



**PLANNING & DEVELOPMENT DEPARTMENT**  
**OFFICE OF LONG RANGE PLANNING**

**TRANSMITTAL MEMO**

**DATE:** February 20, 2008  
**TO:** SunPAC Members  
**FROM:** Derek Johnson, Deputy Director  
Shaunn Mendrin, Senior Planner  
**SUBJECT:** SunPAC Meeting #4 – February 27, 2008

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SunPAC members, the items noted below have been included or referenced in preparation of the January 26, 2008 workshop.

1. **Meeting Agenda.** The meeting agenda for the February 27, 2008 meeting has been provided for your review (see Attachment 1). For further explanation, please see discussion below.
2. **Meeting Minutes.** Attachment 2 includes the typed Action Minutes for you review and approval for the following meetings:
  - a. January 9, 2008 Action Minutes. The audio recordings from both meetings have been posted to the Summerland website
  - b. January 26, 2008 Action Minutes
3. **Business Owner and Community Survey Results.** Attachment 3 includes the results of the Business Owner and Community Surveys.
4. **Workshop Results from January 26, 2008.** Attachment 4 includes the results from each topic table from the Saturday Workshop. The audio recording from the last hour of the workshop has been posted to the Summerland website.
5. **Draft Commercial Design Guidelines for Summerland.** Attachments 5 provides a brief summary of the key issues from each table topic from the workshop and identifies how each item has been addressed in the draft document. Attachment 6 is the rough draft of the Commercial Design Guidelines for Summerland. (Note: Maps, illustration and photographs will be included in subsequent versions of the document as the text content becomes more developed through the work of the SunPAC.)

You may also download the SunPAC materials on the following webpage if you have difficulties accessing the files attached in the email:

<http://countyofsb.org/plandev/comp/planareas/summerland/sunpac>

## MEETING AGENDA FOR FEBRUARY 27, 2008

### Agenda Item 1

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Pledge of Allegiance and Roll Call

### Agenda Item 2

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Public Comment period – This item is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.

### Agenda Item 3

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The Action Minutes from the Wednesday, January 9, 2008 meeting and the Saturday, January 29, 2008 workshop are included for your review and approval (see Attachment 2, pages 5-10).

### Agenda Item 4

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Review and discussion of Business Owner and Community survey results (Attachment 3, pages 11-33).

### Agenda Item 5

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Review and discussion of the attached Draft Commercial Design Guidelines. The discussion will be based on the following:

- The results from the Saturday, January 26, 2008 workshop. These are provided for your information and consideration when reviewing the Draft Commercial Design Guidelines (see Attachment 4, pages 34-51).
- Summaries from each table topic and how key issues have been addressed in the Draft Summerland Commercial Design Guidelines have been provided for your information. In addition, focus questions for key elements that require discussion by the SunPAC have been included (see Attachment 5, pages 52-61)
- The Draft Summerland Commercial Design Guidelines (see Attachment 6, pages 62-135). The preliminary rough draft is text only and includes guideline chapters that are similar to the workshop table topics.

### Adjourn

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**Next meeting: SunPAC Community Plan Update Meeting #5**  
Topic: Finalize Draft Commercial Design Guidelines  
Wednesday, March 12, 2008, 6:00 PM  
County Planning Commission Hearing Room

**CC:** Jeremy Tittle, 1<sup>st</sup> District Office  
John McInnes, Director, Office Long of Range Planning  
Amy Donnelly, Assistant Planner, Office of Long Range Planning





# Notice of Public Meeting

## Summerland Planning Advisory Committee (SunPAC) Meeting #4

**Date:** Wednesday, February 27, 2008

**Time:** 6:00 PM

**Location:** Santa Barbara County Planning Commission Hearing Room  
123 East Anapamu Street, Santa Barbara

**Attendees:** SunPAC Members, County Staff and Public Participants

**Purpose/Discussion:** Commercial Design Guidelines Discussion

**Material to Read:** 1992 Board of Architectural Review Design Guidelines for Summerland

**Material to Bring:** SunPAC Meeting & Workshop Materials

### Agenda Item Discussion Topic

#### CALL TO ORDER

# 1 Pledge of Allegiance and Roll Call

# 2 **Public Comment Period:**  
*The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.*

# 3 Meeting Minutes from January 9, 2008  
Meeting Minutes from January 26, 2008

# 4 Business Owner and Community Survey Results

# 5 Workshop Results from January 26, 2008 &  
Review of the Draft Commercial Design Guidelines

**Adjourn**

**Next Meeting:** SunPAC Community Plan Update Meeting #5  
Topic: Finalize Draft Commercial Design Guidelines  
Wednesday, March 12, 2008  
6:00 PM  
County of Santa Barbara Planning Commission Hearing Room

### Adjourn

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or [djohnson@sbcao.org](mailto:djohnson@sbcao.org) and further information may be obtained on the following web site: <http://countyofsb.org/plandev/comp/planareas/summerland>

*Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.*





# SUMMERLAND Planning Advisory Committee (SunPAC)

January 9, 2008 Meeting Minutes

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1. **Meeting Called to Order:** By Derek Johnson, Deputy Director, at 6:05pm

2. **Roll Call**

**SunPAC Committee Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Jennifer Fairbanks, Betty Franklin, David Hill, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Members Paul Franz and Mary Holzauer were absent.

**Staff Present:** Jeremy Tittle, Executive Staff Assistant, Derek Johnson, Deputy Director, Office of Long Range Planning, Shaunn Mendrin, Senior Planner, Office of Long Range Planning, and Amy Donnelly, Assistant Planner, Office of Long Range Planning.

3. **Administrative Items:**

**Business and Community Surveys:** Derek Johnson thanked the PAC for their input on the Business and Community Surveys, noting County staff canvassed Lillie Avenue on 1/8/08 to distribute an informal Business Owner Survey requesting input from the public on Commercial Design Guidelines for Lillie Avenue. Derek noted the Community Survey will be sent this week by mail to all Summerland residents. Derek explained these surveys are informal and meant to gauge general public sentiment rather than serve as an exact statistical analysis. Staff expects to tabulate and distribute the results in advance of the 2/27/08 SunPAC meeting.

**Election of Officers:**

**Action: Perkins** moved to elect Robin Donaldson as Chair. **Donaldson** accepted and **Kimsey** seconded the motion, and carried by a vote of 9-0 to approve.

**Action: Woolpert** made a motion to elect County staff to serve as recording secretary. **Perkins** seconded the motion and carried by a vote of 9-0 to approve.

**Action: Woolpert** made a motion to elect **Perkins** to serve as Vice Chair. **Perkins** accepted and **Kimsey** seconded the motion and carried by a vote of 9-0 to approve.

**Staff Notes from 12/5/07:** Staff Notes from the 12/5/07 SunPAC meeting were considered as follows:

**Action: Donaldson** moved, seconded by **Woolpert**, to strike the first bullet point in item 6, and add a bullet point for preservation of views. **Donaldson** moved, seconded by **Kimsey** and carried by a vote of 9-0 to approve the Staff Notes of December 5, 2007 provided County staff makes above changes.

**Meeting Schedule:** The revised Meeting Schedule was presented to the PAC and members noted the change in the May workshop date from 5/24/08 to 5/31/08.

4. **Staff Presentation:** Derek Johnson announced Chris Rich, Senior Planner, was attending another County meeting and would not present on "Critical and Regional Issues" as planned. Derek asked if the PAC would like Chris to present at a future meeting.

**ACTION: Donaldson** moved to have County staff will reschedule this presentation for a future date, **Perkins** seconded and carried by a vote of 9-0 to approve.

Shaunn Mendrin gave a presentation covering the following topics related to the development of new Commercial Design Guidelines for Summerland: Current streetscape improvements, existing BAR guidelines, applicability and processes, and presented questions for the PAC to consider and discuss related to the following elements of design: Block face character, site design, scale and form, architectural features, building details and signage.

The PAC discussed several topics, including:

- Concern about current streetscape project and excessive hardscape and lack of planning and funding for softscape or artwork
- The need to address street furnishings such as benches, bike racks, etc.
- Employee parking
- Possible inclusion of parking issues and access on Varley Street when considering the commercial design guidelines
- The need to clarify, simplify and bring up to date the BAR goals and guidelines and elements of design such as FAR and height calculation methodology
- Evaluating possible additional underground parking (particularly at corners) or parking near Hwy 101 along Lillie Avenue
- Accepted/encouraged architectural styles and the distinction between historic and new construction (particularly in the Victorian style)
- The need to update and clarify the list of unacceptable materials in the existing BAR guidelines
- Floor Area Ratio (FAR) issues and lack of clarity in interpretation and language (i.e. plate height and understory)
- Balance between specificity of BAR guidelines and the discretion of the BAR
- Height issues and the distinction between urban and rural, commercial and residential, the need for modifications and more flexibility
- Drainage on Evans Avenue toward Lookout Park (by the railroad tracks)

Derek Johnson will bring photos of Encinitas, CA to foster ideas about the potential of Special Study Areas and various softscape options for Lillie Avenue.

County staff will develop comparison scenarios of what a building looks like measured from the outer walls versus the inner walls to aid in future Floor Area Ratio (FAR) discussions.

Derek Johnson explained the Summerland Design Guidelines (commercial and residential) will follow the same format as the County's Eastern Goleta Valley Residential Design Guidelines and other County design guidelines currently being developed for Los Alamos and Mission Canyon per Board of Supervisor request, while the substantive content will vary somewhat and be tailored to Summerland. County staff will forward copies of the Mission Canyon and Los Alamos Design Guidelines to the SunPAC for reference.

A discussion took place on protecting views, both public and private. It was noted there is a lack of clarity on existing legislation and to what extent the design guidelines for Summerland can address the issue of views.

**ACTION: Donaldson** moved to request County Counsel provide more information on the legal issues surrounding the protection of private views and the extent to which this topic can be addressed through the work of the SunPAC. **Woolpert** seconded, and carried by a vote of 9-0 to approve.

5. **Public Comment:** None.

6. **Workshop:** Derek Johnson discussed the format of the next meeting, noting County staff will be on hand to assist with all topic tables. PAC Volunteers and assignments were paired with the following table topics and the PAC was asked to serve as table facilitators and recorders:

- Block Face Character: Reeve Woolpert and Andy Neumann
- Site Design: Nancy Kimsey and Suzanne Perkins
- Scale and Form: David Hill and Robin Donaldson
- Architectural Features: Tom Evans
- Building Details: Paul Franz and Jennifer Fairbanks
- Signage: Betty Franklin

Shaunn Mendrin will contact Mary Holzhauer to determine her table assignment. Shaunn will also forward the event parking details and Workshop Flyer to the PAC in PDF format for forwarding to the community with request for their participation in the workshop.

7. **Adjournment:**

**Action:** SunPAC: **Donaldson** moved, seconded by **Perkins** and carried by a vote of 9-0.

**Meeting adjourned at 8:50pm.**

8. **Next Meeting:** Saturday, January 26, 2008, 9:00am  
Santa Barbara Central Library, Faulkner Gallery Room  
40 East Anapamu Street, Santa Barbara, CA 93101  
Topic: Community Workshop to Develop Commercial Design Guidelines

**Minutes Approved:**

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, Chair



# SUMMERLAND Planning Advisory Committee (SunPAC)

January 26, 2008 Meeting Minutes

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1. **Meeting Called to Order:** By Derek Johnson, Deputy Director, at 9:15am
2. **SunPAC Committee Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Jennifer Fairbanks, Betty Franklin, Paul Franz, David Hill, Mary Holzhauer, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.  
  
**Staff Present:** Office of Long Range Planning: Amy Donnelly, Assistant Planner, Justin Feek, Planner, Derek Johnson, Deputy Director, Erika Leachman, Planner, Shaunn Mendrin, Senior Planner, Andrew Strobel, Assistant Planner.
3. **Welcome:** Chair **Donaldson** and Derek **Johnson** welcomed participants, and provided opening comments.
4. **Public Comment:** None.
5. **Workshop:** Approximately 15 members of the public met with the SunPAC members and County Staff at six different topic tables devoted to soliciting input that will serve as the basis for the development of Commercial Design Guidelines for Summerland. The following issues were discussed:
  - **Block Face Character:** Reeve Woolpert and Andy Neumann (including neighborhood context, building scale and orientation, the concept of a "commercial core," immediate context and how buildings on a block relate to one another).
  - **Site Design:** Nancy Kimsey, Suzanne Perkins and Shaunn Mendrin (including setbacks, topography, grading, parking, landscaping, trash and service, ADA access, views and building placement).
  - **Scale and Form:** David Hill and Robin Donaldson (including building size, bulk and mass, Floor Area Ratio (FAR), plate height, understories, basements, and height calculation methodology).
  - **Architectural Features:** Tom Evans and Mary Holzhauer (including architectural styles, building entrances and location, sidewalk access, fenestration, garages size and location, paving materials, pedestrian space, parking, and "passive solar design").
  - **Building Details:** Paul Franz and Jennifer Fairbanks (including architectural details, windows, doors, awnings, building materials, building color and lighting).
  - **Signage:** Betty Franklin and Justin Feek (including Special Sign Standards for Summerland, allowed and prohibited signs, banner signs, illumination of signs, pole, wall and freestanding signs, and style, location and materials of signs).

At approximately 2:30pm each table facilitator reported to the entire workshop what they had heard during the course of the rotating discussions. SunPAC Members and Staff will type workshop notes to be shared at the next SunPAC meeting.

6. **Adjournment:** Meeting adjourned at 3:50pm.

6. **Next Meeting:** Wednesday, February 27, 2008, 6:00pm  
Santa Barbara County Planning Commission Hearing Room  
123 East Anapamu Street, Santa Barbara

**Topic:** Survey and Workshop Results, Review of Rough Draft Commercial Design Guidelines

**Minutes Approved:**

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, Chair

DRAFT



## ATTACHMENT 3

### BUSINESS OWNER AND COMMUNITY SURVEY RESULTS

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#### BACKGROUND

In early January 2008, the County created and sent two versions of an informal survey to both Summerland business owners/operators and the residential community. The goal of the surveys was to solicit another stream of community input beyond the public workshops being held in order to assist the SunPAC in deciding how to address topics related to commercial design, residential design, and traffic and circulation. A flyer was also enclosed with the community survey, inviting the public to attend the Commercial Design Guidelines Workshop held on January 26, 2008.

#### SUMMERLAND BUSINESS OWNER SURVEY RESULTS

The number of business owner respondents who responded in each category (strongly agree, disagree, etc.) is indicated for each question, and the corresponding percentage of people responding in that category relative to the other categories is included below this. (Percentages have been rounded up to the nearest whole decimal point.) Of 33 surveys the County distributed to businesses in person, a total of 10 surveys were returned by people who either own or operate a business or own commercial property, for a response rate of 30%. In some cases, multiple designations may apply to the respondent. For example, some individuals both own and operate a business, while other respondents may be operators/managers only. Respondents were asked to complete and return the survey within three weeks. Non-responses were counted in the "don't know" category.

#### SUMMERLAND COMMUNITY SURVEY RESULTS

The number of community members (Summerland residents and property owners) who responded in each category (strongly agree, disagree, etc.) is indicated for each question and the corresponding percentage of people responding in that category relative to the other categories is included. (Percentages have been rounded up to the nearest whole decimal point.) Of 583 surveys the County distributed by mail, a total of 124 surveys were returned for a response rate of 21%. Respondents had 3 weeks to complete and return the survey. Non-responses were counted in the "don't know" category.

#### SUMMARY

The full results to both surveys are included on the following pages. Staff has created a column to indicate if the majority of respondents favored an idea (indicated by a checkmark "✓" symbol), if there was no consensus either for or against an idea or the majority were neutral and/or indicated they did not know (indicated by a "-" symbol), or if the majority of respondents did not support an idea (indicated by an "x" symbol). The survey results are followed by the written responses that were received with each survey. Staff requests the SunPAC review all survey results; however, for the purposes of the current work phase, the focus should be on responses related to the development of commercial design guidelines for the Lillie Avenue area.

#### FOCUS QUESTIONS FOR DISCUSSION AT FEBRUARY 27, 2008 SUNPAC MEETING IF NEEDED

1. Where there any surprising *trends* in responses related to commercial design?
2. Are there any response *trends* that point to areas of concern not addressed in the draft commercial design guidelines that should be?



# Business Owner Survey Results

Lillie Avenue (Commercial / Retail Area) areas of <i>priority</i> for Business Owners:							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Allowing for varied architectural styles consistent with the community character	4 (40%)	4 (40%)	2 (20%)	0 (0%)	0 (0%)	0 (0%)
✓	Encouraging new development and building renovations consistent with the community character	2 (20%)	5 (50%)	2 (20%)	0 (0%)	0 (0%)	1 (10%)
✓	Encouraging a broader mix of retail activity and business types	2 (20%)	3 (30%)	4 (40%)	0 (0%)	1 (10%)	0 (0%)
✓	Increasing pedestrian safety and access to businesses along Lillie Avenue	5 (50%)	1 (10%)	1 (10%)	1 (10%)	0 (0%)	2 (20%)
—	Encouraging structures at intersections that provide architectural interest and point of reference	0 (0%)	3 (30%)	3 (30%)	2 (20%)	1 (10%)	1 (10%)
—	Increasing standards for location and style of business signs	1 (10%)	2 (20%)	4 (40%)	0 (0%)	3 (30%)	0 (0%)
✓	Increasing street trees and landscaping	5 (50%)	0 (0%)	2 (20%)	2 (20%)	1 (10%)	0 (0%)
✓	Encouraging mixed-use development (i.e. residential and commercial uses in the same building or area)	5 (50%)	2 (20%)	2 (20%)	1 (10%)	0 (0%)	0 (0%)
✓	Preservation of Summerland's historic character	5 (50%)	3 (30%)	2 (20%)	0 (0%)	0 (0%)	0 (0%)
—	Reducing existing restrictions on Floor Area Ratio (FAR) requirements	1 (10%)	1 (10%)	5 (50%)	0 (0%)	2 (20%)	1 (10%)
✓	Encouraging redevelopment of vacant or underutilized properties	2 (20%)	3 (30%)	2 (20%)	1 (10%)	2 (20%)	0 (0%)
✓	Allowing encroachments into the public right-of-way for outdoor seating and dining as long as adequate space remains for pedestrians	5 (50%)	3 (30%)	2 (20%)	0 (0%)	0 (0%)	0 (0%)

Lillie Avenue (Commercial / Retail Area) would <i>benefit</i> from:							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Allowing greater architectural design flexibility	2 (20%)	6 (60%)	1 (10%)	1 (10%)	0 (0%)	0 (0%)
—	Increasing visual and aesthetic compatibility between buildings along Lillie Avenue	0 (0%)	3 (30%)	5 (50%)	0 (0%)	1 (10%)	1 (10%)
—	Reducing building setbacks	0 (0%)	3 (30%)	3 (30%)	0 (0%)	2 (20%)	2 (20%)
✓	Clearer expectations regarding building design and the development review process	2 (20%)	3 (30%)	1 (10%)	1 (10%)	2 (20%)	1 (10%)
—	Reducing onsite parking requirements	1 (10%)	3 (30%)	2 (20%)	2 (20%)	2 (20%)	0 (0%)
✓	Encouraging design-related improvements to existing buildings	2 (20%)	3 (30%)	4 (40%)	0 (0%)	0 (0%)	1 (10%)
✓	Increasing pedestrian amenities (e.g. crosswalks, benches, covered/protected bus stops)	4 (40%)	3 (30%)	3 (30%)	0 (0%)	0 (0%)	0 (0%)
✓	Increasing street and building lighting	3 (30%)	5 (50%)	0 (0%)	2 (20%)	0 (0%)	0 (0%)
✓	Preservation of scenic views	7 (70%)	3 (30%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
—	New commercial development	1 (10%)	2 (20%)	4 (40%)	2 (20%)	1 (10%)	0 (0%)
✓	Increasing tourist-oriented businesses	3 (30%)	2 (20%)	4 (40%)	1 (10%)	0 (0%)	0 (0%)

Greatest <i>barriers</i> in the Commercial / Retail Area:							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✗	Access to Lillie Avenue from Highway 101	0 (0%)	1 (10%)	5 (50%)	3 (30%)	1 (10%)	0 (0%)
✓	County regulations / regulatory conditions for development	2 (20%)	2 (20%)	3 (30%)	2 (20%)	0 (0%)	1 (10%)
✓	High land values / high rent	4 (40%)	4 (40%)	2 (20%)	0 (0%)	0 (0%)	0 (0%)
✓	Poor overall economy	3 (30%)	3 (30%)	2 (20%)	2 (20%)	0 (0%)	0 (0%)
✓	Lack of retail diversity	1 (10%)	3 (30%)	3 (30%)	3 (30%)	0 (0%)	0 (0%)
✓	Parking / circulation issues	3	6	0	1	0	0

Greatest <i>barriers</i> in the Commercial / Retail Area:							
		(30%)	(60%)	(0%)	(10%)	(0%)	(0%)

Survey Respondent Number	Question: " <i>The Summerland business community needs:</i> "
1	Allowing signs for our businesses otherwise the business owner will suffer and not be able to survive.
2	No Response
3	To be more pedestrian friendly! We are a destination business community and we need to draw more tourist traffic.
4	To be left alone to do business.
5	To keep the whole main drag - don't narrow it or reduce it.
6	A pizza business.
7	No Response
8	No Response
9	More crosswalks.
10	<b>No Response</b>

Survey Respondent Number	Question: " <i>New development should:</i> "
1	<b>No Response</b>
2	<b>No Response</b>
3	Stop, until existing development is compatible.
4	Be encouraged and expedited for the benefit of investors.

5	Encourage tourism. We need pedestrian friendly streets and mixed retail types.
6	No Response
7	No Response
8	No Response
9	No Response
10	Maintain Summerland's unique atmosphere.

Survey Respondent Number	Question: "Other Comments:"
1	No Response
2	No Response
3	No Response
4	Would like to see slow down of modernization of original character of the community.
5	No Response
6	No Response
7	No Response
8	No Response
9	No Response
10	No Response



## Community Survey Results

Traffic, Circulation and Parking Areas of <i>Priority</i>							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Support for more alternative modes of transportation (i.e. public transportation, bicycles, ride share)	44 (35%)	27 (22%)	23 (18%)	10 (8%)	7 (6%)	11 (9%)
✓	Locating denser development near alternative modes of transportation	24 (19%)	23 (18%)	26 (21%)	23 (18%)	8 (6%)	20 (16%)
✓	Providing pedestrian access throughout the community	59 (47%)	34 (27%)	13 (10%)	7 (6%)	8 (6%)	3 (2%)
✘	Creating the ability to conduct u-turns on Lillie Avenue	9 (7%)	21 (17%)	25 (20%)	20 (16%)	44 (35%)	5 (4%)
✓	Increasing safety for pedestrians and vehicles	46 (37%)	41 (33%)	21 (17%)	6 (5%)	3 (2%)	7 (6%)
✓	Increasing pedestrian amenities (e.g. crosswalks, benches, covered/protected bus stops)	46 (37%)	37 (30%)	19 (15%)	11 (9%)	7 (6%)	4 (3%)
—	Consideration of one-way streets for east-west streets in the residential areas	20 (16%)	24 (19%)	28 (22%)	24 (19%)	24 (19%)	4 (3%)
—	Increasing street lighting in the residential areas	19 (15%)	28 (22%)	29 (23%)	19 (15%)	27 (22%)	2 (2%)
—	Increasing on-street parking in residential areas	15 (12%)	18 (14%)	34 (27%)	17 (14%)	32 (26%)	8 (6%)
✓	Enhancing existing pedestrian beach access along Evans Avenue to Lookout Park	30 (24%)	44 (35%)	19 (15%)	12 (10%)	9 (7%)	10 (8%)
—	Increasing beach access over Hwy. 101 (i.e. under/overpass)	19 (15%)	20 (16%)	30 (24%)	29 (23%)	16 (13%)	10 (8%)
✓	Continuing to prohibit encroachments into the public right-of-way	39 (31%)	43 (35%)	21 (17%)	1 (0.8%)	4 (3%)	16 (13%)
—	Continuing to prohibit abandonment of existing right-of-way areas not in use	23 (18%)	25 (20%)	27 (22%)	11 (9%)	6 (5%)	32 (26%)

Lillie Avenue (Commercial / Retail Area) Areas of <i>Priority</i> :							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Encouraging a broader mix of retail activity and business types	31 (25%)	44 (35%)	23 (18%)	13 (10%)	6 (5%)	7 (6%)
✓	Allowing for varied architectural styles consistent with the community character	27 (22%)	57 (46%)	13 (10%)	11 (9%)	5 (4%)	11 (9%)
✓	Encouraging new development and building renovations consistent with the community character	33 (27%)	45 (32%)	24 (19%)	6 (5%)	8 (6%)	8 (6%)
✓	Encouraging redevelopment of vacant or underutilized properties	18 (14%)	31 (25%)	32 (26%)	23 (19%)	11 (9%)	9 (7%)
✓	Encouraging structures at intersections that provide architectural interest and point of reference	18 (14%)	25 (20%)	33 (27%)	24 (19%)	10 (8%)	14 (11%)
✓	Encouraging mixed-use development (i.e. residential and commercial uses in the same building or area)	20 (16%)	40 (32%)	26 (21%)	20 (16%)	10 (8%)	8 (6%)
✓	Allowing encroachments into the public right-of-way for outdoor seating and dining as long as adequate space remains for pedestrians	29 (23%)	50 (40%)	21 (17%)	10 (8%)	9 (7%)	5 (4%)
✓	Development that enhances pedestrian activity and current streetscape improvements	34 (27%)	54 (43%)	15 (12%)	7 (6%)	4 (3%)	10 (8%)
✓	Increasing pedestrian safety and access to businesses along Lillie Avenue	43 (35%)	44 (35%)	14 (11%)	10 (8%)	4 (3%)	9 (7%)
✓	Preservation of Summerland's historic character	69 (56%)	31 (25%)	15 (12%)	3 (2%)	3 (2%)	3 (2%)
✓	Increasing standards for location and style of business signs	47 (38%)	40 (32%)	22 (18%)	6 (5%)	1 (0.8%)	8 (6%)
—	Reducing existing restrictions on Floor Area Ratio (FAR) requirements	11 (8.8%)	18 (14.5%)	27 (21.7%)	18 (14.5%)	19 (15.3%)	31 (25%)
✓	Increasing street trees and landscaping	44 (35%)	47 (38%)	15 (12%)	9 (7%)	3 (2%)	6 (5%)
✓	Encouraging a broader mix of retail activity and business types	36 (29%)	34 (27%)	25 (20%)	10 (8%)	9 (7%)	10 (8%)
✓	Increasing intersection visibility for vehicles and pedestrians	37 (30%)	43 (35%)	24 (19%)	8 (6%)	3 (2%)	9 (7%)

Residential Areas of <i>Priority</i> :							
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
✓	Maintaining private viewsheds	64 (52%)	28 (22%)	12 (17%)	3 (2%)	1 (0.8%)	16 (13%)
✓	Preserving neighborhood architectural character	42 (34%)	40 (32%)	21 (17%)	8 (6%)	1 (0.8%)	12 (10%)
✓	Identifying proper location and treatment for accessory structures (i.e. granny units, detached garages)	28 (22%)	51 (41%)	24 (19%)	7 (6%)	4 (3%)	10 (8%)
✓	Clarifying the community's residential design guidelines and requirements	34 (27%)	56 (45%)	18 (14%)	7 (6%)	0 (0%)	9 (7%)
✓	Increasing landscaping and fencing guidelines and requirements	27 (22%)	31 (25%)	34 (27%)	19 (15%)	7 (6%)	6 (5%)
—	Requiring deeper building setbacks	15 (12%)	25 (20%)	37 (30%)	29 (23%)	11 (9%)	7 (6%)
✓	Addressing watershed (drainage) issues	47 (38%)	51 (41%)	14 (11%)	3 (2%)	0 (0%)	9 (7%)
✓	Limiting residential building size, bulk and scale	51 (41%)	35 (28%)	18 (14%)	12 (10%)	4 (3%)	4 (3%)
✓	Ensuring residential building compatibility with surrounding neighborhood	44 (35%)	38 (30%)	12 (10%)	12 (10%)	1 (0.8%)	7 (6%)

Survey Number	Question: <i>"The Summerland community needs:"</i>
1	Home delivery of mail, a library.
2	Standards to ensure view site lines for all, this includes elimination of utility poles and height restrictions on existing and new landscaping.
3	Grocery store.
4	<b>No Response</b>
5	Grocery store.
6	View ordinances for trees, small grocery store, better parking.
7	Code enforcement i.e. boats, trailers, inoperative vehicles, unsafe structures, "eyesores" properties.
8	More sidewalks to preserve security of pedestrians, bike lanes, liquor store should be gutted, speed bump through side streets to stop speeds of cars.
9	You to mind you own damn business and leave people alone.
10	Liquor store and Yellow House pole signs are confirmed violation.
11	Sidewalks and benches all along Lillie Ave. as well as shade trees to lend to small town ambiance.
12	<b>No Response</b>
13	<b>No Response</b>
14	What are the sidewalks for next to the freeway? Get rid of excess 101 traffic, too much!
15	Less street signage, too many county signs have been distracting.

Survey Number	Question: <i>"The Summerland community needs:"</i>
16	The Community does not need large trees and bright lights on Lillie Ave. or a roundabout. Needs to be friendly for pedestrians.
17	<b>No Response</b>
18	To be left alone.
19	Less police patrolling Lillie Ave.
20	Mail delivery and new post office.
21	Better road upkeep.
22	To encourage a "quiet zone" for the railroad nuisance/noise.
23	Fewer antique stores.
24	<b>No Response</b>
25	To be sure Caltrans keeps the gutters and sidewalks clean along Evans underpass and south (or east) around corner on Wallace.
26	Clean up Post Office & property, get rid of signs (example-liquor store sign). Add more trees/landscaping.
27	Underground utilities.
28	To return to it's humbler roots-it's getting too upscale.
29	Protection for the freeway - now and any future development.
30	A hardware store.
31	<b>No Response</b>
32	Businesses that are typically found in communities i.e. grocery store, hardware store, etc. and fewer tourist-type businesses.
33	To bury the power lines underground, require homeowners to clean up the overgrowth into the streets. Disallow boats to be parked in the streets.
34	<b>No Response</b>
35	<b>No Response</b>
36	I like Summerland the way it is!
37	To continue efforts to make it a safer and more beautiful Keep character, parking is the problem.
38	<b>No Response</b>
39	More landscaping along Lillie Ave., bus stop benches at a minimum). Greenwell Ave needs to be repaired and the Summerland / Greenwell Ave. intersection should be enhanced.
40	<b>No Response</b>
41	Improved Post Office space, traffic, parking and services. There are no traffic rules for P.O, parking. The area is a mess and dangerous (the service has deteriorated). Why do we not have postal service delivery and problems when the mail is addressed to street addresses.
42	<b>No Response</b>
43	More stop signs to discourage freeway types that want to avoid traffic congestion.
44	<b>No Response</b>
45	<b>No Response</b>
46	A decent market- Someone to take over Joe's & make it a great deli, market, take-out convenience store for everyone.
47	Underground utilities before any other nonsense. We need a freeway coating to suppress traffic noise.
48	<b>No Response</b>
49	Overall Summerland is a great community I prefer it maintain it's structure as is.
50	Better restaurants, no neon signs, the liquor store/gas station to be upgrades, a nicer school.
51	To beautify it's streets w/attractive lighting & green floral landscape, encourage charming restaurants & attractive outdoor seating areas.
52	More trees (pepper, Australian, tea trees) low beautiful easy to trim.

Survey Number	Question: <i>"The Summerland community needs:"</i>
53	It seems to me that our little town is untidy and worn out looking along Lillie Ave & Post Office parking lot it needs to be freshened up without losing its quaint charm.
54	A community garden, keep existing views to houses, needs to NOT become commercial!
55	<b>No Response</b>
56	<b>No Response</b>
57	<b>No Response</b>
58	Underground utilities.
59	<b>No Response</b>
60	Clearer traffic directions at 101 off ramp next to Stacky's.
61	Less government control of development, more common sense.
62	Fewer restrictions on building, restrict height, limit and lot coverage but not other details.
63	<b>No Response</b>
64	"An official colorist" to maintain some of its individuality & character (except for the ugly liquor store sign) * Biggest issues: Freeway noise & Commuter traffic!
65	To keep its small town feel, we definitely need to keep the Post Office open.
66	A delicatessen and a good Mexican restaurant.
67	To stay as it is / there is a reason we all moved here lets not forget it!
68	Well-maintained trails, rules about fences that compartmentalize and obstruct views.
69	To keep its character, get the Big Yellow House operating again.
70	A small grocery store, sidewalks on both sides of Lillie Ave. Bicycle Lane on Lillie, some bike racks near the restaurants.
71	Fewer shops, two level max. on residential development.
72	<b>No Response</b>
73	More community participation in projects etc.
74	<b>No Response</b>
75	Small grocery store, hardware store.
76	More intensive mixed use, Wallace Ave converted to a more pedestrian-friendly road.
77	A small grocery store, a Laundromat, a traffic circle instead of stop sign on Lillie Ave near the school, enforce leash laws on beach.
78	<b>No Response</b>
79	To encourage thoughtful development which will clean up some of the unattractive and dated development that currently exists.
80	<b>No Response</b>
81	Not get overly neat, tidy, regulated.
82	<b>No Response</b>
83	Less not more! It's so awful that it is so crowded with all these stores no one buys from.
84	Re-open the Big Yellow House.
85	More variety of retail business (i.e. pharmacy, clothing, etc.).
86	Better pedestrian access.
87	Less stop signs, more roundabouts on Lillie Ave., no overnight parking or day parking of truck and or trailers on all streets.
88	Get rid of the FAR! Stop approving as built accessory buildings. We need more parking for tourists & restaurant goers.
89	Post Office parking lot is unsafe and dangerous needs a better circulation & more parking, sidewalks, and a crosswalk.
90	Timely clean up of graffiti. Pay attention to having parking on both sides of residential streets (inadequate space).
91	<b>No Response</b>

Survey Number	Question: <i>"The Summerland community needs:"</i>
92	Wider more attractive roadways with more well defined parking & landscapes, fencing guidelines.
93	<b>No Response</b>
94	<b>No Response</b>
95	Lillie Ave. is never asphalted all other roads leading up to upper Lillie off of Sears have been paved but not this worn out street, it's hard on cars and walkers.
96	The liquor store torn down and new project there at the site, less antique stores, more variety stores, access over the 101 to the beach on the east end of town over or under pass.
97	Make it a priority to put all utility lines underground and make all roads with in the town county rather than privately maintained.
98	Sidewalks on Lillie Ave., a good looking post office w/adequate vehicle access or home delivery.
99	An attractive walkway that connects the businesses.
100	More character in infrastructure - lighting, public signage.
101	To rid itself of ugly rundown buildings/homes make streets more navigate able easier to drive around!
102	A plan that all local residents can buy into and not just follow what the big buck guys want!
103	Get rid of Liquor sign!
104	Underground wires.
105	More sheriff patrolling around our neighborhoods, too much camping (overnight) at the end of Calle Culebra.
106	A very clear vision of the next 10-50 years in relation to environmental issues.
107	Clarification of design guidelines and requirements.
108	Better parking, restrictions on boats & vehicles long term parking.
109	Sidewalks from one end of Lillie to the other, cleaning the slide areas and put in sidewalks, street lights along Lillie. Move Electric and Telephone wires underground.
110	Clean up the lots, more conformity, one-way streets and restrictions on car/boat etc. parking over long periods of time.
111	View & parking ordinances! Parts of Summerland look like a parking lot.
112	Sidewalks all the way down Lillie to Greenwell.
113	To retain it's charm.
114	Limiting upscale developments (residential & commercial).
115	Parking Limit, more speeding and parking enforcement, skateboarder safety. Graffiti problem solution maybe art classes?
116	Better protection of both public and private ocean views, more control of landscaping that negatively affects ocean views. Enhance Summerland as a seaside community, reduce impacts on Hwy 101seperating us from the ocean, redesign the Evans 101 under crossing to be more pleasant and attractive, build a community serving pedestrian 101 over crossing somewhere central along the community's frontage, e.g. near Temple St.
117	<b>No Response</b>
118	A nice restaurant replacing the Yellow House building? A center for the community, new Post Office.
119	Street repairs / asphalt.
120	A flexible open minded process which cleans up but doesn't become iconoclastic.
121	I can't think of a more perfect place to live - so I don't have a need.
122	Limited / less commercial development.
123	Hotel / B&B / i.e. guest housing.
124	<b>No Response</b>

Survey Number	Question: <i>"New residential development should:"</i>
1	Encourage energy efficient, follow a planned architectural guideline.
2	Be limited to single family residences.
3	Small condos.
4	<b>No Response</b>
5	<b>No Response</b>
6	<b>No Response</b>
7	<b>No Response</b>
8	Match the character of Summerland- No big chains should be allowed or coffee places.
9	Be determined by market forces, not a bunch of bureaucrats.
10	Get rid of cars & boats stored on streets - Not enforced now.
11	Uniform Architectural style with wide latitude for individuality so as no to look disneyesque.
12	<b>No Response</b>
13	<b>No Response</b>
14	Grocery store.
15	Be compatible with surrounding neighbor/street architectural styles.
16	No room for new residential development.
17	<b>No Response</b>
18	Not overwhelm the ambience of our town.
19	Developers should be required to improve roadway conditions on adjacent street.
20	Be limited to three thousand sq ft & 2 stories.
21	Should be done in a manner that is fully cooperative with the owners and without conflict.
22	Not be allowed to have metal roofs.
23	Respect existing neighbors and not impede views.
24	<b>No Response</b>
25	<b>No Response</b>
26	All buildings should be compatible in architectural design.
27	Underground utilities.
28	Not happen.
29	Be compatible to neighbor and minimize any negative impacts (i.e. view protection, parking impacts and drainage).
30	<b>No Response</b>
31	Be small.
32	Abandon the emphasis on Victorian architectural style and support and promote contemporary design.
33	Should increase allowable floor area ratios, encourage home owner rights and incentives home perimeter landscaping and maintain around home property.
34	<b>No Response</b>
35	<b>No Response</b>
36	<b>No Response</b>
37	Maintain character have new corridors, parking.
38	<b>No Response</b>
39	<b>No Response</b>
40	<b>No Response</b>
41	Maintain high standards of design and quality.
42	<b>No Response</b>

Survey Number	Question: <i>"New residential development should:"</i>
43	<b>No Response</b>
44	SBAR Guidelines -Section C-2-e (existing large structures that exceed the FAR)-Requires clarification - original intent was to address an event like a fire or earthquake which damages a structure - it was not intended to allow a demolition and new construction which exceeds the allowable FAR's- when an original structure was 8,000(for example) on a same parcel but the parcel has been divided and is now 1 acre, an 8,000 sq ft. structure is excessive and should not be permitted to be re-built to original size, We have in the last 2 years observed a property owner and their architect attempt to mis-use this guideline. Although the county did not permit it, the lack of clarity provided them the opportunity to try to "game" the guidelines. If more than 50% of an existing large structure is damaged or demolished the current/existing FAR's for the parcel size should control the sq. ft. permitted.
45	<b>No Response</b>
46	Preserve existing owner's views.
47	No separate "game rooms" to rent as houses.
48	<b>No Response</b>
49	Be consistent w/existing general plans; maintain open space, no high density!
50	Encouraged.
51	Be attractive & to the owners need for size. County should not dictate square footage.
52	Be open to neighbor input.
53	Be in keeping with our charming character and provide off street parking and have lots of gardens and grass.
54	Stay close to old Summerland development.
55	<b>No Response</b>
56	Compatible with neighborhood.
57	<b>No Response</b>
58	Maintain the character of the community.
59	<b>No Response</b>
60	<b>No Response</b>
61	Not be controlled by a committee that can stop construction if they cannot agree that plans are ok.
62	Not adversely impact neighbors if possible.
63	<b>No Response</b>
64	Follow good design guidelines but still allow for unique buildings and individuality.
65	Not be too micro-managed.
66	<b>No Response</b>
67	Be tasteful but not forget the owner has to live with it. Let's ask the community don't turn down when there is a problem.
68	Retain the scale of surrounding buildings; be architecturally compatible with what's here.
69	Reflect the character of the community.
70	Be a compatible scale to its lot size & not hog another neighbor's view.
71	<b>No Response</b>
72	<b>No Response</b>
73	Be compatible with present housing and not McMansionize.
74	<b>No Response</b>
75	Be in character with existing.
76	<b>No Response</b>
77	Be limited in size, bulk &scale; require people to have space for gardens.

Survey Number	Question: <i>"New residential development should:"</i>
78	Not be such a difficult process; i.e. nit picking.
79	Attempt to upgrade and improve existing structures (current historical character is nothing to be proud of).
80	<b>No Response</b>
81	Limit outdoor lighting.
82	Be consistent in size with exiting housing i.e., no McMansions.
83	Not stuck out like big boxes that say how rich I am and stop bringing your LA ideas to little Summerland.
84	Size limits - keep the small town character.
85	<b>No Response</b>
86	<b>No Response</b>
87	Be compatible with existing neighborhoods.
88	Allow same size sq footage as city of SB, City of Carp., or City of Goleta on similar size lots. Get rid of FAR!
89	As a person who has built a home here, clear requirements and guidelines are most important.
90	Have view restrictions for new development (not to obstruct current resident's views).
91	<b>No Response</b>
92	Be of high quality design in styles encouraged by guidelines; be of low profile design to protect views and community scale.
93	Be limited in size.
94	Preserve cottages; preserve small town feel.
95	Need lights to dark.
96	Protect neighbors private view sheds - the view is why people buy homes in Summerland to view the ocean.
97	Be in keeping with existing and specified architectural styles and size bulk and scale, with sensitivity to view shed.
98	Be encouraged with limited size.
99	Be consistent with "Cape Cod" like design, not be too large.
100	Maximize square footage on lots.
101	Reduce density-make sure there is adequate on property parking. There are too many cars on the streets.
102	Stay with current local act rules.
103	<b>No Response</b>
104	Complement.
105	<b>No Response</b>
106	Be structurally sound and solar/wind panels installed, as well as earthquake proofed.
107	Be compatible to surrounding neighborhoods.
108	<b>No Response</b>
109	<b>No Response</b>
110	Have definite guidelines and conform to them.
111	Provide for off street parking and preservation of views, include landscaping trees.
112	Have off street parking, not run drainage down to neighboring property.
113	Be limited, and fit into the neighborhood.
114	Limit size & provide for solar.
115	Fit in.

Survey Number	Question: <i>"New residential development should:"</i>
116	Be high in quality, respect or improve public and private views. Be compatible with neighborhood character emphasizing the best aspects of that. Be street oriented such as with porches, and have no glare exterior lighting.
117	<b>No Response</b>
118	<b>No Response</b>
119	<b>No Response</b>
120	Not be so restricted that we become the S.B arch review board; Some developments would help.
121	Have a garage for each bedroom / office to help w/off street parking.
122	Have an easier path through the BAR.
123	Be less restrictive.
124	<b>No Response</b>

Survey Number	Question: <i>"New commercial / retail development should:"</i>
1	Planned high-end construction & design only. Get rid of Summerland liquor & gas station or remodel to match quality of other Summerland businesses, signage code enforced.
2	Be consistent with community character and limited to Lillie Ave.
3	<b>No Response</b>
4	<b>No Response</b>
5	<b>No Response</b>
6	<b>No Response</b>
7	Be encouraged to provide needed services to community i.e. food market, pharmacy, hardware store.
8	Summerland should look at Ojai and why/ what they have done.
9	See statement before, even more emphatically.
10	<b>No Response</b>
11	Preferably be mixed use residential/retail and not overly large and bland.
12	<b>No Response</b>
13	<b>No Response</b>
14	Mail, Post office restoration? Drop off box like Carpinteria, etc. in and out parking instead of now.
15	Have fewer lights, smaller signs and continue in the style of last 6 developed commercial projects.
16	Keep retail low-density in town.
17	<b>No Response</b>
18	See statement before.
19	Include Spanish revival design.
20	Not be over two stories. Need grocery store & fast food.
21	See statement before.
22	Provide enough onsite parking to not impact an increase of parking on the street.
23	Support the community, not just the visitors.
24	<b>No Response</b>
25	<b>No Response</b>
26	Low-key design.
27	Underground utilities.
28	Be practical & Useful for residents (i.e. grocery store) to reduce necessity to drive to Santa Barbara or Carp.

Survey Number	Question: <i>"New commercial / retail development should:"</i>
29	Enhance and add interest to the area adverse group of business user, maximize on site parking.
30	Preserve its historical character; new buildings require high rents which drive out local small businesses catering to locals.
31	Be small.
32	Be more oriented to community needs and provided more of a balance between tourist shops and normal businesses.
33	Include nice restaurants and other courtyard areas. Continue to have sidewalks along Lillie.
34	<b>No Response</b>
35	<b>No Response</b>
36	<b>No Response</b>
37	Allow for parking & keep & keep character of town, would be nice to get businesses that provide services so trips to SB are not so necessary i.e. pet store, cleaners, small grocery store, shoe repair, hardware store etc.
38	<b>No Response</b>
39	More in love with the Architectural style of Just Folk and Botanik. The Sandpiper is an asset but should be compelled to clean up their area.
40	<b>No Response</b>
41	Have a very high quality of image (avoid gas station image).
42	<b>No Response</b>
43	<b>No Response</b>
44	<b>No Response</b>
45	<b>No Response</b>
46	Specific standards for upkeep and long term maintenance.
47	No Street lights 10pm to 5am.
48	<b>No Response</b>
49	Summerland is already at maximum acceptable density for some retail without in cringing on character or additional problems.
50	Encouraged.
51	Keep w/community architecture & enhance charm.
52	Limited.
53	Provide off street parking and look like our older quaint little houses. Definitely no mid-century contemporized buildings or office block style buildings you find in larger cities (LA/NY).
54	Stay small NO big businesses.
55	<b>No Response</b>
56	Adequate parking.
57	<b>No Response</b>
58	Maintain the character of the community.
59	Keep the historic / Victorian / beach feel and not look like Coast Village Rd.
60	<b>No Response</b>
61	Continue within existing regulations.
62	Not overpower existing buildings.
63	<b>No Response</b>
64	Include a hardware store, keep Post Office, better mix of restaurants, a bank / ATM would be good.
65	Meet the needs of the community and not just tourists. I really miss the hardware store and video stores.
66	<b>No Response</b>
67	Not forget the community we all flocked to live in.

Survey Number	Question: <i>"New commercial / retail development should:"</i>
68	Serve (some of) the needs of Summerlanders; maintain the established style.
69	Keep the character of a Seaside Village.
70	Include adequate parking; retail should be unique and not part of a chain.
71	Be limited to need.
72	<b>No Response</b>
73	Address the needs of the community, more diversity, less antique shops.
74	<b>No Response</b>
75	Be small in scale along Lillie Ave.
76	<b>No Response</b>
77	Require them to pay for underground utility and cable lines.
78	<b>No Response</b>
79	Allow flexibility to allow for creative design solutions, including the use of mixed-use development.
80	<b>No Response</b>
81	<b>No Response</b>
82	Encourage diversity and serve the local community (not just tourists).
83	We had a grocery store (how about an organic grocery store) no more junk stores.
84	Very limited low key.
85	See previous.
86	<b>No Response</b>
87	Encourage a broader mix of retail activities and business types but be consistent with Summerland's character.
88	Provide lots of parking.
89	Be more varied....we have enough antique stores! Encourage improvement of current commercial liquor stores they are eyesores.
90	<b>No Response</b>
91	<b>No Response</b>
92	Same as previous & encourage local serving uses, underground parking in front may be preferable to parking in rear (parking in the rear turns into storage & other) parking good where feasible.
93	Be limited in size.
94	<b>No Response</b>
95	I have lots of Arthritis & Osteoporosis and feel very unbalanced on roads for a little walk (please put on agenda).
96	Be encouraged in the C1/C2 zoned corridor.
97	Be mixed use where feasible and include off street parking, preferably behind or under structures.
98	Be encouraged with reasonable rents so tenants will stay.
99	Be attractive, allow for parking, consistent with beach town look.
100	Maintain the character of the community.
101	Is on the right track.
102	Be voted on by all property owners before permits are issued.
103	<b>No Response</b>
104	Commercial / Retail - Down , Residential / Office - Up.
105	Too many antique shops.
106	Be futuristic in design with the above included.
107	Be allowed only in certain areas - not in residential.
108	<b>No Response</b>
109	<b>No Response</b>
110	Be diversified.
111	Not further transit circulation on Lillie.

Survey Number	Question: <i>"New commercial / retail development should:"</i>
112	Have parking for customers.
113	Be consistent for the area.
114	<b>No Response</b>
115	Serve Summerlanders!
116	Make this area a very attractive entrance to Summerland and not just highway and railroad wasteland.
117	Be related to visitor use / e.g. restaurants, art, antiques, wine.
118	<b>No Response</b>
119	<b>No Response</b>
120	Be multi-use.
121	Be more varied = Retail w/accommodations upstairs/owner occupied businesses.
122	Not happen.
123	Allow rooftop development, i.e. rooftop parking & or patio/swimming pool, Underground parking excluded in FAR's.
124	<b>No Response</b>

Survey Number	Question: <i>"Other comments:"</i>
1	I would like the County to take over private residential streets (i.e. Whitney east of Olive) to maintain w/rest of streets because we are paying in our taxes to maintain Summerland streets. Also would like to see residential codes enforced regarding single homes being rented as duplexes/triplexes, the code either needs to be changed and more taxes collected or order enforced (RE: illegal rentals!).
2	Limit new development-commercial & residential, consistent with availability of natural resources! (i.e. water).
3	<b>No Response</b>
4	PRIORITY - Repair landslide on Greenwell Ave. north of Lillie, restoring two lane roads for all residents along Greenwell, Asega, and Hunt.
5	<b>No Response</b>
6	<b>No Response</b>
7	<b>No Response</b>
8	People traveling from Ventura to Santa Barbara use the side streets to avoid traffic this is highly dangerous to the children.
9	See statement before.
10	See statement before.
11	The Summerland post office is an eyesore; couldn't the building be made to look more Nantucket like. The liquor sign is obscene; I thought the owners had been legally ordered to remove it. Why does it still remain?? Nowhere in all of Santa Barbara is there such an awful ugly sign, it really pulls down the character of the whole community.
12	<b>No Response</b>
13	<b>No Response</b>
14	<b>No Response</b>
15	Retailers should maintain and water all landscaping along Lillie Ave., if they wish for the landscaping Further, Trees should be very limited and drought tolerant.
16	To maintain Summerland's uniqueness it is important to keep light pollution down, and keep integrity of ocean views and starry nights.
17	<b>No Response</b>
18	This document is way to Vague.
19	Sink the telephone poles.

Survey Number	Question: <i>"Other comments:"</i>
20	Summerland should be a charming small city, don't forget Ortega Hill Rd. for sidewalks and parking up to QAD.
21	It is a heinous act that the county has ignored the repair of Greenwell Rd. between Lillie and Asegra Rd. Repair is a general concern, for Summerland area and usually down at the very minimum of expeditions - the County should focus it's energies in this direction by all of the above!
22	<b>No Response</b>
23	Where is our grocery store? Hardware store?
24	<b>No Response</b>
25	<b>No Response</b>
26	Remove liquor store - tear down building and put in a lovely park for all.
27	This is a great community get rid of the wires.
28	I hope Summerland school; the Fire Station & Post office remain.
29	<b>No Response</b>
30	Widening of the 101 & erection of sound walls is inevitable, which will block commuter traffic & business exposure, Summerland planning should include this as a factor.
31	<b>No Response</b>
32	<b>No Response</b>
33	Should sell school and move it to the top of Whitney. Should develop entire block from basketball courts/school to reg store and into commercial use with outdoor courtyards, restaurant, coffee shop, stores.
34	<b>No Response</b>
35	Years ago we were assessed for underground power lines on Harding E, the project was abandoned do to complications? Either complete the project or refund our fees w/interest.
36	Leave Summerland School as it is NO NEW SCHOOL.
37	Post Office area looks terrible either re-paint it or change it. The liquor store is an eyesore can't something be done to improve it!?
38	Should establish view ordinances for both mountain & ocean, Trees can be laced, more pedestrian access to ocean under or over passes.
39	Orange buildings should not be allowed, Get a business into the Big Yellow house and not permit it to be yellow.
40	<b>No Response</b>
41	This is not understood and not specific, What is a View shed? Landscaping can include small trees which don't obscure views.
42	<b>No Response</b>
43	<b>No Response</b>
44	<b>No Response</b>
45	<b>No Response</b>
46	Leave Summerland school where it is and Spend the money needed to fix it up.
47	Airliner noise up 99% when ceiling lowered to 15,000 ft.
48	<b>No Response</b>
49	<b>No Response</b>
50	<b>No Response</b>
51	Get rid of liquor store or have it re-designed to not be a "town center eyesore!"
52	Trees & crosswalks.
53	We need to have more seats along Lillie Ave to sit, a supermarket, enhance the gas station to repair its roof and clean its outdoor area.
54	No Chain restaurants in Summerland, No loud or noisy businesses, try farmers markets again? (Carpinteria downtown is a good model mix of retail / restaurants.)
55	<b>No Response</b>

Survey Number	Question: "Other comments:"
56	Thank you!
57	<b>No Response</b>
58	Views, underground utilities, safe pedestrian walkways also safe runoff of storm water from streets.
59	Replace or repair retaining wall at Summerland School playing court a rock wall would look nice).
60	<b>No Response</b>
61	Leave homeowners alone.
62	We hope to see some common sense changes to the overly restrictive rules.
63	Preserve the Views of the Ocean by requiring trees be no higher than roof line.
64	The new sidewalk is a waste of money could have been put to better use where more people walk!! Love the idea of outdoor dining.
65	<b>No Response</b>
66	<b>No Response</b>
67	We live in a charming community lets take note of Carmel, they have it together. Has the County asked all residents if they were interested to be on this board to be well rounded? I didn't know you were putting this group together!
68	<b>No Response</b>
69	Is it possible to get a Summerland sign with population and friendly welcome?
70	<b>No Response</b>
71	Red curbing under 101 freeway and around corners at intersections.
72	<b>No Response</b>
73	<b>No Response</b>
74	Views should be protected when possible, BAR Guidelines should be clear and not subjective, property rights should be protected, protect beaches and walking trails.
75	This is a small bedroom community; it should be kept as is.
76	<b>No Response</b>
77	Save all of Summerland's Victorian era homes especially those on Lillie Ave west of Olive St. Find an equitable way to underground existing utility lines and cables.
78	Get rid of liquor store sign, Re-think post office traffic pattern.
79	<b>No Response</b>
80	<b>No Response</b>
81	Encourage reduced lighting in outlying areas (Lambert Rd.).
82	<b>No Response</b>
83	Paint the big yellow house a warmer yellow tone, No more commercial / retail development please!
84	I would like to see the "Liquor and Big Yellow House" signs removed.
85	More interesting architectural bldg on Lillie Ave. Summerland is known for its antiques, food. How about architecture interest? Dull now!
86	<b>No Response</b>
87	Great Job you are doing to our community Keep it up!
88	Why should someone pay more for annual septic charges (i.e.) fixed charge on property tax, when I have 3 bath(2-full 2 1/2)and some people have 6 full baths pay less only cause I have duplex status, yet I live in the whole house with my family only! Have the Post Office deliver our mail to our houses! Soon there will be no where to park at the new PO.
89	Creating safer traffic and parking on narrow east/west streets is a high priority. One way traffic and a ban on parking boats or overnight campers on streets are good solutions.

Survey Number	Question: <i>"Other comments:"</i>
90	<b>No Response</b>
91	<b>No Response</b>
92	Summerland is zoned this way now, No more density! , Parking should be on site wherever possible; areas where on the road parking for residents and guests occurs should be made wider to get cars off the road as much as possible. Varley and Shelby and the top of Olive St. are the worst. This could be a partial funding for maintenance of landscaping etc. Tall fences and landscaping to close to roads block views, limit sight distances and make the roadways feel like alleys. We need to work towards making roadways wider not narrower. Future needs are not easy to predict - a number of roads have been abandoned in the part, only to be needed later (i.e. sections of Emerson & Hollister).
93	Please resurface Lillie Ave. (upper Lillie.) between Sears St & Pierpont St. Needs it Real Bad!!
94	The existing community plan is basically a good document and needs only minor changes.
95	Upper Lillie Ave. (small one way street above Harding St) never gets new asphalt. The road is rough & hard on cars. Also no lights. These would be good as there are attached studios including the house to that makes more traffic then the road is prepared for other street and parking get paved but not this street, I have been here 11 years and no new asphalt.
96	<b>No Response</b>
97	Summerland also needs better enforcement of abandoned/recreational/other vehicles stored on our already too crowded and narrow streets.
98	Lets not get overly restrictive with architectural style etc.
99	Would love to see the hideous above ground power lines that stretch the length of the town on Varley go underground.
100	More Carmel like.
101	This town could be wonderful and is on the right path. Eyesores like the Liquor & Gas station should be eliminated. Thanks for listening!
102	Time to bury all the power lines, the state says they have a fund to do this.
103	<b>No Response</b>
104	<b>No Response</b>
105	<b>No Response</b>
106	This is an excellent way to plan for a community's future! Thank You.
107	<b>No Response</b>
108	Have guidelines and conform to them.
109	<b>No Response</b>
110	<b>No Response</b>
111	Maintaining no greater density than currently exists as well as view shed are very important to us.
112	Focus on something that can be accomplished! Not a bunch of little stuff then nothing is complete! ** Complete the Sidewalks down Lillie first!
113	Please finish the streets and sidewalk improvement.
114	<b>No Response</b>
115	<b>No Response</b>
116	Acquire the Liquor store property to help improve the area visually and to contribute to a central community serving Summerland core attractive to residence and visitors. Clean up the landscape the southbound Summerland off ramp at Evans from the western edge of lookout park along the railroad tracks to east of the park entrance to inland under the 101 crossing.
117	Great little town - "can only get better".
118	<b>No Response</b>

Survey Number	Question: <i>"Other comments:"</i>
119	No Response
120	No Response
121	Sign Committee; Liquor store is disgusting. Summerland Inn has way too many signs on Ortega hill.
122	I like the liquor store sign!
123	No Response
124	No Response





# Block Face Character

## SUMMARY OF FOCUS QUESTIONS

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### 1. *Does Summerland have definable commercial areas that may act as a "core"?*

- Hard to define, but Summerland is sort of a core in itself due to size
- A core is important to community character and therefore commerce
- A good and natural thing to have a core
- Core offers business opportunities that feed off one another
- Most successful towns have a distinct core
- Highway ramps tend to define our core area
- Restaurants are key to core area
- Pedestrian friendly amenities are essential to a core especially if the core sprawls
- A core helps to create a sense of place, community and a pedestrian oriented, resident serving commercial area
- Having a core is desirable, a good thing but not sure why—A centering thing for orientation
- These discussions are not intended to result in zoning changes

#### **Location of a core:**

- Summerland core is deepest near Liquor store
- Core spreads west to onramp—The Nugget to Just Folk
- The busiest area—Most heavily used area—Evans to Hollister to Colville
- Disagree core is Post Office to Nugget, with Cantwell's going in core is full length of Lillie have two cores
- I like Coast Village Road type if that is the definition of commercial core
- Liquor store is presently where the town plaza or Zócalo would naturally be (create a vision for this site for future)
- When Joe's Market moved to the edge of town that diminished Summerland's core
- I want core to spread to Greenwell

#### **Implications of a core:**

- Critical that we are not talking about limiting commercial outside the core
- How can a core benefit the community?
- Would like to not see the ends of Summerland suffer from too much focus on a core
- If Summerland has a core how do we enhance it?

- May not want to create a core that intensifies parking

**2. *What defines a “block?” If so what are the boundaries?***

- Street to street section
- Summerland is not traditional in layout
- Uniqueness goes back to tent lots
- 101 took our downtown—Terrain, geology, views, traffic patterns, highway, historic setting influence blocks character
- Doesn't apply as much to Summerland as other communities

**3. *What is important in these areas?***

- Protect ocean views
- Some of the buildings that have been torn down should not have been//real concerned about what is torn down
- What was most significant and nice about Summerland when we got here is being demolished and disrupted
- We have different views of what generation of Summerland we like
- Keep Summerland's uniqueness, distinct from any town anywhere, Montecito, Carp so that Summerland is attractive to business, commerce, residents and a desirable, sought after place to live and do business
- Need for community serving commercial—Provide incentives for community serving commercial
- Uniform intensity of development along Lillie, more to look at is more enjoyable
- Preserve variety of mixed uses of commercial and small homes along Lillie
- A walkable main street

**4. *What architectural styles define the different blocks along Lillie Avenue? Are there any common themes or characteristics?***

- We need to study this important topic more
- How everything is presently developing is good
- Another example of the disruption of block face character is the big grey barn next to the Summerland Beach Café
- Need to clarify that block character is not just architectural
- Uniqueness of Summerland block character is from run of the mill to totally distinct

**5. *What are the prominent colors and building shapes, styles and materials along Lillie Avenue?***

- We need to have a better understanding of this question and the texture of the area before providing any definitive list

**6. *To what extent should the Summerland Commercial Design Guidelines address neighborhood compatibility, block to block?***

- Prefer eclectic character and concerned about too much restriction
- The challenge is to achieve compatibility with variety
- Guidelines limit the exceptional and bring up the bottom
- SunPac members got very little input here
- We need more discussion of this

**7. *On blocks with a mixed visual character where no clear architectural pattern has been established, what standards should a project be subject to?***

- Aesthetics of downtown is important
- Europa took what was there and morphed it into something very fitting
- Strengthen the unique qualities of Summerland
- Just Folk really added to eclecticism and took us to the edge
- Tear Liquor Store down for open space or community center
- SunPac members got insufficient feedback on this

**8. *Considering the eclectic characteristics of the buildings in Summerland, how can building design guidelines be used to achieve neighborhood compatibility and appropriate transitions while still respecting the unique architecture represented along Lillie Avenue?***

- SunPAC members got insufficient feedback on this

**Other comments:**

It was discussed that to the extent there exists a "block face character" that any new development should be compatible. However, there does not appear to be strong consistent blocks. We asked the planning staff to come up with a block to block photo montage showing the elevations of the buildings.

We discussed that the character of the block should include other factors such as topography, views, noise, and that these other perspectives might inform what type of block face character should be encouraged. For instance, all of the structures on the south side of Lillie should have a lower height limit than the buildings on the north side of the street.

We discussed the idea of core and there was a definite split. It was discussed that a core is an area of denser development and activity and created a sense of a center of the town.

Just like the hillside nature gives Summerland a visual identity, having a core also adds in a positive way to the identity of the community. It was discussed that the two blocks between the post office and the Europa store, naturally serve as the core. It is the only place where there is commercial development on both sides of the street. It also

contains the two freeway off-ramps and thus the circulation pattern helps to strengthen the sense of core.

The participants who own property outside the core were against distinguishing between the core and the rest of the commercial district. They were concerned that somehow they would be losing out on some of the improvements and that strengthening the sense of core would resultantly diminish their property. If the strengthening of a core is to be pursued, it should be done in such a way that it would not detract from the other commercial properties. Hopefully it could be a win-win situation.

We discussed studying the history of Summerland, the portion of what was removed by the freeway, to give us clues that would inform our guidelines. One thought is that the 25 foot wide tent lots would be articulated on building facades so that it would be broken up into conforming segments (25' less two 5' setbacks = 15').



# Site Design

## SUMMARY OF FOCUS QUESTIONS

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1. *Do the existing setback regulations for commercial corridor in Summerland need to be revised, and if so, how?*
  - Yes, buildings should be allowed to be closer to the street
  - Possibly use Build-to lines
  
2. *Is current landscaping along Lillie Avenue appropriate? What types of landscaping does the community wish to recommend? What elements are important?*
  - Should encourage Native, drought tolerant landscaping
  - Plantings should consider views
  - Streetscape should use non-fruit bearing trees to limit the amount of debris on the sidewalk and street
  - Olive trees may be a possibility
  
3. *What are the parking problems or concerns in Summerland? How do you think they should be addressed beyond the current streetscape improvements being conducted by County Public Works?*
  - Currently pedestrians and cars share the same area
  - Numerous extra vehicles are parked on Varley, this needs to be cleaned up
  - Parking should be provided at the rear of the property
  - Development on corner lots should be encouraged provide site access on the side street
  - Interior lots should provide parking at the rear and accessed from Varley or a small side driveway from Lillie
  - Possibly look at Varley and Banner as one-way streets to ease congestion
  - The use of underground parking should be encouraged
  
4. *Are existing requirements for the consideration of public views sufficient?*
  - The guidelines should address the retention of public views from the commercial corridor
  - Guidelines for landscaping considerations could be added

5. *What is important about the relationship of commercial space and the sidewalk?*

- Pedestrian safety
- Allowing room for gathering on the sidewalk, such as in front of businesses

6. *What other issues related to site design should be addressed? Why?*

- Considerations for private views should be added
- Views into commercial businesses from the sidewalk
- Undergrounding of on-site utilities for new developments

7. *What intersections are important in Summerland?*

- Evans & Ortega
- Valencia & Lillie
- Greenwell & Lillie
- Hollister & Lillie
- Colville & Lillie

8. *What areas are "gateways" (entrances) to Summerland?*

- Evans & Ortega (this includes Evans down to Lookout Park)
- Greenwell & Lillie

9. *What are the important aspects of Site Design in relation to Summerland?*

- Overall would like the commercial corridor to have a "European" type of feel with outdoor seating

**Other comments:**

- Traffic, Parking and Circulation Chapter Update
  - Look at the use of Padaro Lane
  - Varley and Banner as one way streets
  - Evans off-ramp, clearer directions and flooding issues
- Work with Caltrans on the following:
  - Gain access to landscaping area around the Evans overpass. Need to be able to clean up garbage and debris
  - Clean up of landscaping in right of way
  - Clean up of chain link fence
  - Additional Landscaping the right of way
  - Setback fencing on Evans to enhance the pedestrian environment



# Building Scale & Form

## SUMMARY OF FOCUS QUESTIONS

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### 1. *What elements of commercial design are important to Summerland?*

- Viewshed protection
- A mix of commercial development
- Uniqueness of style in Summerland-small buildings, setbacks, etc.
- Buildings integrated with site
- Pedestrian – friendly feel
- Minimal lighting

### 2. *Do the existing FAR regulations for Summerland need to be revised, and if so, how?*

- Some felt FAR rules should be guidelines
- Others felt they should be strict rules
- Many felt FAR's provide the best available mechanism to protect views
- (David Hill) Keeping in mind the desired purpose behind FAR's (to keep a human scale and protect the charm and flavor of Summerland, among others) stricter rules do a better job of achieving that purpose. Guidelines invite challenges, increasing emotional confrontations and diluting the protections for Summerland's character. Commercial viability is an important factor of course. California communities that have retained their charm have generally done better commercially. Simplifying the rules may increase ambiguities, further increasing disagreements and arbitrary judgments. However, some adjustments may be needed (plate height, basement treatment, measurement methodology). Also allowing for variance in special very limited situations might be worth considering.

### 3. *What are the advantages and disadvantages for using FAR to regulate building size?*

- Most felt Summerland had unique conditions (hillside, views, special character) that warranted its own version of rules to some degree
- Many felt some mechanism for ruling on variance for special situations was desirable
- Basement issues were discussed—maybe allow additional credit for basement if used for parking (get more cars off the street)

- Maybe allow sidewalks to be elevated (ramp up) from street level to entrance level of some buildings to separate cars and improve accessibility.
- FAR measurement should be from interior, not exterior—otherwise, thicker walls (which would be desirable) are discouraged
- FAR's should use inside measurements—thick walls penalize interior space under current rules

**4. *How applicable are plate height and understory to the generally level commercial area of Summerland?***

- Plate height shouldn't be restrictive
- Plate heights should not be part of FAR calculation.
- Overall height limits are ok—but not plate height limits. If gross size of building is in compliance with FAR, plate height shouldn't matter.
- Basement issues were discussed—maybe allow additional credit for basement if used for parking (get more cars off the street)

**5. *What commercial spaces do you like and why?***

- "Just Folk" – the way the 2<sup>nd</sup> story steps back toward hillside
- No Taco Bell or other franchises

**6. *Does the existing Height Calculation Methodology for Summerland need to be revised, and if so, how?***

- Feels height limits shouldn't be any higher
- Height limits may help protect views
- Plate height should be more liberal

**7. *How does the community want commercial development to relate to the street and do the current height requirements accomplish that goal?***

**8. *Can additional guidelines pertaining to form, architectural details and materials ensure quality design while allowing more discretion to the architect?***

- Design materials could be modified to allow metal siding, solar treatments
- More porches
- No bigger windows
- Keep pedestrian scale
- No more than two story buildings
- Allow buildings to come to street level
- Minimal lighting—Turn outside lights out after certain hours. Protect night sky. Use down lights—lighting should stay on property as much as possible. Light quality is

important-yellow (bad) vs. more pleasing spectrum. Some businesses may need lighting to stay on later at night (Nugget, Post Office)

**9. *Does the community want to provide consistency in the application of regulations and guidelines throughout the County?***

- Should have a mechanism to make a decision in special situations that may not follow guidelines—approval or denial
- Many felt some mechanism for ruling on variance for special situations was desirable

**Other comments:**

- Question raised: *Does the freeway side of Lillie need lower height limits to protect views?*
- Question raised: *Would Form Based Codes work better for the commercial district?*



# Architectural Features

## SUMMARY OF FOCUS QUESTIONS

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1. *Do you feel the noted architectural styles are sufficient? Should they be further clarified? Should additional styles be added? Are the styles too restrictive?*
  - Most felt noted architectural styles were sufficient
  - We may want to allow some additional styles like Mediterranean
  - Architectural styles should not be too prescribed or “cookie cutter”
  - We may want to allow more leeway for certain styles like Spanish and Contemporary
  
2. *Should the category of “conditionally acceptable architectural styles” be retained in the new commercial design guidelines for Summerland? Why or why not?*
  - Most felt the “conditionally acceptable architectural styles” category is useful and should be retained
  
3. *What type of guidelines, if any, should be given for new construction of historic architectural styles (i.e. Victorian) replication versus interpretation?*
  - Both interpretation and replication should be allowed
  - Interpretation should be allowed, but within limits
  - Current buildings are good examples
  - Emphasis on high quality design and materials for replication
  
4. *What are the important issues related to building entrance styles and locations?*
  - Entrances should be pedestrian-oriented, inviting and recognizable
  - Entrance should also be in scale with the rest of the building and compatible with the building’s architecture
  
5. *Is facade fenestration important to Summerland? If so, how should be implanted in Summerland?*
  - Fenestration needs to be inviting
  - Size should be compatible with architectural style
  - Some flexibility should be allowed for varied siting, styles, etc.

**6. *How should pedestrian space be treated around buildings? What are the important elements of pedestrian space and how should these be addressed in the commercial design guidelines?***

- We should encourage good access between buildings and the sidewalk
- Sidewalk should be an extension of the building, with street furnishings
- Pedestrian space around buildings should encourage walking
- This space should be large enough for seating and tables (e.g. Just Folk)
- We should encourage pedestrian access between buildings
- Easier access can depend on topography

**7. *The size and location of parking can distract from the architecture of a building. Should further guidance regarding the location, size and treatment be provided?***

- We should encourage buildings be forward on sites with parking in rear when feasible
- There are concerns about the impact on Varley so we should allow for flexibility
- Encourage underground parking where viable (i.e. on corner lots) but leave flexible to suit the site's topography
- Address garages

**8. *How important are paving materials to the commercial area of Summerland?***

- It's desirable to have different types of paving materials such as brick
- Paving materials are important – need to balance consistency with uniqueness
- May want to require different paving materials for new or remodeled buildings

**9. *Should the "Passive Solar Design" section of the existing BAR guidelines be updated, or replaced with the Green Building Guidelines found in the County's Draft Design Guidelines for Mission Canyon and Los Alamos?***

- We need more time to review other "green" guidelines, but individuals were generally supportive of updating the "Passive Solar Design" section with more current guidelines
- We may want to keep the passive solar design section, but add to it

**Other comments:**



# Building Details

## SUMMARY OF FOCUS QUESTIONS

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1. *Should the category of "conditionally acceptable materials" be retained? Why or why not?*
  - Keep this category – it is useful and helpful to applicant, implying higher standard of review
  - Move metal siding to this category
  - Flat roofs should be secondary – hidden from view – use to help neighbors view
  - Add solar panels to this category
  
2. *What types of building materials, windows, and doors should be encouraged and discouraged?*
  - Should be harmonious with accepted esthetics and neighboring business and residences
  - Encourage unique casing and molding details
  - Retain residential feel "old country town – keep windows smaller" - "village feel"
  - Be open to alternate/green materials
  - Windows should compliment architectural style
  - Modern or Mediterranean should be allowed
  - Create variety – without allowing one single anomaly of design
  - Have a minimum % of glass in front 1<sup>st</sup> floor 70% +/-
  - Have a maximum single pane size – 30 sq ft suggested
  
3. *Which colors, if any, should be encouraged and discouraged for commercial buildings on Lillie Avenue?*
  - Important to blend in
  - Variety is good
  - Should not look like a movie set
  - Color should be reviewed on site
  - No white (any shade)
  - Avoid primary colors (main body of building)
  - Clarify and codify values – what's approved (light reflectivity value)
  - Change of color needs BAR approval

**4. *Is building lighting in the commercial area of Summerland sufficient?***

- Street lighting is needed and important
- Not too much up lighting – mostly down lighting
- Control light pollution – minimal lighting
- Change of fixtures needs approval

**5. *Should additional lighting requirements be added? If so, what is important and why?***

- Should not impact neighbors
- Wattage should be considered and relative to building size to keep illumination to a minimum
- Solar environmentally sensitive - low energy lighting
- No all night lighting – light timers and motion sensors
- Color of lighting important
- How does lighting standards mesh with building codes

**6. *How do building details influence the pedestrian realm and experience in Summerland?***

- Porches, benches, table and chairs
- Anything that encourages outside activity
- No blank faces to the street
- Parking behind building when possible
- Interesting materials
- Balconies
- Fountains and planting areas
- Public art

**7. *How do paving materials influence the pedestrian experience?***

- Smaller scale and texture – with color
- More engaging
- Inviting
- If required to do a sidewalk or paving it should be at least color stamped concrete or brick
- Encourage artisan elements, public art, mosaics, beach glass
- Natural paving – Permeable
- Create quiet public area

**8. *Are there other building details that should be considered?***

- Landscape raised planters for seating
- Widow walks
- Cupola and roof decor
- Focus of roof slopes – interesting
- Well articulated roof lines

- Public restrooms

**9. *Which elements should be suggested versus required?***

- Minimal exterior lighting – non-invasive (Fully Shielded)
- Paving upgrade at public sidewalks if developed to brick
- Size of glass panels maximum pane size
- Moldings at doors and windows to be proud of site
- Hidden building maintenance areas from public view – ex; trash, electric meters, mechanical

**Other comments:**

- Commercial area should reflect/compliment residential area
- Landscaping – tree types, etc., including lighting – should be in commercial guidelines
- Encourage public art
- Development standard should be broke paving
- Solar to be encouraged – show how to make it work in guidelines



# Signage

## SUMMARY OF FOCUS QUESTIONS

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### 1. Which signs work well and don't work well in Summerland, and why?

- Signs that work well: Just Folk, Summerland Beach Café, Bellezza Vita, Summerland Winery, Rooms and Gardens, Stacky's Seaside, Nugget, etc. are examples of signs that complement both the building and the business
- Signs that do not work well: Liquor is an example of a sign that is too high and too remote in relation to the existing structure. It is generic. It is non-conforming.

### 2. What types of signs should be encouraged in the Summerland Commercial Design Guidelines?

- Carved or painted wood or other painted non-glass, non-reflective materials
- Signs that are flat to the building wherever possible, even painted on the building itself
- Signs that can be attached to new or existing structures wherever possible, including light poles, to reduce clutter in the right of way
- Signs that portray uniqueness/individuality of Summerland
- Signage that makes it easy for Summerland visitors to identify businesses within the commercial area
- Signage that is unique to and consistent with the architecture/design of each building
- Signs that include murals
- Where not obvious, businesses with off-street parking should have signage so indicating (i.e. Summerland Beach Café, Café Luna, Just Folk, Summerland Winery and Rooms & Gardens)

### 3. Are the Special Sign Standards for Summerland sufficient? If not, what should be added?

- Awnings: lettering should be limited to 25% of overall awning size; no logos or graphics; other considerations?
- Banners should be restricted to 30 days per three-month period; otherwise, permanent signs should be permitted and installed (i.e. 'wine tasting' banner in front of Summerland Winery, 'sale' or 'consignment' signs on antiques store in 2500 block, etc.)
- Identification signs should at least include the name of the business
- Neon signs should be moved to 'prohibited' section

#### 4. What types of signs should be restricted or discouraged?

- Neon signs should be discouraged or at least restricted to interior displays, as secondary signage only, perhaps further restricted to 'grandfather' existing neon signs but no new ones
- Plastic, glass or reflective materials
- Signs that are higher than building and/or obstruct views; signs that extend over public right of way
- Banners should be restricted to 30 days per three-month period; otherwise, permanent signs should be permitted and installed (see #3)
- Sandwich board signs in public roads or on public sidewalks should be prohibited (especially real estate signage)
- Freestanding signs should be restricted or discouraged, except where businesses are not easily visible from the street because of setback, for example (i.e. Kimsey and Perkins commercial spaces next to Summerland Church)
- Signs that are generic and do not include the business name (i.e. Liquor)
- Signs that bear foreign flags
- Flashing, blinking or streaming signs
- Signs that are solely/obviously intended to attract business from US 101
- Poles for projecting signs should project no further than the width of the sign itself and should not extend beyond front of porch or into public right of way; minimum clearance 8'

#### 5. Should the Commercial Design Guidelines provide guidance on lettering and font(s) for signs? If so, what types should be considered acceptable or encouraged, and why?

- No

#### Other comments:

- Placement: tops of signs should be at or below the roof line
- Better signage needed to indicate where Lillie Avenue diverges from and the main street becomes Ortega Hill Road.
- Signage design – size, placement, style (borders, trim, recesses), compatibility with architecture – should be submitted for BAR consideration in conjunction with overall site plan. Colors, wording/messaging, lettering font, etc. should be considered in the permitting process, as this could change depending on the commercial tenant
- Variances to guidelines should be considered when they would not affect property rights or aesthetics
- The Big Yellow House sign: there was a lot of discussion about whether or not it is iconic to Summerland, whether or not it should be 'grandfathered' if exact size and shape are maintained even if business name/design changes. This sign and structure provide an economic benefit to the community. People associate Summerland with its 'big yellow house.' At the same time, there was concern about setting a precedent that could be used by owners of the liquor store.
- Lots of interest in the liquor store location becoming a public property, either through County or citizen acquisition, as it is considered the 'gateway' to and

center of Summerland. Also lots of interest in the current status of the litigation re: the liquor store sign

- Signage should be maintained in good working order (i.e. replace missing letters, broken signs, burned out lighting, etc.)
- Underground utility lines throughout Summerland out of compliance exterior lighting



## ATTACHMENT 5

### KEY ISSUE IDENTIFICATION AND INTEGRATION

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The following discussion provides a logical sequence of the development the Summerland Commercial Design Guidelines based on input from the SunPAC and Community. The Draft Commercial Design Guidelines do not include maps, graphics, or illustrations at this stage in order to focus on the text of the document. Placeholders for images are included with a description of what the figure will illustrate. The discussion below consists of the following elements:

- Commercial Design Guideline Chapter Topic: A brief overview of the chapter topic.
- Topic Table Summary: A brief summary of key points from the table discussion. Response: A discussion on how main points were addressed and identification of remaining issues to be discussed.
- Focus Questions: Certain topics, such as Block Face Character, Site Design and Building Scale and Form contain key policy areas that need to be resolved by the SunPAC in order for the draft to be fully developed.

#### CHAPTER 1: INTRODUCTION

This chapter provides an overview of the purpose, applicability, organization and history of the proposed guidelines and Summerland history. This chapter applies to the application of the design guidelines and does not influence the actual design of a structure.

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#### CHAPTER 2: BLOCK FACE CHARACTER

Block Face Character refers to the context and common patterns and rhythms of buildings along a street block, and between those blocks. The acknowledgement of existing patterns and rhythms define possible building locations, massing, architecture and treatment of the proposed structure, addition or signage.

##### TABLE SUMMARY

New Commercial Design Guidelines should emphasize adherence to neighborhood context and the existing block character in order to maintain neighborhood compatibility when considering design for new development or renovation. It is understood that not all blocks along Lillie Avenue have a unified pattern and in those case design should help to define a character. Some participants liked the idea of defining a core, others did not. The character of the block should also be defined by other factors such as topography, views, and noise. These in combination with perspectives from various points should assist in the definition of block face character. For instance, all of the structures on the south side of Lillie should have a lower height limit than the buildings on the north side of the street. Participants generally prefer the eclectic character of Summerland and want to achieve compatibility among development while maintaining some distinct variety.

## **RESPONSE**

This chapter provides direction for applicants, assisting them in determining the context of the area and character of the block face so that the proposed project can be designed to be compatible with the area. This is accomplished through identification of the broader and immediate areas and the existing patterns found on the block. The text in chapter speaks to the eclectic mix of architecture and that development is encouraged to respect the existing charm and character of the community.

Identification of a “core” for Summerland was an issue in which clear direction was not achieved at the workshop. A core area can allow for additional design standards and reduced setbacks that will give the core a more dense appearance. There was concern that the entire commercial frontage should be a core in light of the future development at the southern end of Lillie Avenue. tenant occupation of former grocery store near Greenwell. At this time, the draft document does not address the definition of a core for Summerland.

## **FOCUS QUESTION, BLOCK FACE CHARACTER**

1. Should a “Core” be defined in Summerland?
- 

## **CHAPTER 3: SITE DESIGN**

Site Design involves considerations of several factors that will influence the location of the building including required setbacks, required parking, landscaping and a building’s relationship to the street. Other elements that are important in site design are consideration for “gateway” areas and corner lot at important intersections.

### **TABLE SUMMARY**

Participants felt that the relationship of the building to the sidewalk and street is important. Buildings hidden behind parking lots are not the preferred outcome. Development should be encouraged to locate parking at the rear of the site and if development occurs on a corner lot, it should avoid using Lillie Avenue for site access. Site landscaping should use native and drought tolerant plants and trees. Plantings should take views into account by recommending certain types of growth patterns for trees and consideration of their mature size. The intersections of Ortega & Evans and Greenwell & Lillie act as gateways to the commercial area of Summerland. Special design considerations may be developed for properties at these intersections. In addition, corner buildings play an important role in overall feel and appearance of the Summerland Commercial Area.

## **RESPONSE**

This chapter provides direction for applicants including proper placement of a structure, setbacks, parking location, trash collection areas, landscaping and grading (if required). The draft design guidelines promote a “village feel” sensitive to the existing community, compatibility with the surroundings of the site, and encourages enhancements to the pedestrian realm. Building placement is

addressed through guidelines for setbacks that provide a focus on bringing buildings forward when possible and creating space in front only when this enhances the pedestrian realm and character of the street. Rear setbacks will take into account any nearby residential zone. Landscape, drainage and paving materials are also addressed and several guidelines are provided based on workshop input. Parking design and placement is encouraged at the rear of the site (or underground where feasible). Guidelines for the protection of public views (views from public open space or vista points) have been added into the guidelines. In addition, privacy protection has been addressed through proper window placement guidelines and illustrations. Language for building placement for gateways and corner buildings has been included and will enhance and define the pedestrian area.

#### **FOCUS QUESTION, SITE DESIGN**

1. Should the front and street side setback requirements be adjusted within the LUDC to set the requirements based on the back of sidewalk?

**Considerations:** The LUDC currently requires the front setback of 30 feet, measured from the centerline of the road (street paving) or 15 feet from the edge of the public right-of-way, whichever is greater. The concern is that the paving wonders within the right of way, which causes the required setback to vary which does not “establish” the public realm.

---

## **CHAPTER 4: BUILDING SCALE AND FORM**

Building scale and form refers to building elements and details as they proportionally relate to each other and to humans.

### **TABLE SUMMARY**

Elements important to the commercial area of Summerland were identified as viewshed protection, a mix of commercial development, uniqueness of style in Summerland (small-buildings, setbacks, etc.), buildings integrated with site, pedestrian friendly feel, and minimal lighting. There was not general consensus on maintaining current FAR calculations. Some participants felt FAR rules should be guidelines; others felt they should be strict rules. Many felt FAR's provide the best available mechanism to protect views. There were differing opinions on plate height as well. Some felt the plate height should be more flexible and that they serve to protect views. Most felt Summerland had unique conditions (hillside, views, and special character) that warranted its own version of rules to some degree.

### **RESPONSE**

This chapter addresses elements that determine the physical and perceived size of a structure through the application of three main elements; Floor Area Ratio (FAR), Height, and Building Form. FAR and Height will be discussed further below. Building Form deals with major components of the architecture of a building such as plate heights, the body of the structure and the roof as ways to reduce the apparent size of a proposed structure.

Floor Area Ratio was a table topic in which there was not clear consensus in either direction. It is understood that the establishment of a FAR maximum has limited development in the community and that it plays an important role in the regulation of the size of a structure. Montecito is another community plan area in which FAR is used; however, it used as a guideline, not as a hard and fast rule (i.e., codified). The Draft Summerland Commercial Design Guidelines have maintained the existing FAR amounts, .29 for commercial use and .35 for mixed use development. However, the terminology used in calculating floor area has been modified to be generally consistent with language used in other areas within the County, such as Montecito. The proposed language changes include the following:

- Floor Area, Net – Summerland. The language has been modified to be generally consistent with the method of measurement for Montecito and reads as follows:

*The total floor area of all floors of all buildings and structures on a parcel measured to the interior surfaces of exterior walls, or from the centerline of a common or party wall separating two buildings excluding unenclosed porches, balconies and decks. Interior stairs shall be counted on only one floor.*

- Floor Area Ratio – Summerland. Similar to the above term, the language has been modified to be generally consistent with that of Montecito and reads as follows:

*A measurement of development intensity represented by the quotient of net floor area, excluding basements used exclusively for storage or parking and residential units that meet the County's definition of affordable housing, divided by net lot area. Where there is an approved Final Development Plan, the floor area ratio shall be the quotient of net floor area, excluding basements used exclusively for storage and residential units that meet the County's definition of affordable housing, divided by the sum of the net lot area of all lots included in the Development Plan.*

- Lot Area, Net and Mixed Use have remained the same.

The language changes noted above will result in a modest change in the floor area allowed on a lot with the difference in measurement from the outside of the exterior wall to the interior of the exterior wall. Staff will illustrate the quantifiable difference and the perceived difference in the Power Point presentation at the February 27, 2008 meeting. The language also excludes parking located within a basement, consistent with the LUDC definition (see Height discussion below). In addition, the language clarifies that the floor area of all structures are counted.

Staff would like the SunPAC members to consider the existing FAR for Summerland and its implications on development. Currently, it is .29 for commercial uses and .35 for mixed use. The existing FAR is restrictive and may impede redevelopment of important sites within the commercial corridor. For the discussion it is important to note that the community of Summerland was originally subdivided by small “tent” lots of 25 feet wide and 50 or 60 feet deep. Today the commercial area of Summerland consists of approximately 57 various configurations of these types of lots. The following table illustrates the typical lot configurations, lot size and the application of the Commercial FAR versus the Residential FAR for comparison.

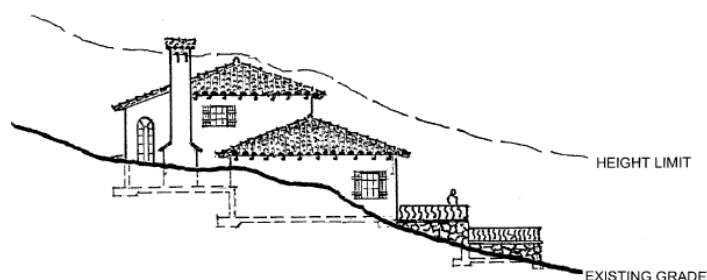
Summerland FAR Comparison			
Lot Configuration	Lot Size	Commercial	Residential
2 Lot	2,750 s.f.	.29 FAR = <b>797</b> s.f.	.38 FAR = <b>1,045</b> s.f.
4 Lot	5,500 s.f.	.29 FAR = <b>1,595</b> s.f.	.34 FAR = <b>1,856</b> s.f.
6 Lot	12,000 s.f.	.29 FAR = <b>3,480</b> s.f.	.26 FAR = <b>3,100</b> s.f.
8 Lot	36,000 s.f.	.29 FAR = <b>10,440</b> s.f.	.05 + 2,500 FAR = <b>4,300</b> s.f.

This table illustrates that the existing commercial FAR restricts floor area more than residential up to a lot size of approximately 12,000 square feet. As noted above, staff will provide more clarification on the extent of the allowable floor area change based on the change in method in measurement. SunPAC members may feel that the language change is enough at this time or that it warrants further discussion.

Building Height is a second building form issue that was discussed at the workshop. Participants noted that the current requirements are confusing and the use of plate heights and basements should be thought out. The proposed language has been modified to be generally consistent with height measurement in Montecito as noted in the draft design guidelines. The following points are specific terms used in Summerland and include the following:

- Height Measurement: The method used to measure height is proposed to be consistent with the method used in Montecito. The maximum height allowed will be 22 feet, which is consistent with the existing maximum. The proposed change in measurement method will result maximum vertical height of 22 feet measured from grade. This will result in a height limit that reflects the topography of the site.

Diagram 1



- Basement – Summerland: The language of this term has been modified to reflect the main element of the UBC definition and the intent of these design guidelines. The modified language reads as follows:

*A basement shall be counted as a story if its floor-to-ceiling height is 6.5 feet or more, and the finished floor directly above is more than four feet above the finished grade for more than one-half of its perimeter.*

- Plate Height and Understory: The language for both terms has remained the same. However, the use of the term has been moved from a method to measure height to a guideline when referring to height.

Staff will clarify the difference between the existing measurement method and the proposed as it applies to Summerland. The goal is develop general consistency in methods of measurement within the County.

#### **FOCUS QUESTIONS, BUILDING SCALE AND FORM**

1. Should the FAR be increased for commercial and mixed use development?
2. Should the FAR become a guideline?
3. Should Floor Area Ratio – Summerland be modified to limit the amount of floor area over the .35 for mixed used be limited by establishing a maximum FAR for the affordable component?

### **Chapter 5: Architectural Features**

Architectural elements and features play an important role in the perception of scale and mass, quality of design, enhancement of the pedestrian realm and compatibility with the community. Discussion of architectural elements included architectural styles, building entrances, sidewalk access, fenestration, garages, and roofs. A “Green Building” discussion has been included in the appendices of the draft document.

#### **TABLE SUMMARY**

Participants felt the current categories of architectural styles (acceptable, conditionally acceptable and discouraged) should be maintained, and that the styles listed in each are well-suited to each category, although some suggested allowing more leeway for certain styles like Spanish and Contemporary. Development should allow for both replication and interpretation of various architectural styles, but with a focus on quality materials. Building entrances and fenestration should be pedestrian-oriented, welcoming and in scale with the rest of the building while compatible with the building’s architecture. Sidewalk access should be clear, with street furnishings and different types of paving materials encouraged. Parking should be located in the rear when possible with buildings located forward on the site. Individuals were generally supportive of updating the “Passive Solar Design” section with more current green building design guidelines.

## **RESPONSE**

The existing three levels of architectural styles have been retained and enhanced. The discussion for each style has been clarified and defining elements have been pointed out to allow easier interpretation for these styles. The replication of an architectural style can be difficult due to the craftsmanship and materials used in the past. Identified elements for each style have been added to assist with interpretation of styles. Building entrances, fenestration, garages and roofs have all been addressed, with specific guidelines provided for each topic based on the workshop input above. The "Green Design" section of the other County design guidelines has been added to the draft.

---

## **Chapter 6: Building Details**

Building details help to establish and define a building's character and to visually unify the neighborhood or block face. Elements such as windows, doors, exterior materials and lighting provide the finishing touches on the architecture of the building. Building details provide relief, texture, color and shadows to the building, all of which enhance the character of the building and the block and overall community.

### **TABLE SUMMARY:**

Participants suggested retaining the categories of building materials (acceptable, conditionally acceptable and discouraged). There was general agreement that metal siding should be moved from the "discouraged" to "conditionally acceptable" category. High quality building details that promote a "small town feel" should be encouraged and compliment the building's architecture. Variety in building details is good, whereas building colors should be in keeping with the area. It was suggested a change of building color or light fixtures should require BAR approval. Quality, shielded, energy efficient lighting is important and should be encouraged while avoiding "light pollution" or overlighting. Paving materials should provide pedestrian interest and possible include artisan elements; public art, mosaics, beach glass, etc. It was suggested a maximum pane size for windows be considered for incorporation into the design guidelines. Well-articulated rooflines, window walks, balconies, fountains and other elements should be encouraged to provide interest with no blank wall faces to the street. Solar should be encouraged and "how to" illustrations included in the design guidelines.

## **RESPONSE**

Similar to the categories for architectural styles, the categories for building materials (acceptable, conditionally acceptable and discouraged) were retained at the suggestion of workshop participants. Non-reflective metal roofing and siding was moved from the "discouraged" to "conditionally acceptable" category at the suggestion of the community (Just Folk providing a positive example of the use of this material). Building color has been addressed by a quantifiable number (light reflectivity value, LRV), leaving the variety of color up to applicants and the SBAR. The appropriate use of to reduce the perceived size, bulk and scale of buildings is a concept that has been added into the

guidelines. Lighting guidelines promote general sentiment given at several topic tables: lighting fixtures should be high quality, provide adequate lighting, while being energy efficient and avoid of light pollution in keeping with Summerland's small scale. High quality architectural detailing is strongly encouraged to add richness and variety to building facades.

#### **FOCUS QUESTIONS, BUILDING DETAILS**

1. Should there be a minimum window recess from the wall face to create interest and a shadow line?
  2. Should a change of building paint color or light fixtures require County and/or Summerland BAR approval?
  3. Should additional illustrations be included in the guidelines or glossary of terms to show examples of materials, correct lighting and other elements?
- 

### **Chapter 7: Signage**

Signage is an important factor in the appearance of a commercial corridor. The location and quality of materials can either enhance or detract from the community. In order to maintain the communities eclectic charm, the location, material and size need to be appropriate.

#### **SUMMARY**

Signs should compliment the architectural style and the type of business located inside. Signs made of natural materials are encouraged. If other materials are used they should be constructed of non-reflective materials. All signs should be unique to the business while respecting the character of the community. Directional signage should be installed to indicate the location of rear parking. Lettering on awnings should be limited as not to clutter the awning and time limitations on temporary banners should be revisited. Neon signs, flashing signs and freestanding signs should be discouraged as well as reflective materials. Signs should be located within the architecture of the building and relate to the sidewalk and street not the highway.

#### **RESPONSE**

While there are special required "Sign Standards for Summerland" codified in the County's Land Use Development code, design guidelines serve to further explain the design and treatment of such lighting beyond what is permitted/not permitted in the LUDC. The draft design guidelines address all important aspects of business signs including placement/visibility, type, style, intent and messaging, location, materials and sign lighting. The overarching theme, as with many other topics addressed in the draft design guidelines, is that lighting should be designed and executed in keeping with Summerland's existing character and compatible with the architectural style of the building. Directional signage is addressed, specifically to indicate rear parking when this exists.

**FOCUS QUESTIONS, SIGNAGE**

1. Are the noted figures in the draft guidelines sufficient?
- 

**Other Items Not Part of the Design Guidelines for Consideration**

The following discussion is provided for your consideration; however, it is important to note that it may be appropriate to take action on the issues below when the SunPAC is working on the Traffic, Parking and Circulation Chapter of the Community Plan. The Public Works Department will provide staff with additional data pertaining to traffic counts and parking within the commercial area.

**BACKGROUND**

As part of the 1992 Community Plan update, policies pertaining to parking were codified into the LUDC. The LUDC contains sections that allow for deviations from its requirements. Two sections commonly used are modifications and variance. Modifications allow for slight deviations from specific code standards based on certain criteria that take into account the design and other site constraints. Variances allow for exceptions to the LUDC requirements due to a physical hardship. An example would be a large rock outcropping on a lot, which prohibits development unless a variance from the front setback requirements can be granted. The following language has been incorporated into these sections of the LUDC:

**Modifications, Allowed Modifications (35.82.130.B.3.f(5))**

*A reduction in the required number of parking spaces for development within the Summerland Community Plan Area be allowed that results in an increase in on-street parking.*

**Variances, Additional Finding for Sites within the Summerland Community Plan Area (35.8200.E.2.a)**

*The granting of a Variance to reduce the number of required parking spaces shall not result in an increase in on-street parking.*

**CONSIDERATION**

Both items limit any deviation from the required parking as any reduction in the minimum requirements would contribute to additional parking on the street. As noted above, it may be more appropriate to review these issues when we update the Traffic, Circulation, and Parking Chapter of the Community Plan.



# **Summerland Commercial Design Guidelines, February 2008 Draft (Text Only)**

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## ACKNOWLEDGEMENTS

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# CHAPTER 1 - INTRODUCTION

## PURPOSE AND APPLICABILITY OF THE DESIGN GUIDELINES

The Summerland Commercial Design Guidelines are intended to guide property development in the commercial corridor, C-1 (Limited Commercial) property along Ortega Hill Road and Lillie Avenue to ensure that the area's seaside charm and eclectic character are preserved and enhanced. With implementation, the Summerland Commercial Design Guidelines are expected to complement recent streetscape improvements and to provide a distinctive and unifying visual environment that both residents and visitors will appreciate and enjoy.

### PURPOSE OF THE DESIGN GUIDELINES

- ❖ To provide reasonable, practical, and objective guidance to assist business owners, developers, and designers in identifying the key design characteristics and components that define the character of a neighborhood and to use this information when designing new or renovated buildings;
- ❖ To guide creativity in projects so they contribute to the design objectives of the Summerland community; and
- ❖ To provide the tools needed for staff, the County's Board of Architectural Review, Planning Commission, other decision-makers, and the community to properly evaluate development proposals based upon the following objectives.

### GOALS OF THE DESIGN GUIDELINES

- ❖ To protect the scenic character of Summerland.
- ❖ To preserve the natural and/or agricultural environment.
- ❖ To preserve the architectural and historic qualities of Summerland.
- ❖ To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks and landscaping.
- ❖ To promote neighborhood compatibility.
- ❖ To promote high standards of architectural design and the construction of aesthetically pleasing structures.
- ❖ To encourage the protection of public and private views.
- ❖ To encourage the protection of privacy for individual residences.
- ❖ To encourage the development of safe, quiet and attractive residential areas in a variety of housing styles.
- ❖ To encourage the development of attractive and appropriate commercial facilities and the signage therein.

- ❖ To encourage necessary and appropriate landscaping of slopes of 20% or greater featuring drought tolerant native landscaping wherever possible.
- ❖ To encourage appropriate lighting that provides for safety while respecting adjacent light-sensitive uses, especially at nighttime.

### **OBJECTIVES OF THE DESIGN GUIDELINES**

- ❖ To preserve, protect, and enhance the existing areas of commercial, social and historical interest;
- ❖ To encourage high standards in architectural and landscape design;
- ❖ To promote neighborhood compatibility;
- ❖ To encourage appropriate site placement and building design;
- ❖ To promote sustainable design practices.

### **DESIGN GUIDELINES ORGANIZATION**

The organization of Chapters 1 – 8 follows a consistent format: an introductory paragraph that describes the topic, numbered guidelines in boxes that provide specific direction for project design, and descriptive sketches, graphics or photographs to convey these concepts. Complying with the numbered guidelines will help expedite the development review and approval process.

### **LEGAL AUTHORITY**

Design Guidelines are adopted by the County Board of Supervisors by resolution and referenced in the County's Land Use and Development Code (LUDC). The LUDC constitutes a portion of Chapter 35 of the Santa Barbara County Code. Design Guidelines complement other County ordinances, including zoning regulations and overlay zones, which apply additional standards to select areas. County staff will reference these Design Guidelines and relevant County ordinances when reviewing development plans and land use permit applications in Summerland. These additional standards include, but are not limited to:

- 1) Building Code Regulations, which govern structural, mechanical, fire hazard, electrical and plumbing requirements;
- 2) Public Works Standards, which address driveways, curb cuts and other work in the public right-of-way;
- 3) Grading Ordinance, which establishes standards for grading activity;

- 4) County Land Use Development Code (LUDC); and
- 5) The Summerland Community Plan.

## **OVERLAY DESIGNATIONS**

Overlay designations provide a means to designate areas that require special considerations when proposing development. Overlays may designate planning areas, slope stability areas, historic areas, fire hazard areas, and public view shed areas. Overlay designations are used throughout the County of Santa Barbara to designate areas needing special consideration. The Summerland area contains the following Overlay Designations:

### **SUMMERLAND COMMUNITY PLAN OVERLAY**

The provisions of this overlay apply to subdivisions, development, and land uses within the boundaries of the Summerland Community Plan area. The LUDC contains a series of findings that must be satisfied in order for the review authority to grant approval of various types of land use permits. In addition to those findings required in the LUDC, all projects within the Summerland Community Plan Overlay must comply with the findings below:

- a. The project complies with all applicable requirements of the Summerland Community Plan, including the requirements of the Summerland Development Standards;
- b. In the case of a modification or variance to reduce the number of required off-street parking spaces, the modification or variance will not result in an increase in on-street parking;
- c. In the case of a project that would result in a net increase in water use, that there is sufficient water supply available to serve existing commitments;
- d. In approving new development, that the development will not adversely impact existing recreational facilities and uses; and
- e. In the case of architectural review by the South County Board of Architectural Review, prior to issuance of a Land Use Permit or Coastal Development Permit, as applicable, the SBAR shall also find that a new or altered building is in conformance with the Summerland Commercial Design Guidelines.

### **SPECIAL PROBLEM AREA OVERLAY**

The County of Santa Barbara passed Ordinance 2715 in 1975, establishing a Special Problems Committee (SPC) and empowering the Board of Supervisors to designate "Special Problems Areas" within the County. Geographical areas which possess flooding potential, drainage problems, steep slopes, problematic circulation systems, or extreme elevations may be designated as "Special Problem Areas" by the Board. The Board designated much of the Summerland area as a

"Special Problems Area" and therefore future development proposals will need to be reviewed and approved by the SPC, in addition to the normal County development review.<sup>1</sup> The SPC is made up of members from Public Works Flood Control and Transportation Divisions, Planning and Development/Grading, Environmental Health, and the Fire Department. Application materials are submitted to the SPC at the time of application for a land use and/or grading permit within a Special Problems Area. The SPC may impose any and all reasonable conditions to prevent or mitigate present or anticipated problems that may result from the project. The SPC can also prohibit construction if the committee unanimously agrees that there is no other feasible way to prevent a serious risk of substantial damage to property, public or private, or of injury to persons. After project review, the SPC delivers its findings by written response to the applicant's assigned planner. Please refer to the Santa Barbara County Code, Chapter 10 – Building Regulations, Section 10-13.1, for more information regarding development in a special problem area. ***Need to site Resolution***

### **VIEW CORRIDOR OVERLAY**

The purpose of the Summerland View Corridor (VC) overlay zone is to protect significant existing coastal view corridors from Highway 101 to the ocean.<sup>2</sup> All land uses shall comply with the regulations of the primary zone and any structural development shall also comply with the additional standards in the county of Santa Barbara Land Use Development Code (LUDC) below. The Board of Architectural Review shall approve the plans if it finds conformance with the following additional standards for the View Corridor zone:

- a. Each structure shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and shall be clustered to the maximum extent feasible;
- b. Building height shall not exceed 15 feet above average finished grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean, in which case the height limitations of the primary zone shall apply; and
- c. No structure shall be of an unsightly or undesirable appearance.

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<sup>1</sup> Santa Barbara County Code, Chapter 10, Section 10-13.1 – Special Problems Area

<sup>2</sup> County of Santa Barbara LUDC, Section 35.28.200 - View Corridor (VC) Overlay Zone





























































































































