

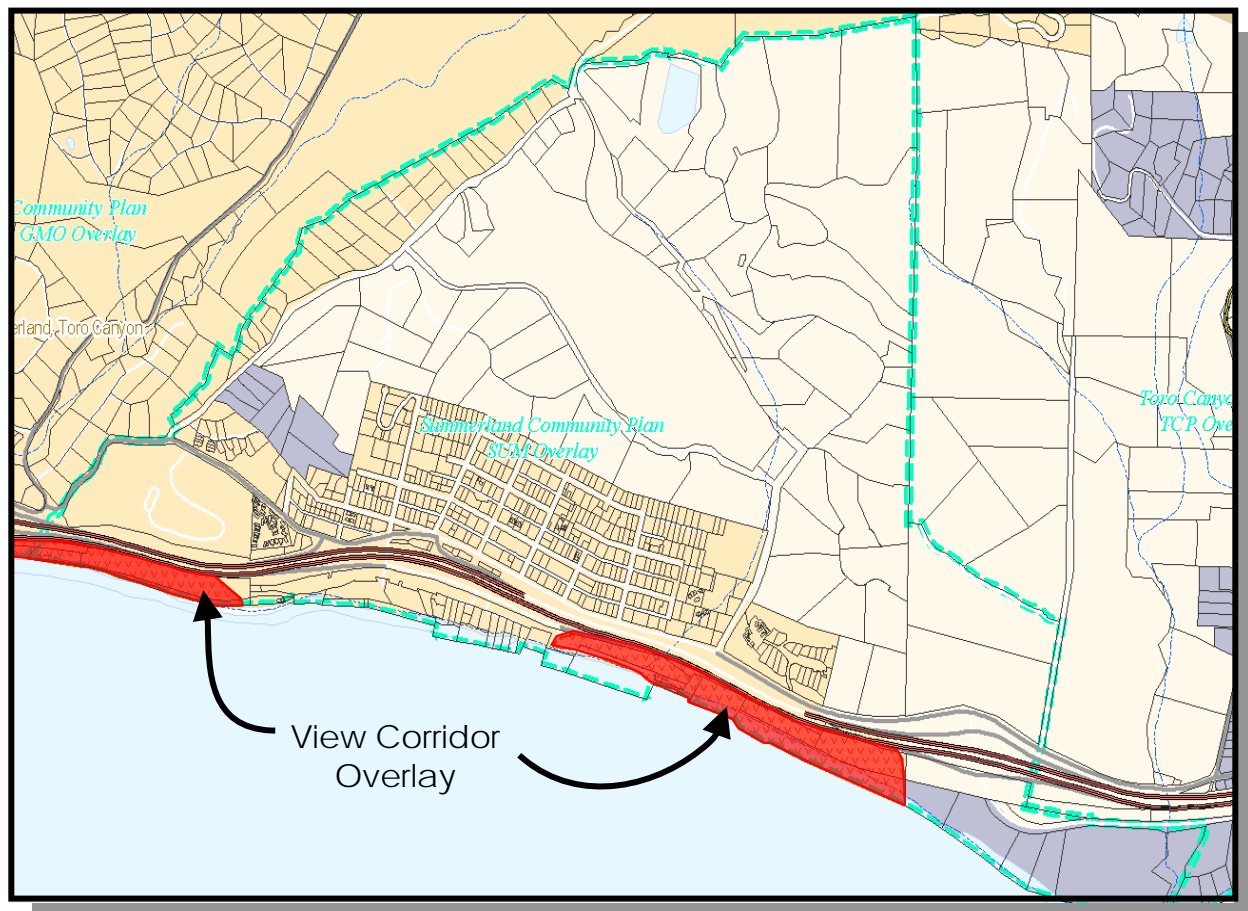
VIEW CORRIDOR OVERLAY

During the February 27, 2008 meeting SunPAC members requested clarification of the location of the View Corridor (VC) Overlay referenced in Chapter 1, page 10 (page 72 of the 2/27/08 packet). The View Corridor Overlay has been indicated in Figure 1, below. The VC Overlay is intended to protect public views from Highway 101 to the Pacific Ocean and special considerations and criteria have been developed and included in the LUDC for these areas. The VC Overlay language has been included below.

Based on the Figure 1, View Corridor Overlay, the General Commercial (C-1) area of Summerland is not affected by the VC Overlay. Since it does not impact C-1 development, the SunPAC may move to do either of the following:

- **Leave the language in the Draft document for reference.** A map indicating the location of the VC Overlay along with other applicable overlays will be included in the document. When an applicant does his/her due diligence for a project within the C-1 area, they will discover that it is not applicable. However, they will be aware of the VC Overlay for projects in which this may apply. It is important to note that the VC Overlay will be included in the document for Phase II, Residential Design Guidelines.
- **Delete the language and reference to the VC Overlay.** This may eliminate any confusion pertaining to additional requirements affecting the design of a commercial project.

FIGURE 1, VIEW CORRIDOR OVERLAY



LUDC LANGUAGE

35.28.200 - View Corridor (VC) Overlay Zone

- A. Purpose and intent.** The VC (View Corridor) overlay zone is intended to protect significant existing coastal view corridors from U. S. 101 to the ocean.
- B. Applicability.** All land uses shall comply with the regulations of the primary zone and any structural development shall also comply with the additional standards in this Section.
- C. Permit and processing requirements.**
- 1. Design review required.** Any structural development within the VC overlay zone shall require Design Review in compliance with [Section 35.82.070 \(Design Review\)](#) prior to approval of a Coastal Development Permit in compliance with [Section 35.82.050 \(Coastal Development Permits\)](#).
 - 2. Application requirements.** The application for Design Review shall be submitted in compliance with [Chapter 35.80 \(Permit Application Filing and Processing\)](#).
 - 3. Criteria for approval.** The Board of Architectural Review shall approve the plans if it finds conformance with the following standards:
 - 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.
 - 4. Criteria for denial.** If, after review, the Board of Architectural Review determines that a proposed structure obstructs views to the ocean, is of a height or scale that is inharmonious with the surrounding area, or is of an undesirable or unsightly appearance, the Board of Architectural Review shall confer with the applicant in an attempt to bring the plans into conformance with the standards in Subsection C.3 (Criteria for approval) above. If the plans are not brought into conformance with the standards, the Board of Architectural Review shall disapprove the plans and no Coastal Development Permit shall be issued.
 - 5. Appeal.** The action of the Board of Architectural Review may be appealed in compliance with [Chapter 35.102 \(Appeals\)](#).
- D. Land use limitations.** Electrical transmission lines are prohibited within the VC overlay zone.