



PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: March 26, 2008
TO: SunPAC Members
FROM: Derek Johnson, Deputy Director
Shaunn Mendrin, Senior Planner
SUBJECT: SunPAC Meeting #6- March 31, 2008

SunPAC members, the items noted below have been included or referenced in preparation of the March 31, 2008 meeting.

1. **Meeting Agenda.** The meeting agenda for the March 31, 2008 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1, Page 5)
2. **Meeting Minutes.** Action Minutes from the March 19, 2008 meeting are included for you review and approval (see Attachment 2, Pages 6 – 9)
3. **Chapter 2 – Block Face Character and Core.** Includes discussion items to conclude discussion and solicit SunPAC direction for the issues of block face character (i.e. neighborhood character) and the potential for identification of a core and proposed standards for areas East and West of Valencia Street. (Attachment 3, Pages 10 –14)
4. **Chapter 3 – Site Design.** Includes an overview and staff recommendation on issues to be resolved by the SunPAC related to Site Design including building placement, parking placement and setbacks (Attachment 4, Pages 15 – 17)
5. **Chapter 4 – Building Scale and Form.** Includes an overview and staff recommendation on issues to be resolved by the SunPAC related to building scale and form including floor area ratio (FAR) and building height (Attachment 5, Pages 18 – 25)
6. **Draft Commercial Design Guidelines Chapters 5 – 9.** Attachment 4 includes an overview of issues related to chapters 5-9. There were no items identified for discussion; staff is presenting informational items the SunPAC commented on at prior meetings (Attachment 6, Pages 26 – 28)

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/>

MEETING AGENDA FOR MONDAY, MARCH 31, 2008

Agenda Item 1

Pledge of Allegiance and Roll Call

Agenda Item 2

Initial 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

Minutes from the March 19, 2008 meeting have been included for review and approval.

Agenda Item 3

Discussion of topics related to the continued review of commercial design guidelines:

Staff has made note of all comments and input on the Draft Commercial Design Guidelines for Summerland provided by SunPAC Members at previous SunPAC Meetings. Issues identified by the SunPAC as requiring further discussion and closure at the March 31, 2008 meeting related to the Draft Commercial Design Guidelines have been included in prior meeting minutes and noted below.

Chapter 2 – Block Face Character

- Finalize discussion of block face character and concept of a core. Determine if a core should be identified and subject to different building standards (e.g. setbacks, fenestration).

Chapter 3 – Site Design

- Discussion of impacts on Varley Street, particularly with building and parking placement.
- Difference between ROW and "front property line" with regard to setback requirements.

Chapter 4 – Building Scale and Form

- FAR exclusion for Affordable Housing.
- FAR, basement calculation and height. Should basements should be counted toward FAR calculation?
- Examples of recent projects on Lillie Avenue.
- Discussion of impacts to Varley Street if change in height calculation methodology.

Remaining Chapters 5 – 9

Staff has noted SunPAC comments to be incorporated into the Draft Commercial Design Guidelines. No items have been identified for further SunPAC discussion/resolution at this time.

Staff requests any further general comments on the draft design guidelines document that do not require a policy decision or further SunPAC discussion and deliberation be submitted directly to staff by **April 10, 2008** so these may be incorporated into the next version of the draft design guidelines which will be issued prior to the April 30, 2008 SunPAC meeting.

Adjourn

Next meeting: **SunPAC Community Plan Update Meeting #7**
Topic: Finalize Draft Commercial Design Guidelines (Chapters 6-9)
Wednesday, April 30, 2008, 6:00 PM
Board of Supervisors Conference Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st 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 #6

Date: Monday, March 31, 2008
Time: 6:00 PM
Location: Board of Supervisors Conference Room
123 East Anapamu Street, 4th Floor, 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
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CALL TO ORDER

# 1	Pledge of Allegiance and Roll Call
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# 2	Public Comment Period: <i>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.</i>
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# 3	Meeting Minutes from March 19, 2008
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# 5	Continued Review and Discussion of the Draft Commercial Design Guidelines
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Adjourn	Next Meeting: SunPAC Community Plan Update Meeting #7 Topic: Finalize Draft Commercial Design Guidelines Wednesday, April 30, 2008 6:00 PM Board of Supervisors Conference Room (4 th Floor)
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Adjourn

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or 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)

March 19, 2008 Meeting – Minutes

1. **Meeting Called to Order:** By Chair **Donaldson** at 6:03pm.
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, Derek Johnson, Deputy Director, and Shaunn Mendrin, Senior Planner.
3. **Welcome:** Chair **Donaldson** and Staff Member Derek **Johnson** welcomed participants, and provided opening comments. Chair Donaldson clarified that the PAC will be soliciting public comment following each agenda item presented by staff prior to PAC discussion.
4. **Opening Public Comment:** None.
5. **Meeting Minutes:** Chair **Donaldson** made a motion to approve the SunPAC Meeting Minutes from February 27, 2008. SunPAC Member **Woolpert** seconded. All were in favor. Motion carried 11-0.
6. **Policy Background on Pole Signs:** Staff Member **Mendrin** provided an overview of the policies on pole signs in Summerland as outlined in the County's Land Use Development Code (LUDC), the state's Business and Professions Code and in recent discussions with County Counsel.

Action: Staff Member **Johnson** noted Staff will communicate comments to Planning Staff, and County Counsel in preparation for continued planner and BAR review of the Big Yellow House project from a policy perspective as the SunPAC is not able to comment on current projects specifically.

Action: SunPAC Member **Evans** questioned the suggestion he said was made to him by the 1st district office about creating a "sunset clause" ordinance on signs in Summerland. Staff Member **Johnson** responded Staff will look into this.

Public Comment:

1. Mr. Bernard Rosenson, current owner of the Big Yellow House, commented he was surprised at SunPAC feedback and will continue to work with the BAR on getting the project completed in light of new BAR concerns over paint color and landscaping.
2. Mr. Patrick Nesbitt commented the sign should not be removed, but needs to be updated and perhaps the SunPAC should consider a subcommittee to address the project.

7. **Continued Review and Discussion of Draft Commercial Design Guidelines:** Staff Member **Mendrin** lead a PowerPoint presentation to address several issues the SunPAC identified for discussion at the 2/27/08 meeting, including topics from the following chapters of the Draft Commercial Design Guidelines for Summerland:

Chapter 1

- Discussion of View Corridor Overlay and protection of public versus private views and explanation of view corridor overlay boundary and applicability.

Action: Chair **Donaldson** moved that the SunPAC vote to remove the View Corridor Overlay and from the map in the Draft Commercial Design Guidelines in order to avoid confusion about C-1 area applicability. SunPAC Member **Perkins** seconded, all were in favor. Motion carried 11-0.

Action: Regarding private views, Chair **Donaldson** moved that the SunPAC vote to maintain language (control through design elements such as size, bulk and scale, FARs and height), clarify this language where possible, and present some additional language the PAC may consider for inclusion in the Draft Commercial Design Guidelines for Summerland similar to the current language in the Draft Mission Canyon Design Guidelines regarding "good neighbor practices". SunPAC Member **Franz** seconded, all were in favor. Motion carried 11-0.

Public Comment:

1. Mr. Patrick Nesbitt commented the SunPAC should be careful not to infringe upon property owner's rights with regard to creating policy to protect private views, and that such policies may run counter to the US constitution.
2. Mr. Blair Whitney commented he thinks applicants and the public should be free to address view issues directly in BAR hearings rather than avoiding the subject.

Chapter 2

- Discussion of Block Face Character and Core including background on the City of Encinitas, CA, Cow Hollow Neighborhood, SF, and photos of Summerland blocks.

Action: Related to the topic of a "core" but falling short of determining the need to define one and set different guidelines for core and non-core areas, Chair **Donaldson** asked the PAC for a vote on whether or not there is at least a distinction between buildings and topography east of Valencia Avenue and west of Valencia. SunPAC Members voted 8-3 in support of recognizing these areas as different, potentially meriting different treatment, for example, requiring parking in the rear of the building for buildings east of Valencia to encourage pedestrian activity. Some PAC Members noted concerns about impacts to development potential for blocks east of Valencia; others supported distraction in order to soften appearance of blocks along Lillie Avenue and to create better visual flow.

Action: SunPAC Member **Perkins** asked if an applicant proposing a remodel is required to underground utilities. Staff Member **Johnson** replied Staff would verify this for the SunPAC.

8. **Adjournment:** Chair **Donaldson** moved to adjourn the meeting at 9:12pm. SunPAC Member Perkins seconded the motion. All voted in favor. Motion carried 11-0.

Next Meeting:

Monday, March 31, 2008, 6:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Continued Review and Discussion of Draft Commercial
Design Guidelines

Minutes Approved:

Robin Donaldson III, SunPAC Chair

DRAFT

CHAPTER 2 – BLOCK FACE CHARACTER

BACKGROUND

The introduction of the concept of Block Face Character was intended to encourage project applicants and others who may reference the design guidelines to consider the character of the block, and the need to consider the project within both the immediate and broader context of the particular block in which the project exists. Blocks in Summerland mostly consist of a mixed visual character, which allows for some architectural flexibility as explained throughout the various chapters of the design guidelines. Illustrations to demonstrate this concept will be included in the final draft commercial design guidelines.

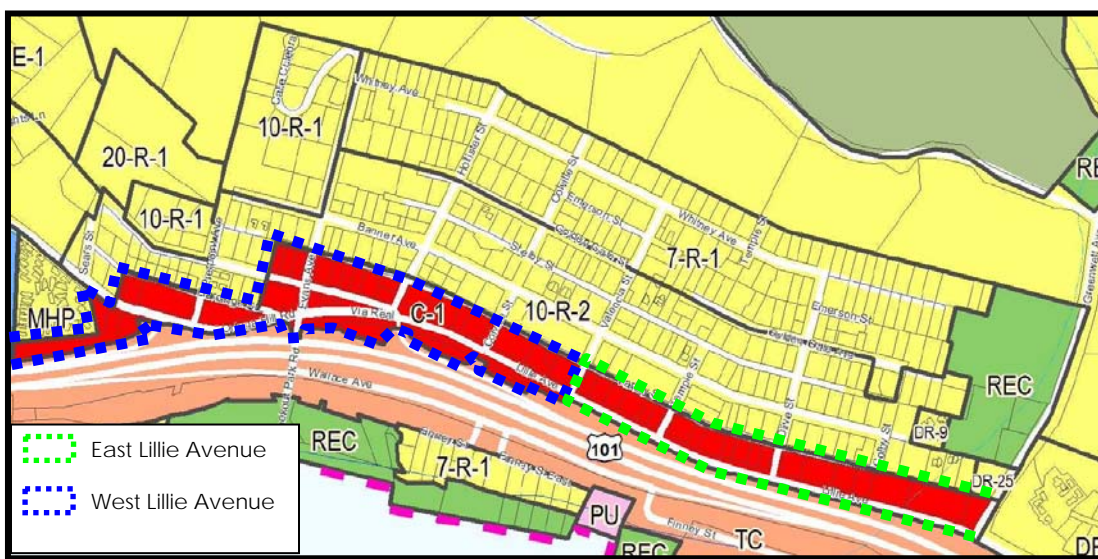
At the February 27th meeting staff defined a “core” area and presented sample design guidelines that would encourage a stronger commercial presence. Summerland is unique in that it is a linear commercial area unlike most other commercial areas that are not linear and often comprised of more than one block in depth. SunPAC members agreed that there is a definite difference in the commercial character of Summerland at either side of Valencia Street. The areas west of Valencia Street are characterized by a denser commercial feel, while the area east of Valencia is characterized by larger setbacks and more of an open feel.

The SunPAC requested that staff revisit the issues of a “core” and provide guidelines or elements for each. It is important to note that some SunPAC members were concerned that this differentiation could deter or inhibit development in the area east of Valencia.

EAST AND WEST COMMERCIAL AREAS

For the purposes of this discussion and development of the Draft Commercial Design Guidelines, we will need to define the areas per the direction of the SunPAC. Figure 1 illustrates the delineation between the two areas proposed by the SunPAC.

Figure 1 – Commercial Areas



GOALS

As noted, each of these areas have slightly different development patterns. The SunPAC noted these differences and recognized that guidelines should be developed to enhance existing development patterns and they should not discourage or deter development in the eastern commercial area. The intent of these guidelines is to enhance the commercial corridor and the pedestrian realm.

This area is defined as all commercially zoned properties west of Valencia Street to the Community Plans western edge. This area is characterized by the following:

- Parcels and/or development on both sides of Lillie, Via Real and Ortega
- Buildings are generally located at the front of the site
- Architectural variety
- Apparent size of buildings varies

These are elements that the community would like to maintain and enhance. The construction of the current streetscape improvements will define the pedestrian realm and guide future development and its ability to relate to the sidewalk and pedestrian realm. Elements that are important to the pedestrian realm apply to all areas and include the following:

- Defined pedestrian area
- Pedestrian-scale architecture
- Pedestrian interest
 - Fenestration
 - Landscaping
 - Public art
- Architectural detail

PROPOSED GUIDELINES, COMMERCIAL CORRIDOR WEST

Taking these elements into consideration the following design guidelines are suggested:

- Site Design
 - Primary Structures (i.e., large facade components and entries) should provide a minimum front setback of 5 feet not to exceed 10 feet.
 - Development is encouraged to provide increased sidewalk widths when feasible.
 - Pedestrian amenities such as benches and landscaping are encouraged in these areas.
 - Development Standard:
 - Required on-site parking must be located at the rear of a project site.
 - Multi story structures must provide the finished level of the first floor at or near the level of the existing or proposed sidewalk to eliminate the need for excessive ADA ramps.

- Building Scale and Form
 - Development Standard:
 - Multi story structures must provide a taller plate height at the first floor level.
NOTE: This guideline is included in the Draft Guidelines (page 96 of the 2/27/08 packet). This will be a development standard or requirement for those properties within the western portion of the commercial area. The same language will also be included for those properties within the eastern area; however it will be a guideline.
- Architectural Features
 - Building facades adjacent or parallel to a public right of way should provide a minimum of 35% fenestration.
NOTE: This guideline is included in the Draft Guidelines (page 103 of the 2/27/08 packet) and as proposed applies to all properties as a rule of thumb. The guideline noted above would become a requirement in the western commercial area.
- Building Details
 - Building materials should be of a high quality and durable.
 - Wood or high quality stucco must be used within the corridor area.
 - Windows with divided light must be true divided light windows.
 - Lighting must be fully shielded.

PROPOSED GUIDELINES, COMMERCIAL CORRIDOR EAST

Taking these into consideration the following design guidelines are being suggested:

- Site Design
 - Primary structures should provide a minimum front setback of 10 feet. An increase in the front setback may be allowed if additional landscape treatments are provided.
 - Multi story structures should provide the finished level of the first floor at or near the level of the existing or proposed sidewalk to eliminate the need for excessive ADA ramps.
- Building Scale and Form
 - Multi story structures should provide an increased plate at the first floor level.
- Architectural Features
 - Building facades adjacent or parallel to a public right of way should provide fenestration to allow visibility into the commercial space.
- Building Details
 - Building materials should be of a high quality and durable.
 - Wood or high quality stucco must be used within the corridor area.

- Windows with divided light must be true divided light windows.
- Lighting must be fully shielded.

BACKGROUND

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. These considerations provide direction for applicants on proper placement of a structure, setbacks, parking location, trash collection areas, landscaping and grading (if required).

At the request of the SunPAC and the Summerland community, the guidelines included in this chapter are intended to promote a "village feel" sensitive to the existing community, compatibility with the surroundings of the site, and one which encourages enhancements to the pedestrian realm.

At the February 27, 2008 meeting the SunPAC noted the following issues that they would like to discuss further. These issues include the following:

- Need to discuss impacts on Varley Street, particularly with parking placement.
- Need to clarify difference between ROW and "front property line" with regard to setback requirements.

SUMMARY OF KEY SITE DESIGN ELEMENTS

Staff, the SunPAC and the Summerland community have identified the following concepts which have been included in the Draft Commercial Design Guidelines:

Building Placement

Building placement is addressed through guidelines for setbacks that focus on bringing buildings forward and lowering to the pedestrian level when possible and creating space in front only when this enhances the pedestrian realm and character of the street.

Rear Setbacks

Rear setbacks will take into account any nearby residential zone. Landscape, drainage and paving materials are also addressed and guidelines are provided.

Parking Placement

Parking design and placement is encouraged at the rear of the site (or underground where feasible).

PROPOSED GUIDELINES

The SunPAC suggested there be a differentiation between the commercial areas east and west of Valencia Street at the March 19, 2008 meeting. Staff proposed additional guidelines in the Chapter 2 Attachment of this meeting packet for setbacks (summarized below), and further suggests the following:

- **Front and Side Street Setbacks**

Currently, the LUDC uses two methods to measure street side setbacks that are measured either from the centerline of the road pavement or the edge

right-of-way. As noted the street paving on Lillie Avenue wenders within the right-of-way and thus results varied setback requirements. In the Chapter 2 Attachment staff recommends that following setback requirements:

- o Areas west of Valencia Street would require a minimum front setback of 5 feet not to exceed 10 feet.
- o Areas east of Valencia Street would minimum front setback of 10 feet. An increase in the front setback may be allowed if additional landscape treatments are provided.

In order to provide a consistent method of measurement, these setbacks should be measured from the edge of right-of-way. As a point of reference, the Just Folk Building and the Kimsey both provide a minimum front of 15 feet measured from edge of right-of-way.

Parking issues on Varley may be addressed during Phase III of the Community Plan Update, which will address parking and circulation. If the SunPAC feels that there are additional design issues pertaining to site design on Varley Street, these may be suggested at the March 31st meeting.

SETBACK SUMMARY

Staff recommends that the SunPAC provide direction on the additional requirements contained in the Chapter 2 Attachment and the method of measuring a setback from the edge of right-of-way.

BACKGROUND

The Draft Commercial Design Guidelines were initially presented to the SunPAC on February 27, 2008. Staff gave a brief overview of all chapters of the draft document and the SunPAC noted the following items for discussion:

- Need to clarify the FAR exclusion for Affordable Housing.
- Request for more visual aides to further explain FAR changes, Basement Calculation and Height.
- Need to determine if basements should be counted toward FAR calculation.
- Need to look at examples of projects from the past few years.
- Impact on Varley Street if change in height calculation methodology.

The following information will provide additional background and clarification of the proposed changes.

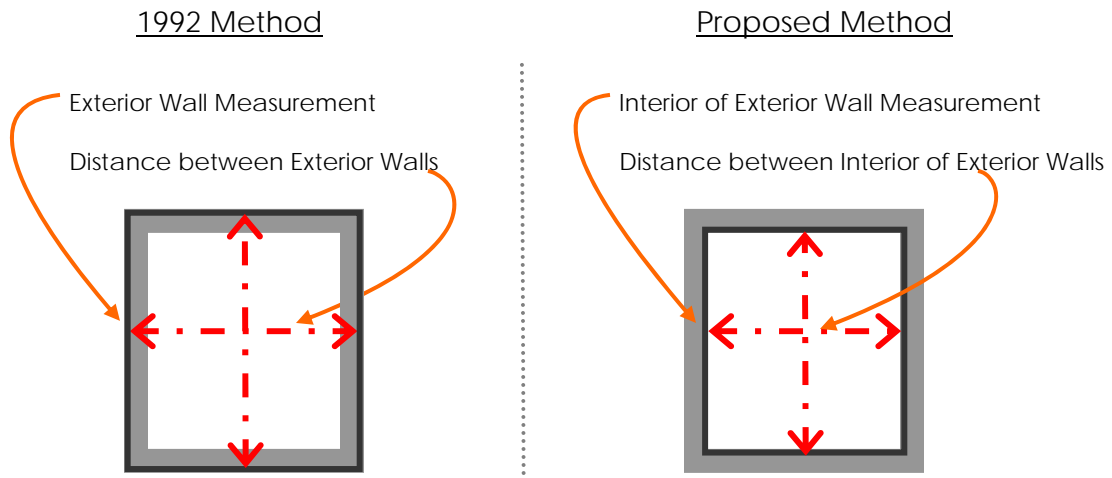
FLOOR AREA RATIO (FAR)

As means to simplify the process of new development and to provide consistency in the rules and regulations of the County, staff proposed to change the 1992 Floor Area Ratio requirements to be similar to Montecito (page 28 of the Draft Commercial Design Guidelines). The two main differences are the method of measurement and exclusions from the FAR. It is important to note that the existing FAR allowed, as proposed, remains the same. Therefore, regardless of how you measure it, it will either be .29 or .35.

Method of Measurement

The 1992 method of measurement was from the outside of exterior walls. This method included the thickness of the walls. An argument has been made that this penalizes those who want to increase the wall thickness to provide additional insulation or architectural interest. Currently this would be deducted from the allowable floor area on the subject lot. The draft design guidelines propose to use the method of measurement that is currently used in Montecito. Figure 1 illustrates the difference in the method of measurement between the 1992 and proposed methods.

Figure 1 – Method of Measurement Comparison



The SunPAC also requested that we look at existing projects such as the “Just Folk” building and the Kimsey Building. Staff has reviewed both sets of plans to compare the different floor area ratio methods. The following tables illustrate the difference in the calculations for reference. It is important to note that we did not address basement calculations or plate height calculations.

Table 1 Floor Area Ratio Comparison Just Folk	
1992 BAR Requirements	Proposed Calculations
Parking Basement	Parking Basement
8.75 X 21.8 = 190.31	8 X 20 = 160
47.5 X 62 = 2945	46.5 X 60.25 = 2801.63
3,135	2,962
Commercial Space 1st Floor	Commercial Space 1st Floor
20 X 47 = 940	19.5 X 48 = 936
5.25 X 22 = 115.5	21.5 X 5.25 = 112.88
13.5 X 9.5 = 128.25	12.5 X 8.75 = 109.38
11.75 X 21.3 = 249.69	11.8 X 20.5 = 240.88
1,433	1,399
Commercial Space 2nd Floor	Commercial Space 2nd Floor
49.25 X 18 = 886.5	48 X 16 = 768
5.75 X 9.75 = 56.06	5.75 X 9.75 = 56.06
8 X 7.5 = 60	8 X 7.5 = 60.00
14.5 X 7 = 101.5	13.3 X 6.5 = 86.13
1,104	970
Residential	Residential
23 X 10.3 = 235.75	22.8 X 9.25 = 210.44
10.5 X 23 = 241.5	10.5 X 21.75 = 228.38
22.75 X 11.8 = 267.3125	22 X 11.75 = 258.50
13.25 X 14.3 = 188.8125	23.3 X 14 = 325.50
23.5 X 8.75 = 205.625	6 X 8.5 = 51
1,139	1,074
Total 5,673	Total 5,331

Table 2 Floor Area Ratio Comparison Kimsey Building	
1992 BAR Requirements	Proposed Calculations
Commercial Space 1st Floor	Commercial Space 1st Floor
30.6 X 18 = 550.8	29.5 X 17 = 501.5
30.6 X 18 = 550.8	29.5 X 17 = 501.50
34 X 28.3 = 960.5	34.8 X 26.75 = 929.56
2,062	1,933
Residential	Residential
30.6 X 18 = 550.8	29.5 X 17 = 501.5
30.6 X 18 = 550.8	29.5 X 17 = 501.50
26.75 X 35 = 936.25	34.8 X 25.25 = 877.44
2,038	1,880
Total 4,100	Total 3,813

The tables noted above illustrate the minor difference in the methodology for calculating the floor area ratio for a project site. Table 3 illustrates the difference between the methods, the resulting square footage and percent change. The resulting additional square footage may be applied to commercial space or to the residential component if applicable.

Table 3 FAR Methodology Comparison Results				
	1992 Calculations	Proposed Calculations	Difference	Percent Change
Just Folk	5,673	5,331	342	6%
Kimsey Building	4,100	3,813	287	7%

FAR Methodology Summary

As illustrated above the proposed FAR methodology change results in a minor increase in floor area on a project site. This area may be used to enhance a proposed project. It is important to keep in mind that the proposed guidelines provide a substantial amount of architectural and design guidance for commercial design applicants. Table 3 illustrates the increased guidance provided in the draft design guidelines. The additional language and guidelines will direct development in the right direction earlier in the process as opposed to later in the process when reviewed by the Summerland BAR or South County BAR.

Table 3 Commercial Design	
1992 BAR Guidelines	Proposed Guidelines
Building Form <ul style="list-style-type: none"> • Floor Area Ratio • Height Limitations • Architectural Style Scale and Orientation <ul style="list-style-type: none"> • Minimal discussion Lighting <ul style="list-style-type: none"> • Minimal Discussion 	Building Form <ul style="list-style-type: none"> • Floor Area Ration • Height Limitations • Apparent Mass of Structure • Providing relief in large components • Reflecting existing topography • Scale in relation to Height Site Design <ul style="list-style-type: none"> • Parking locations • Grading • Relationship to Pedestrians • Landscaping • Building Placement Neighborhood Context <ul style="list-style-type: none"> • Immediate and Broader Context • East versus West Commercial Area Signage location Lighting

FAR EXCLUSION FOR AFFORDABLE UNITS

The SunPAC had requested additional clarification of the affordable unit language in the proposed FAR language. The proposed FAR language is generally the same language used in the Montecito Planning Area. The proposed Summerland language is 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 are 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.”

The FAR language above will also be proposed to be included in residential design guidelines. Taking that into consideration, if an applicant were to propose a development that is entirely “affordable,” it would be excluded from the FAR.

State Law and the LUDC include criteria and bonuses for affordable or senior housing. Provisions to allow affordable and senior housing in areas are mandated by State Law. The SunPAC may want to consider the linking the affordable component to commercial/mixed use projects. Residential components of a commercial/mixed use project are tied to commercial square footage which limits the number of bedrooms the overall square footage allowed for the residential component. Table 4 illustrates how existing requirements for residential accessory uses in commercial areas will provide controls.

Table 4 Residential Accessory Uses in Commercial Areas					
Lot Size	Size	X	FAR	=	Allowable Floor Area
	5,000		0.35		1,750
Maximum Floor Area allowed for Residential	Commercial Floor Area	X	Maximum % for Residential	=	Residential Floor Area
	1,750		0.49		858
Bedrooms Allowed (1)	Commercial Floor Area	÷	1 Bedroom allowed per	=	Total Bedrooms Allowed (2)
	1,750		500		3.5

(1) The LUDC allows 2 bedroom per 1,000 square feet of commercial floor area. For the purposes of this table we have simplified the formula.
 (2) The total number of bedrooms allowed are required to be rounded down. In this case the maximum number of bedroom would be 3.

In the example noted above the subject property would be allowed up to 1,750 square feet of floor area based on .35 for a mixed use project. The example also proposes to provide affordable housing above. Currently, an accessory residential use may not exceed 49% of the total floor area of the commercial floor area. In this example the maximum amount of floor area that the project may have for the affordable residential component is 858 square feet. In addition, the number of bedrooms are also limited and based on the commercial floor area which allows up to 3 bedrooms total. The example project may construct any of the following combination of units with a total floor area of 858 square feet and no more than 3 bedrooms between all unit(s).

FAR Exclusion for Affordable Units Summary

Based on the information noted above, staff recommends that the following additional language be added:

“Floor Area Ratio - Summerland: A measurement of development intensity represented by the quotient of net floor area, excluding basements used exclusively for storage or parking and residential units accessory to commercial uses that meets the County’s definition of affordable housing and comply with the density requirements for C-1, Limited Commercial Zoning, divided by net lot area. Where there is an approved Final Development Plan, the floor are 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.”

BASEMENTS

Staff has proposed basements that are compliant with the established definition be excluded from the FAR calculation. The intent and purpose is to ensure that basements are truly basements and that the visibility of these elements are limited. Staff has combined the existing Summerland definition and the County wide definition found in the LUDC. The language included in the Draft Design Guidelines is as follows:

“Basement – Summerland: 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 4 feet above the finished grade for more than one-half of its perimeter.”

One potential problem that may result is the use of fill to make a basement comply with the adopted definition. The Floor Area Ratio (FAR) as worded above, only excludes basements if they used only for storage.

Basements Summary

Staff recommends the following language additions to provide clarification for applicants and those reviewing proposed projects:

Floor Area Ratio - Summerland: A measurement of development intensity represented by the quotient of net floor area, excluding basements compliant with the Summerland basement definition used exclusively for storage or parking and residential units accessory to commercial uses that meets the County's definition of affordable housing and comply with the density requirements for C-1, Limited Commercial Zoning, divided by net lot area. Where there is an approved Final Development Plan, the floor are 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.

Basement – Summerland: 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 4 feet above the finished grade for more than one-half of its perimeter. Note: Basements are intended to be architectural elements that are cut into the existing grade of the subject property. The use of fill to qualify a story as a basement is strongly discouraged.

BUILDING HEIGHT

At the February 27th meeting SunPAC members had voiced concern regarding the proposed change in height measurement methodology. The main concerns dealt with visual implications along Varley Street and the overall height envelope.

The proposed height methodology is consistent with that used throughout the County of Santa Barbara. The intent and purpose is to allow for a building height envelope that reflects the topography of the site. The definitions proposed in the draft design guidelines allow the existing grade to be either the existing natural grade or the manufactured grade approved with a project. When a project is reviewed by the South County BAR, they will determine if the proposed amount of grading is acceptable or excessive based on all the guidelines within the draft design guidelines and LUDC.

Height impacts on the Varley side of the through lots was a point of concern. Currently, the height limit is 22 feet and the draft design guidelines limits the maximum height 32 (difference from lowest to highest point). In addition, the maximum grade difference from Lillie Avenue to Varley is approximately 20 to 25 feet, resulting in a maximum slope of approximately 22%. The variation in topography throughout the commercial corridor and the maximum height limit of 32 feet can be detrimental to projects on steeply sloped lots.

Building Height Summary

Staff recommends that the SunPAC consider the following options to address the potential development issues pertaining to height:

- Eliminate the maximum height requirement of 32 feet. The extent of the proposed Draft Design Guidelines will provide substantial guidelines for developers, the Summerland BAR and the South County BAR.
- Additional guidelines can be added to address the architecture on the Varley side of Lillie Avenue through lots. Examples may include the following:
 - Require structure to step down toward Varley
 - The location of residential garage on Varley can be adjusted to further enhance the residential feel of the street.
 - Location of residential trash collection enclosures to shield from public view.

The SunPAC may propose alternatives at the meeting on March 31st.

BACKGROUND

The Draft Commercial Design Guidelines were initially presented to the SunPAC on February 27, 2008. Staff gave a brief overview of all chapters of the draft document and items identified for further SunPAC deliberation and discussion were primarily found in Chapters 1-4 (i.e. Block Face, Core, FAR, Building Height).

While the SunPAC did provide comments on all remaining chapters, they did not note any specific items for further discussion on the chapters outlined in this attachment.

Staff requests any further general comments on the draft design guidelines document that do not require a policy decision or further SunPAC discussion and deliberation be submitted directly to staff by **April 10, 2008** so these may be incorporated into the next version of the draft design guidelines which will be issued prior to the April 30, 2008 SunPAC meeting.

CHAPTER 5 – ARCHITECTURAL FEATURES

SUMMARY

Staff has incorporated SunPAC *comments* from prior SunPAC meetings:

- Architectural Style category “Discouraged” will be changed back to the original “Not Allowed”
- Language on positive elements the community wants to encourage as they relate to pedestrian qualities will be added (instead of “may be used”)

CHAPTER 6 – BUILDING DETAILS

SUMMARY

Staff has incorporated SunPAC comments from prior SunPAC meetings:

- Addressed “factory finishes” which tend to be glossy
- Clarification that *maintenance* of existing colors not subject to BAR review
- Added a guideline on color (hue)
- Encouraged variety in color but make a distinction between Commercial and Residential
- Discouraged flush mount windows and encouraged true divided light
- A change in paint color should be subject to BAR review and approval

CHAPTER 7 – SIGNAGE

SUMMARY

Staff has incorporated SunPAC comments from prior SunPAC meetings:

- Temporary banners addressed
- Sign wording should include a business name (not generic i.e. “Gas”, etc.)
- Clarification on sign requirements (in LUDC) versus guidelines which supplement LUDC and are more qualitative versus regulatory
- Added more specificity like Los Alamos Design Guidelines

CHAPTER 8 - ADDITIONS OR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT

- No SunPAC comments

CHAPTER 9 – SUPPLEMENTAL MATERIALS

Staff has incorporated SunPAC comments from prior SunPAC meetings:

- References to Ortega Hill Road and Lillie Avenue will be expanded to include other streets with Commercial frontages (e.g. Evans Ave)
- Staff will work with Planning and Development staff to determine if a separate review checklist for Summerland County's South Board of architectural Review (SBAR) is necessary or if additional materials such as block photos should be required throughout the County.
- The absence of reference to "green" (live) roofs in the draft design guidelines does not preclude them from a project proposal