

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