



Summerland

Planning Advisory Committee

SunPAC Meeting #4

February 27, 2008

SunPAC Meeting Agenda

Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
 - January 9, 2008
 - January 26, 2008
- Item 4: Business Owner and Community Survey Results
- Item 5: Review of Draft Design Guidelines
- Item 8: Question and Answer Period



Meeting Minutes

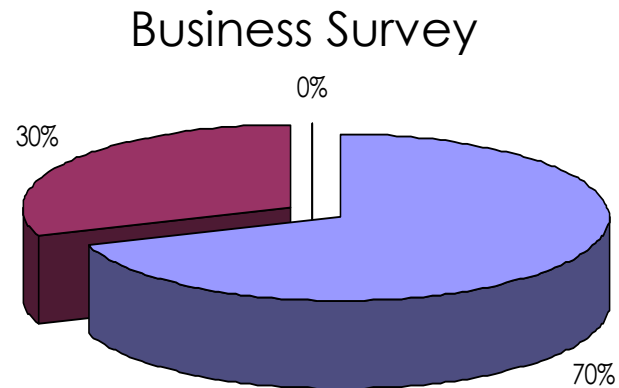
- Review and Approval Meeting Minutes
 - January 9, 2008
 - January 26, 2008



Survey Results

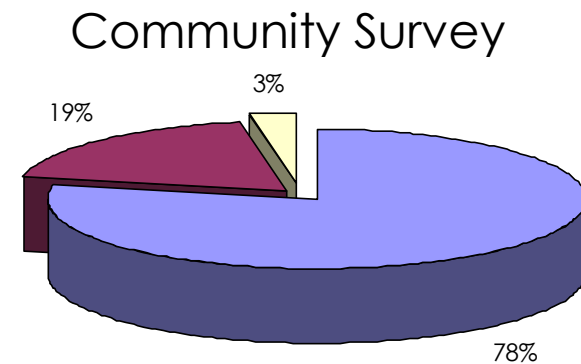
■ Business Survey

- 30% Surveys (10 of 30)
 - 70% Support
 - 30% Neutral
 - None Opposed



■ Community Survey

- 21% Surveys (124 of 583)
 - 78% Support
 - 19% Neutral
 - 3% Opposed



Survey Results

- Community and Business Owners Support
 - Architectural Variety and Community Character
 - Broader Mix of Retail Encourage Mixed Use
 - Redevelopment of Underutilized or Vacant Lots
 - Pedestrian Safety
 - Increasing Pedestrian Amenities
 - Encroachments Into Public Right-of-Way
 - Preservation of Historic Structures and Scenic Views
 - Clearer Expectations Regarding the Planning Process



Survey Results

- Business Survey Greatest Barriers
 - County Regulations
 - Land Values and Rent
 - Poor Economy
 - Lack of Diverse Retail
 - Parking and Circulation



Draft Design Guidelines

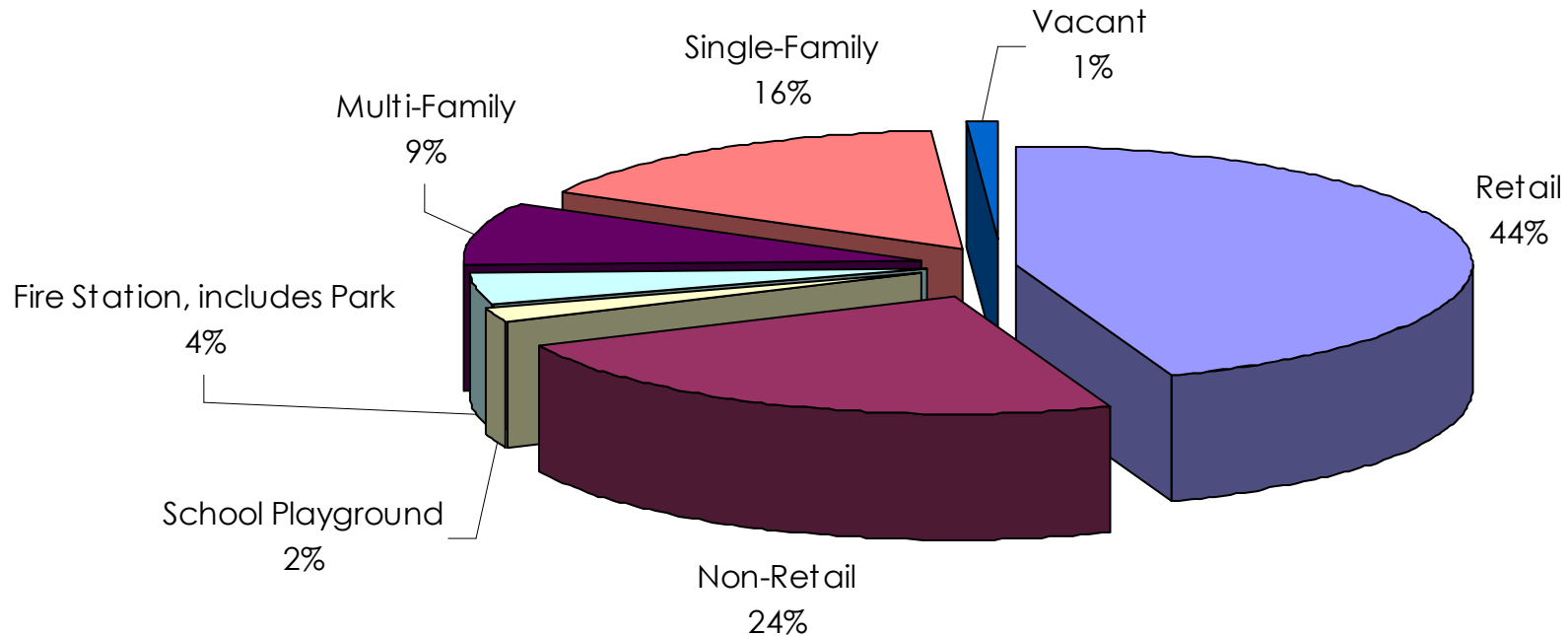
- General Commercial Overview
 - Total Lot Area of 563,700 Square Feet
 - Retail
 - Non-Retail
 - School Playground
 - Fire Station, includes Park
 - Multi-Family
 - Single-Family
 - Vacant



Draft Design Guidelines

■ General Commercial Overview

□ Total of 57 Lots



Draft Design Guidelines

■ General Commercial Overview

□ Lot Size Statistics

- Maximum - 36,155 sf
- Minimum - 3,049 sf
- Average - 9,718 sf
- Median - 8,059 sf

□ Largest Lot

- Grocery Store Site (Near Greenwell)



Draft Design Guidelines

- Development of the Guidelines
 - Gathered Input from
 - SunPAC
 - Public
 - Property Owners
 - Business Owners
 - Realtors
 - Developers
 - Architects



Draft Design Guidelines

■ Development of the Guidelines

□ Identified Concerns

- Architectural Variety and Community Character
- Broader Mix of Retail
- Encourage Mixed Use
- Redevelopment of Underutilized or Vacant Lots
- Pedestrian Safety
- Increasing Pedestrian Amenities
- Encroachments Into Public Right-of-Way
- Preservation of Historic Structures and Scenic Views
- Clearer Expectations Regarding the Planning Process
- Consistent Application of Design Guidelines
- Clearer Terminology Used in the Design Guidelines
- Flexibility in Design



Draft Design Guidelines

- Summerland Commercial Design Guidelines
 - Chapter 1 – Introduction
 - Chapter 2 – Block Face Character
 - Chapter 3 – Site Design
 - Chapter 4 – Building Scale and Form
 - Chapter 5 – Architectural Features
 - Chapter 6 – Building Details
 - Chapter 7 – Signage
 - Chapter 8 – Additions and Alterations to Buildings of Potential Historic or Architectural Merit
 - Chapter 9 – Supplemental Materials



Draft Design Guidelines

- Chapter 1 – Introduction
 - Overview of the Design Guidelines
 - Applicability
 - Organization
 - Legal Authority
 - Overlays
 - Process

 - Questions & Comments...



Draft Design Guidelines

- Chapter 2 – Block Face Character
 - Assists in the identification of existing neighborhood character
 - Focus Question:
 - Should the commercial area have a defined core?
 - Questions & Comments...



Draft Design Guidelines

- Chapter 3 – Site Design
 - Provides guidance in determining the location of a building and required facilities
 - Focus Question:
 - Should the front and street side setback requirements be adjusted within the LUDC based on the back of sidewalk?



Draft Design Guidelines

- Chapter 3 – Site Design
 - Existing Setbacks
 - Front Primary
 - 30' from road centerline;
 - 15' from Right-of-Way;
 - An open canopy, porch, or similar structure may extend to within 5' of the Right-of-Way
 - Front Secondary
 - Lot less than 100' wide - 20% of lot width, 10' min.
 - Lot 100' or more wide - Same as primary front setback



Draft Design Guidelines

- Chapter 3 – Site Design
 - Application: Just Folk
 - Lot 100' Wide by 110' Deep
 - 15' from R-O-W
 - 5' for Porch Element



Draft Design Guidelines

- Chapter 3 – Site Design
 - Setbacks
 - Existing R-O-W Ranges between 45 to 60' in width
 - Streetscape improvements will establish vehicular realm and even out the location of the road due to widening for parking locations
 - Setback Option
 - Front setback of 15', eliminate measurement from centerline of road allowing existing 5' encroachment
 - Questions & Comments...



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

- Establishes maximums for floor area allowed on a site and the allowable height of a structure.
- Provides guidance in the development of the form of a building.
- Focus Questions:
 - Should FAR be increased for Commercial and Mixed Use?
 - Should FAR become a guideline?
 - Should the “Affordable” component over the .35 be limited?



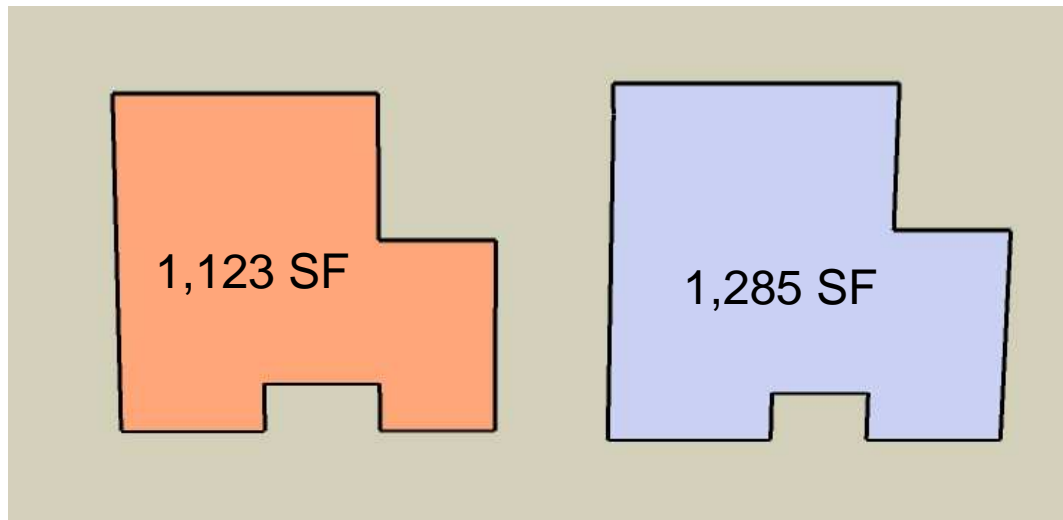
Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - FAR Discussion
 - Proposed Changes in the Guidelines
 - Consistency
 - Floor Area, Net
 - Measured to Interior of Exterior Wall
 - Floor Area Ratio
 - Excludes Basements used for Storage and Parking
 - Excludes “Affordable” Housing
 - Existing Garage Exclusions Retained



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area, Net
 - Measured to Interior of Exterior Wall
 - 162 SF Difference
 - Approximately 14%



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area Ratio
 - Commercial vs. Residential

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

- Average Retail Lot Size is 9,718 SF
 - Commercial FAR .29 = 2,818
 - Commercial Mixed Use FAR .35 = 3,401
 - 583 SF Dedicated to Residential



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area Ratio
 - Existing Commercial FAR's

Retail Breakdown	Lot Area	Existing Floor Area	Existing FAR
Restaurant	26,572	6,360	24%
Retail Store	74,488	26,646	36%
Store/Office Combination	99,317	28,732	29%
Commercial Miscellaneous	50,094	17,860	36%

Floor Area	
Maximum	13,347
Minimum	1,198
Average	4,612
Median	3,798

Floor Area Ratio	
Median	43%
Average	47%
Min	14%
Max	114%



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height
 - Proposed Changes in the Guidelines
 - Consistency
 - Methodology
 - Consistent with Montecito
 - Maximum Height Remains 22'



Draft Design Guidelines

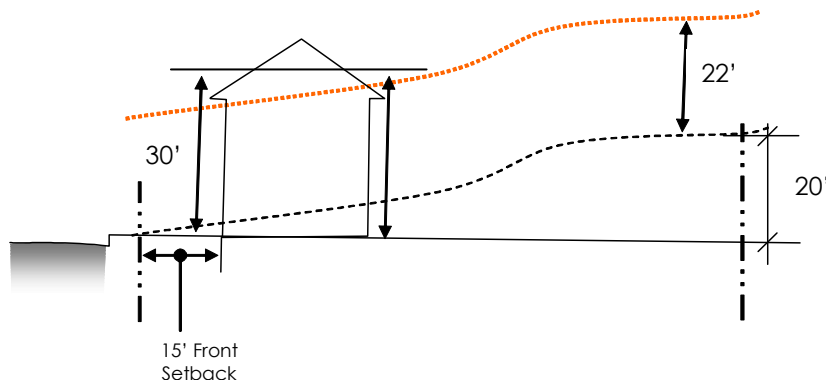
- Chapter 4 – Building Scale and Form
 - Building Height
 - Comparison
 - Existing
 - Measured to mean of roof
 - Average of all sides
 - Allows height to exceed 22' from grade
 - Proposed
 - Measured to highest point of structure
 - Maintains height within 22' envelope
 - Encourages structures to be pushed into the slope and to reflect the existing topography



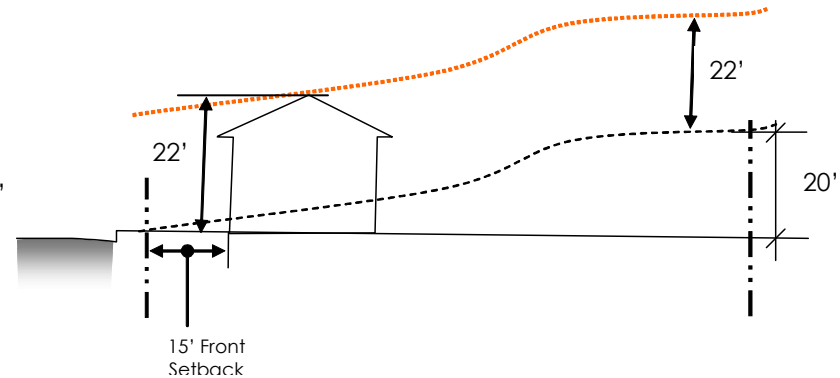
Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Comparison

Existing

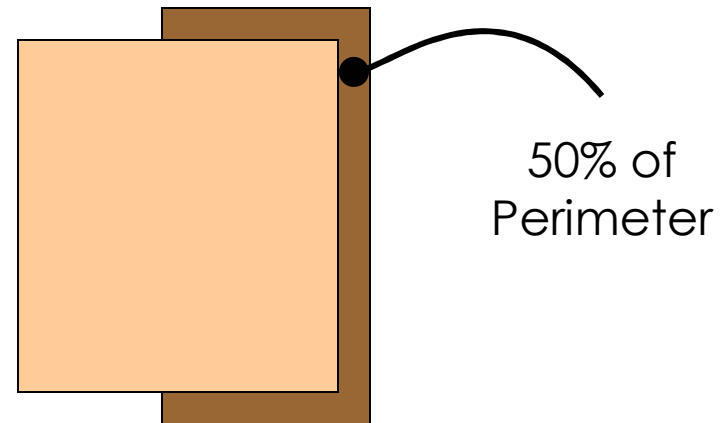
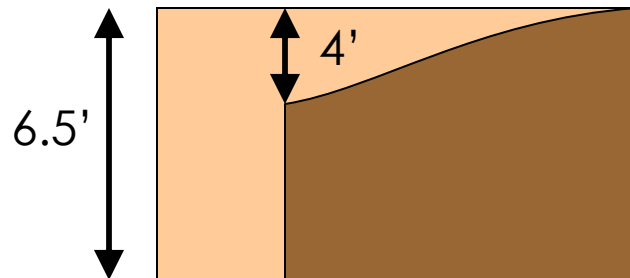


Proposed



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Terminology
 - Basement – Consistent with UBC
 - 6.5' or more
 - $\frac{1}{2}$ Perimeter 4' or more from finished grade



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Questions Comments...



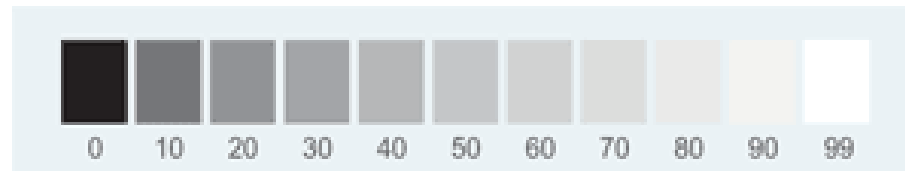
Draft Design Guidelines

- Chapter 5 - Architectural Features
 - Retained existing categories, included defining characteristics for each and established architectural elements important to design
 - Questions & Comments...



Draft Design Guidelines

- Chapter 6 - Building Details
 - Retained existing categories, moved metal siding to “Conditionally Acceptable” and identified details important to design
 - Paint Color
 - Light Reflectivity Value
 - The Amount of Black in a Color determines its reflectivity



Draft Design Guidelines

- Chapter 6 - Building Details
 - Focus Questions:
 - Should there be a minimum window recess from the wall face to create interest and a shadow line?
 - Should a change of building paint color or light fixtures require County and/or Summerland BAR approval?
 - Should additional illustrations be included in the guidelines or glossary of terms to show examples of materials, correct lighting and other elements?



Draft Design Guidelines

- Chapter 7 - Signage
 - Criteria for the style, location, material and lighting have been provided based on existing regulation in the LUDC
 - Question & Comments...



Draft Design Guidelines

- Chapter 8 – Additions and Alterations to Buildings of Potential Historic or Architectural Merit
 - This sections provides clarification of CEQA and structures over 50 years old



Draft Design Guidelines

- Chapter 9 – Supplemental Materials
 - South Board of Architectural Review (SBAR) Findings for Approval
 - South County Board of Architectural Review Checklist
 - Notification Requirements for Design Review
 - Green Building Design
 - List of Maps and Figures
 - Glossary



Next Meeting

- March 19, 2008: Continue Commercial Design Guidelines Discussion
- Added Meetings to Finalize Commercial Design Guidelines:
 - Monday, March 31, 2008
 - Wednesday, April 30, 2008

