Member Franklin made a motion to approve the SunPAC Meeting Minutes from April 30, 2008. SunPAC Member Evans seconded. All were in favor. Motion carried 7-0, members Donaldson, Fairbanks, Franz and Neumann absent.

F:\GROUP\COMP\Planning Area\Summerland\2007 Summerland LRP Effort\Summerland PAC\SunPAC Meeting Information\3-Meetings & Agenda\1 for Residential Design Guidelines\4-Meeting 13 - Chapter 3\Minutes\9-3-08 Draft Minutes.doc Page 1 of 2



Draft Residential Design Guidelines

- CHAPTER 4 – BUILDING SCALE AND FORM (pgs. 4-1 to 4-16)

Significant Elements

- Overall Concept
- Floor Area Ratio
- Height
- Building Form



Draft Residential Design Guidelines

- CHAPTER 4 – BUILDING SCALE AND FORM
 - Floor Area Ratio *(pages 4-1 to 4-5)*
 - Definitions
 - Changed Methodology
 - FAR Allowances
 - Residential
 - Single-Family – No Change
 - Duplex – No Change



Draft Residential Design Guidelines

■ CHAPTER 4 – BUILDING SCALE AND FORM

□ Accessory Structures

- Maximum size of 800 square feet
- Maximum height of 12 feet
- No kitchen or cooking facilities
- May be located in the rear setback
- Limited plumbing (washbasin and toilet)
- They may not be used as a guest Houses, artist studios and cabañas unless specifically permitted

□ Guest Houses, Artists Studios and Cabana

- Maximum size of 800 square feet
- Maximum height of 16 feet
- Minimum lot size of 1 acre
- Wetbar allowed (No kitchen or cooking facilities)
- Must comply with setbacks
- Use restrictions associated with each
- Limited to 1 Guest house or Artists Studio
- 1 Cabana will be allowed in addition to the above



Draft Residential Design Guidelines

■ CHAPTER 4 – BUILDING SCALE AND FORM

□ Residential Second Units

- Limited in Special Problems Areas
- Minimum Lot Area
 - Attached: 6,000 square feet for lots created before 1966 and 7,000 for lot created after 1966.
 - Detached: 10,000 square feet.
- Maximum Size: relates only to the interior space of the RSU.

Type of Residential Second Unit	Lot Area	Maximum 2 nd Unit Size
Attached	6,000 -9,999 square feet	600 square feet
Attached and Detached	10,000 - 19,999 square feet	800 square feet
Attached and Detached	20,000 square feet or more	1,200 square feet

Note: Minimum square footage is 300 square feet.

- Development Standards
 - Limitations for Attached and Detached RSU address the use, ownership and maximum floor area of 40% for all covered structures.
- Setbacks: RSU must comply with the zoning setbacks.



Draft Residential Design Guidelines

■ CHAPTER 4 – BUILDING SCALE AND FORM

□ Height *(pages 4-5 to 4-7)*

■ Definitions

- Basement Definition

■ Changed Methodology

■ Height Limitation

- Urban – 22 Feet (No Change)
- Rural – 16 Feet (No Change)

■ Guidelines

- Address stepping of structure, minimize grading and the face of the downhill side of the structure



Draft Residential Design Guidelines

■ CHAPTER 4 – BUILDING SCALE AND FORM

- Building Form *(pages 4-7 to 4-16)*
 - Neighborhood Scale
 - Height and Elements
 - Architectural Mass
 - Plate Height Guideline
 - Understory Guideline
 - Second Stories and Additions
 - Massing, location and interest
 - Solar Access
 - Considering light and air in design
 - Façade Articulation
 - Providing interest in the buildings facade



Next Meeting

- Residential Design Guidelines
 - Continued Review:
 - Wednesday, November 5, 2008
 - County Administration Building
 - 4th Floor Conference Room
 - Topic: Continued Review of the Draft Residential Design Guidelines

