

BACKGROUND

The development of the Working Draft of the Summerland Commercial Design Guidelines included major changes in methodology to bring the guidelines into a format that is consistent with the County of Santa Barbara. Major changes include the following:

- The measurement of floor area for Summerland has been modified to be measured to the interior surface of the exterior wall. This is consistent with the methodology for the rest of the County of Santa Barbara. This method resulted in a modest increase in the amount of floor area located on a lot. Consequently, the allowable commercial floor area was modified to compensate for the change.
- The definition of a “basement” for Summerland was modified to require that the basement is substantially under existing grade with an allowance for a portion of it to be exposed for ingress and egress.
- The Building Height Methodology was modified to be consistent with the methodology used in the Draft Commercial Design Guidelines and throughout the County of Santa Barbara.
- Plate Height was changed to guideline that does not influence the allowable floor area on a site.
- Understory was changed to guideline that does not influence the allowable floor area on a site.

The above changes have been carried over into the Draft Residential Design Guidelines. The goal is to provide consistency within County of Santa Barbara documents while retaining and enhance the unique character of each community. The draft guidelines include language to maintain and enhance the eclectic character of Summerland. The following discussion provides a brief overview of the main areas of Chapter 4 and identifies topics raised by the SunPAC or the public.

FLOOR AREA RATIO (FAR)

This topic area has been modified, consistent with the adopted floor area measurement change (methodology) similar to the Working Draft Commercial Design Guidelines. The existing FARs have been retained as they are in the 1992 BAR Guidelines for Summerland. During the review of the Draft Commercial Design Guidelines staff provided information regarding the proposed change in methodology and the resulting change in size of a structure. It was determined that the average was an approximate 6% increase, which translated into a 2% change in the floor area allowed on a site. The SunPAC has recommended to reduce the commercial floor area ratio by 2%.

FAR TOPICS

Floor area ratio influences the perceived size in combination with building height and other design guidelines. Several opportunities have been provided to allow the SunPAC and residents to voice concerns or points that need to be addressed. The following topics have been raised:

- **Application of Floor Area Ratio (FAR)**

The 1992 BAR Guidelines apply Floor Area Ratio limitations unit type (i.e., single-family or duplex) regardless of the designated land use area. This excludes accessory structures and second units. The application of FAR to structure type provides a means to regulate residential structure size regardless of the designated land use, such as residential and agriculture.

The Draft Residential Design Guidelines carried the language from the 1992 Guidelines with the addition of new language that was added in the Commercial Design Guidelines. Specifically, the Floor Area Net definition (page 4-2) that states that the FAR “applies to all buildings and structures on a parcel.” This is applicable in the commercial area; however, due to the varying land uses it may prove difficult for the areas outside the commercial corridor. Staff recommends that the sentence be changed as follows, “applies to all buildings and structures on a parcel.”

The next topics address structures that are accessory to the primary structure, such as a single-family home. These structures are not counted toward the allowable FAR on a lot. However, each type of accessory structure is limited in size and they have to meet specific criteria established with the zoning regulations.

- **Accessory Structures (LUDC 35.42.020)**

Accessory structures are structures accessory to the primary land use or to the primary structure, such as a garden shed larger than 120 square feet. Accessory structures in Summerland are treated the same throughout the County and they are subject to the following:

- 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 or toilet)
- They may not be used as a guest houses, artist studios and cabañas unless specifically permitted
- No limit on the number of

As noted accessory structures are excluded from the FAR requirements; however, they are limited to a maximum size of 800 square feet. This would be above the maximum FAR allowed on a property based on the Draft Residential Design Guidelines. Accessory structures 120 square feet or less are exempt from permits per the building code.

- **Guest Houses, Artist Studios and Cabañas (LUDC 35.42.150)**

Guest Houses, artist studios and cabañas are accessory structures and their use shall be accessory to a primary residential use of the lot. These types of structures are treated similarly in the throughout the County and they are subject to the following:

- 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

- o Use restrictions associated with each
- o A lot may have only one guest house or artists studio. A lot may have one cabaña in addition to on guest house or artists studio. These are also excluded from the FAR for a lot.

Guest houses, artists studios and cabanas exempt from the allowable FAR on a site.

• **Residential Second Units (RSUs) (LUDC 35.42.230)**

Attached and detached Residential Second Units (RSUs) provide housing opportunities for elderly, low-income and other economic groups. Currently, they are excluded from the FAR calculations on a lot. They are allowed in most residential zones and the following general standards apply:

- Not allowed in Special Problems Overlay Area unless specific findings can be made (LUDC 35.42.230.E).
- Minimum Lot Area
 - o Attached: 6,000 square feet for lots created before 1966 and 7,000 for lot created after 1966.
 - o 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
 - o Limitations for Attached and Detached RSU address the use, ownership and maximum site coverage of 40% for all covered structures.
- Setbacks: RSU must comply with the zoning setbacks.
- Design Review: Design review is limited to a cursory review by the Chair of the SABR. Generally, units should compliment the architecture of the main structure.

The Montecito Planning area is governed by the Montecito Community Plan and the Montecito Land Use Development Code. The LUDC requirements for RSUs in Montecito (34.442.160) are similar to the requirements in the County LUDC (Article II), with some minor differences. These minor differences include the following:

- Limited to R-1 and E-1 zones
- Minimum Lot Area
 - o Detached: 5 acres
- No Special Problems Overlay in Montecito

- Maximum Size:

Type of Residential Second Unit	Lot Area (unless specified = net lot area)	Maximum Second Unit Size (Gross Floor Area)
Attached	6,000 - 9,999 square feet	400 square feet
	10,000 - 19,999 square feet	600 square feet
	20,000 square feet - 1 acre	800 square feet
	Over 1 acre	1,000 square feet
Detached	5 acres (gross) or greater	1,000 square feet

This information on RSUs has been provided for reference and consideration as the SunPAC works through Chapter 4, Building Scale and Form. It is also important to note that RSU square footage did not appear to be an issue of concern in the Community Survey or the Saturday Workshop (see SunPAC materials for Meeting 12). In addition, State law has limited the ability of the County to perform design review on RSUs, which has resulted in the limited language in Chapter 8, Residential Second Units. Additional information regarding the RSUs will be provided for the Chapter 8 discussion, which is tentatively scheduled for February 4, 2009.

BUILDING HEIGHT

As noted above, the methodology for measuring building height has been changed to be consistent with the methodology used throughout the County and consistent with the Draft Summerland Commercial Design Guidelines. The following topic areas were points of discussion during the development of the Draft Commercial Design Guidelines. Each topic is followed by a brief discussion for reference:

- **Basement**

The basement definition developed for the Draft Commercial Design Guidelines has been carried over into the Draft Residential Design Guidelines to provide consistency between the documents.

- **Maximum Height**

The existing height maximums have not been changed for the areas outside the commercial area of Summerland. Currently, the height limits are 22 Feet in the Urban area and 16 Feet in the Rural area. Language has been added to allow modifications to building height through the Modification process in the LUDC.

The guidelines proposed on page 4-7 of the Draft Residential Design Guidelines encourage structures on slopes to step the structure, minimize the use of fill and the treatment of the downhill face of the structure. The SunPAC may consider additional guidelines to further address the perceived bulk, scale and mass of a structure.

BUILDING FORM

Building form provides an additional means to address bulk, scale and mass of a structure. Elements and considerations that influence building form are neighborhood scale, architectural mass, second stories and additions, solar access and façade articulation. These elements have been used in a similar manner as the Draft Commercial Design Guidelines, to provide consistency with Summerland documents. However, they have been focused on residential development. The following items are those that were in the 1992 BAR

Guidelines and modified during the development of the Draft Commercial Design Guidelines.

- **Plate Height**

The concept of plate height has been retained and used a guideline instead of a development standard that influenced the allowable FAR on a site. Plate height can significantly influence the perceived height of a building.

- **Understory**

Similar to the concept of Plate Height, the concept of understories have been retained and used as a guideline instead of a development standard that influenced the allowable FAR on a site.

The guidelines proposed on pages 4-12 through 4-13 use Plate Height and Understory to reduce the apparent mass of a structure. The intent is to focus on the design of the structure.

Summary

The above material has been provided for reference to assist with the discussions regarding the materials in Chapter 4. Not all materials in Chapter 4 have been addressed in this discussion as they are new and will be vetted through Chapter 4 discussions. Staff would like the SunPAC to provide direction pertaining to material in Chapter 4 and what additional information may be needed to assist future discussions and provide changes, if any, to the key sections outlined in this memo.