



Summerland

Planning Advisory Committee

SunPAC Meeting #15

November 5, 2008

SunPAC Meeting Agenda

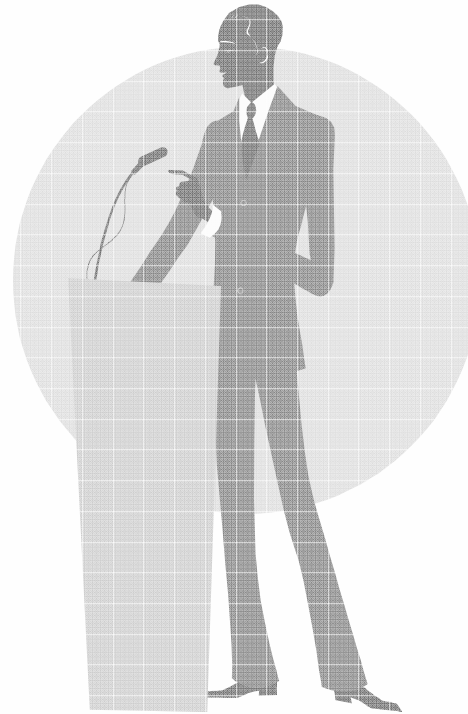
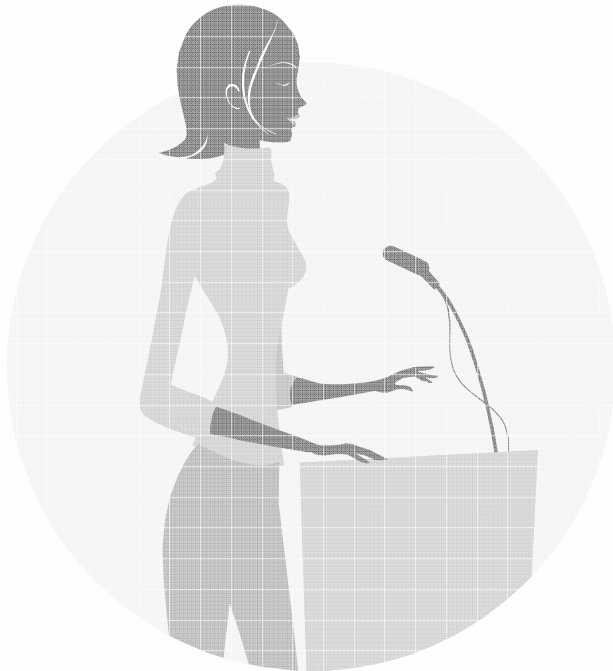
Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
 - October 8, 2008
- Item 4: Continued Review Draft
Residential Design Guidelines



Public Comment


- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - October 8, 2008





**SUMMERLAND
Planning Advisory Committee
(SunPAC)**

October 8, 2008 Meeting – Minutes

- Meeting Called to Order:** By Chair **Donaldson** at 6:05 pm.
- SunPAC Committee Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Members, Jennifer Fairbanks Mary Holzauer and Nancy Kimsey were absent.

Staff Present: Office of Long Range Planning; Derek Johnson, Deputy Director, and Shaunn Mendrin, Senior Planner.
- Welcome:** Chair **Donaldson** and Staff Member **Derek Johnson** welcomed participants, and provided opening comments.
- Public Comment:** None.
- 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 4-0-3, members Jennifer Fairbanks Mary Holzauer and Nancy Kimsey were absent and members Robert (Robin) Donaldson, Paul Franz and Andy Neumann abstained.
- Staff Member **Mendrin** led a PowerPoint presentation to provide an overview of Chapter 4, Building Scale and Form of the Draft Residential Design Guidelines. The presentation focused on Floor Area Ratio and Height and staff requested direction from the SunPAC regarding information needed for the next meeting. The SunPAC requested the following: 1) Additional permit information on Single-Family Residences, RSUs, Accessory Structures; 2) Information regarding lot sizes and configurations for the Urban area would be helpful for the discussion; 3) Verification of current practice and application of garages as accessory structures; 4) Draft language for limitations on Accessory structures and RSU; 5) Draft language for floor area exclusions; and 6) Residential permit examples as case studies for FAR and Height.
- Adjournment:** Member **Perkins** moved to adjourn the meeting. SunPAC Member **Hill** seconded the motion. All were in favor. Motion carried 7-0, members Jennifer Fairbanks Mary Holzauer and Nancy Kimsey were absent. Meeting adjourned at 8:45 pm.

Next Meeting: Wednesday, November 5, 2008, 6:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Continued Review of the Draft Residential Design Guidelines

F:\GROUP\COMP\Planning Areas\Summerland\2007 Summerland LRP Effort\Summerland PAC\SunPAC Meeting Information\2-Meetings & Agenda's for Residential Design Guidelines\5-Meeting 14 - Chapter 4\Minutes\10-8-08 Draft Minutes.doc Page 1 of 2



Draft Story Pole Guidelines

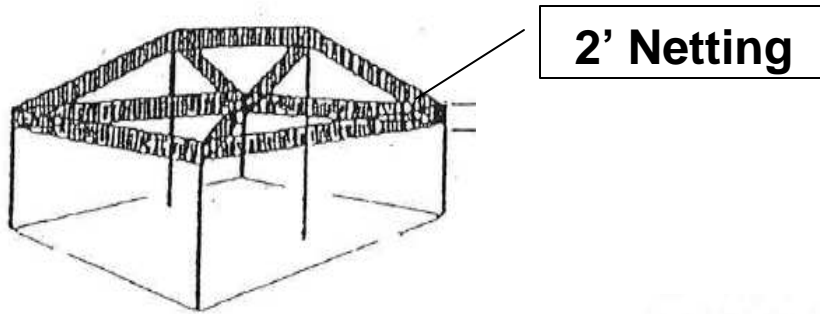
- Purpose
- When Required
 - Thresholds
 - Residential
 - New residential dwellings
 - New second story additions
 - Second story additions over XX square feet
 - Commercial
 - New two story structures
- Standards
- Staff Responsibility



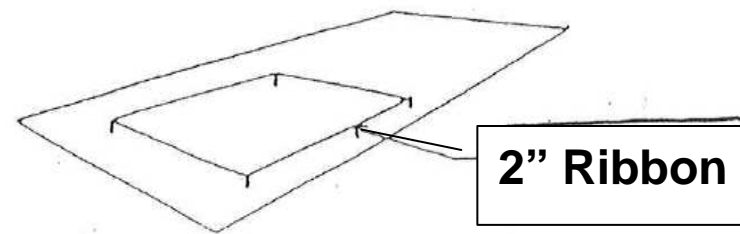
Draft Story Pole Guidelines

- Illustrations

Height and Roofline



Footprint



Accessory Structures

■ Gross Floor Area Limitations

□ Existing

6. **Gross floor area and footprint limitations.** Accessory structures, excluding barns, garages and stables, shall not exceed a gross floor area 800 square feet if located on a lot of one acre or less. See also Section 35.42.230 (Residential Second Units).

□ Accessory Structures - Defined

- Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes the following attached and detached accessory structures, and other similar structures normally associated with a residential use of property.

artist studios
cabanas
garages
gazebos
greenhouses (non-commercial)
guesthouses

spas and hot tubs
storage sheds
swimming pools
tennis and other onsite sport courts
workshops



Accessory Structures

- Gross Floor Area Limitations

- Proposed

6.

a. Located within the Summerland Community Plan area. The gross floor area of accessory structures, excluding barns, garages and stables, shall be limited as follows. See also Section 35.42.230 (Residential Second Units).

<u>Lot area (gross)</u>	<u>Maximum floor area (gross)</u>
10,000 square feet or less	500 square feet (cumulative)
<u>Lot area (gross)</u>	<u>Maximum floor area (gross)</u>
Greater than 10,000 square feet and less than or equal to one acre	800 square feet (per structure)

b. Located outside the Summerland Community Plan area. Accessory structures, excluding barns, garages and stables, shall not exceed a gross floor area of 800 square feet if located on a lot of one gross acre or less. See also Section 35.42.230 (Residential Second Units).



Garages & Accessory Structures

- Application & Practice
 - Garages
 - Considered as part of the residential use
 - Exception allowance
 - Allowed up to 500 sf for lots under 12,000 sf
 - Up to 750 for lots over 12,000 sf
 - Over the allowance
 - Deducted from the FAR for the residence



RSU Language

- Maximum Gross Floor Area
 - Existing Language

2. **Maximum gross floor area.** The maximum residential second unit gross floor area shall not exceed the standards for the specified net lot area shown in Table 4-9 (Maximum Gross Floor Area) below:

Table 4-9 - Maximum Gross Floor Area

Type of Residential Second Unit	Lot Area	Maximum 2nd 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



RSU Language

- Maximum Gross Floor Area
 - Proposed Language

2. **Maximum gross floor area.** The maximum residential second unit gross floor area shall not exceed the standards for the specified net lot area shown in Table 4-9 (Maximum Gross Floor Area) below:

Table 4-9 - Maximum Gross Floor Area

Type of Residential Second Unit	Lot Area	Maximum 2nd Unit Size
Attached	6,000 -9,999 square feet	600 square feet ¹
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
<p><u>1. Summerland Planning Area – Attached RSUs located on lots less than 10,000 square feet and will be allowed up to 300 square feet of floor area free, square footage above 300 square feet up to the 600 maximum will be deducted from the maximum floor area allowed for the primary dwelling on a lot.</u></p>		

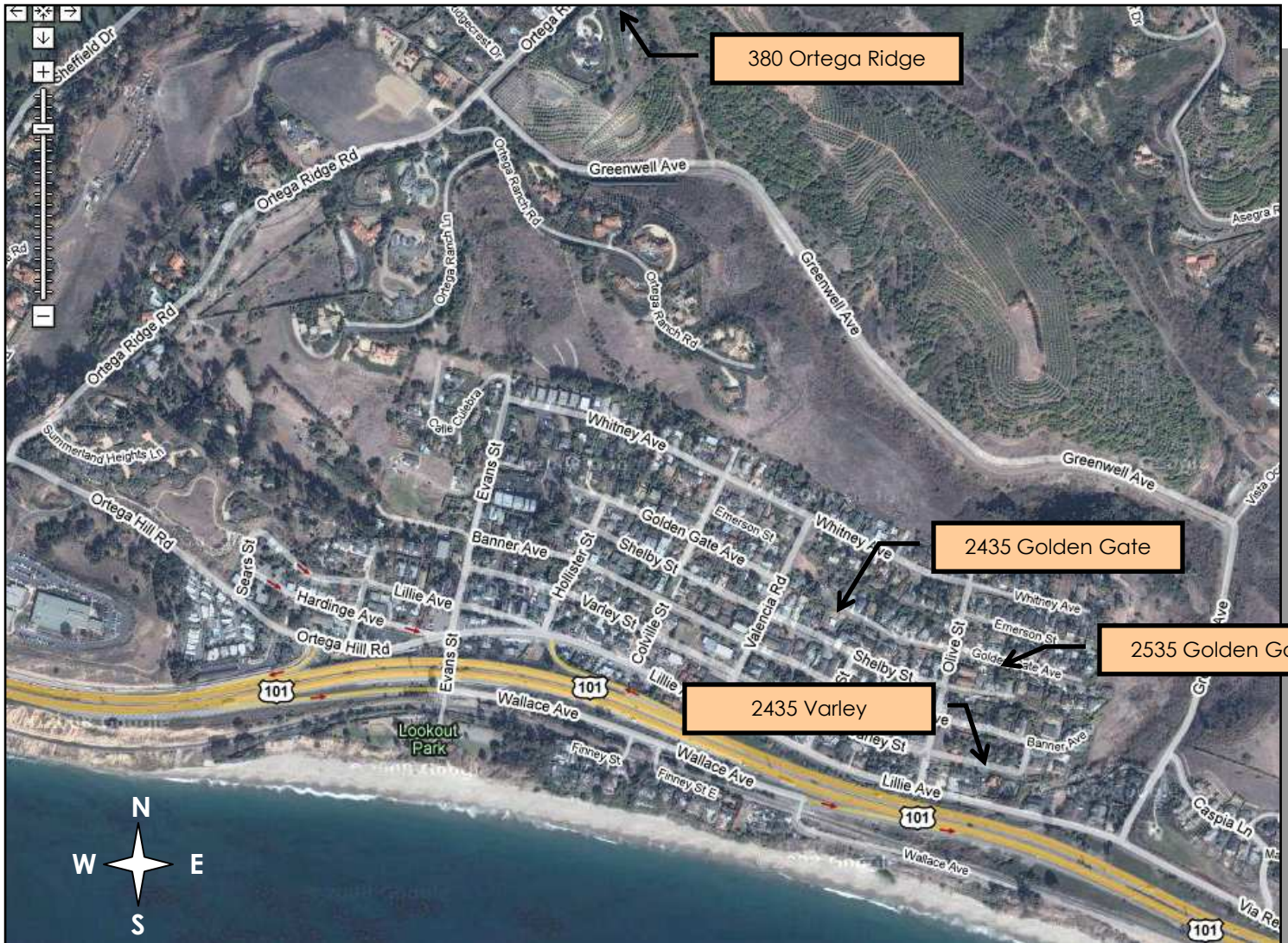


SunPAC Comments

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



Case Studies

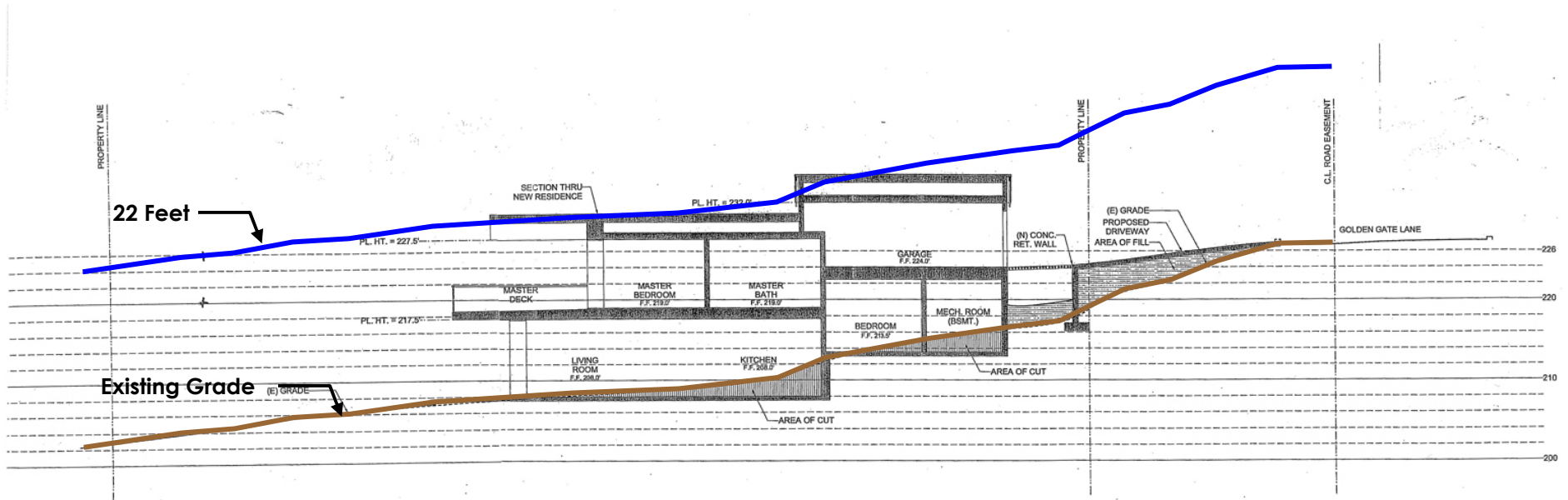


FAR

FAR Comparison				
Address	1992 Calculations	Proposed Methodology	Difference	Percent Change
2535 Golden Gate	2,606	2,107	499	19%
2435 Golden Gate	2,251	2,217	34	2%
380 Ortega Ridge Road	4,585	4,198	387	8%
2535 Varley	3,425	3,285	140	4%



Height: Urban Area

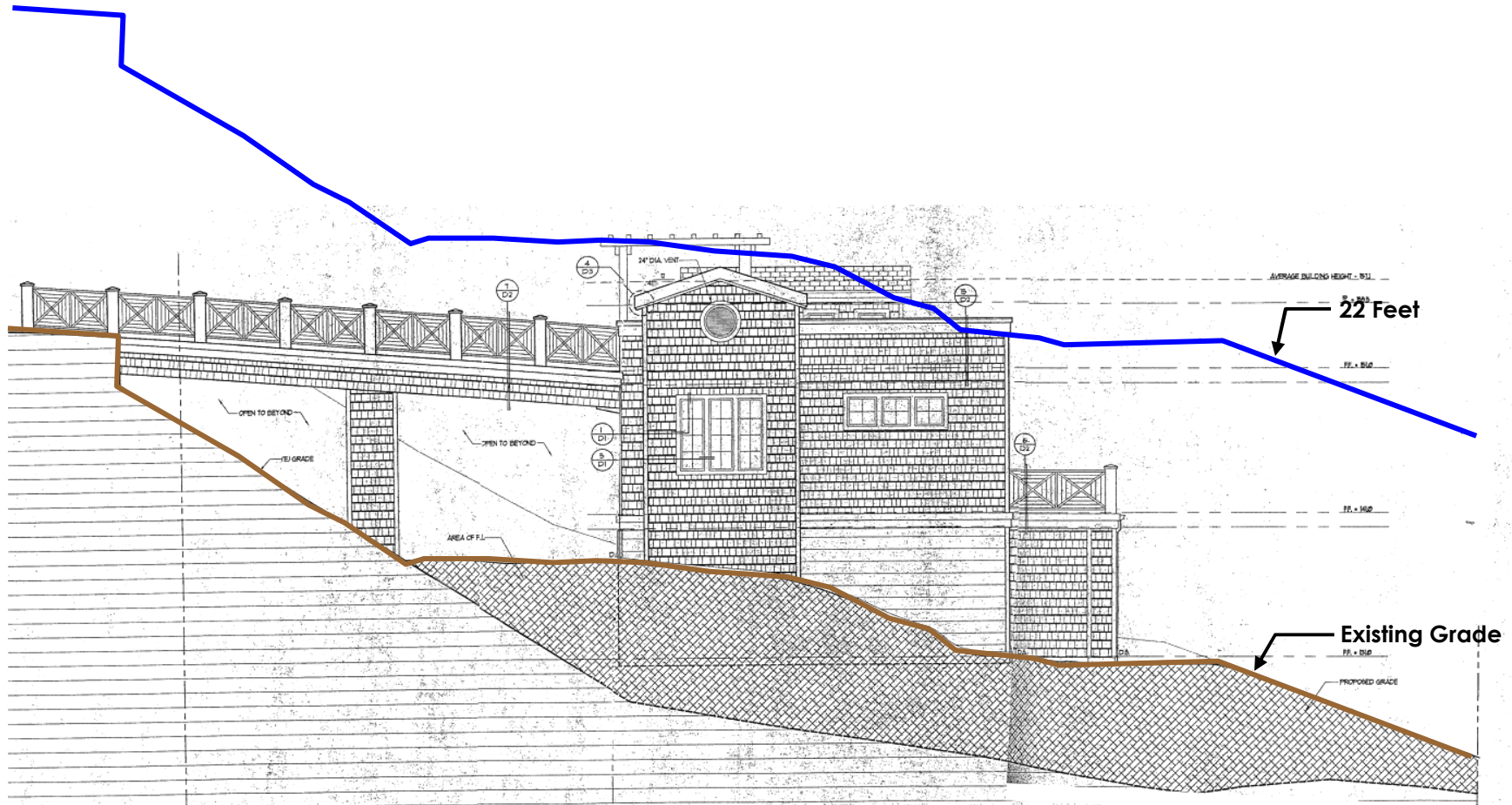


SITE SECTION 2
THROUGH RESIDENCE
SCALE: 1/8" = 1'-0"

2535 Golden Gate



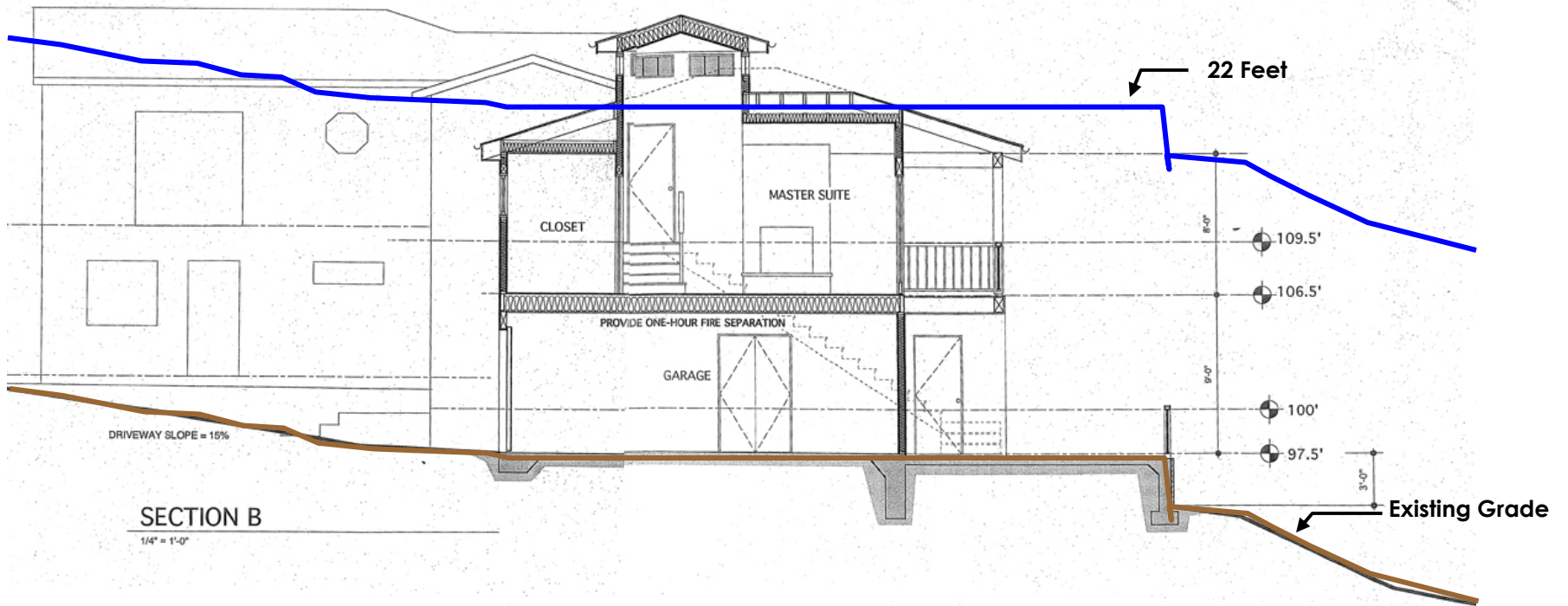
Height: Urban Area



2435 Golden Gate



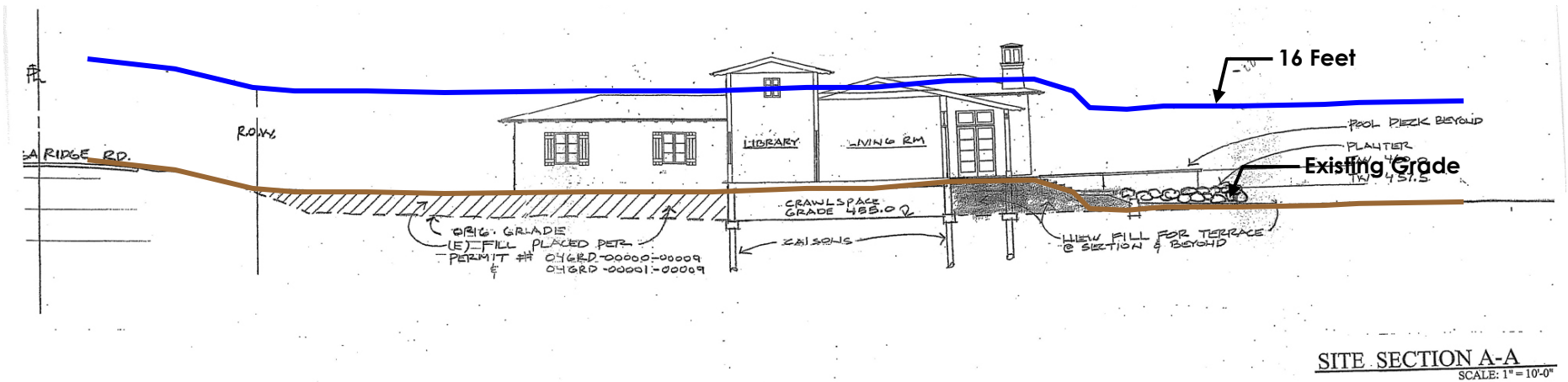
Height: Urban Area



2535 Varley Street



Height: Rural Area



051

308 Ortega Ridge Road



Next Meeting

- Residential Design Guidelines
 - Continued Review:
 - Wednesday, December 10, 2008
 - County Administration Building
 - 4th Floor Conference Room
 - Topic: Continued Review of the Draft Residential Design Guidelines

