



Summerland

Planning Advisory Committee

SunPAC Meeting #8

May 7, 2008

SunPAC Meeting Agenda

Call to Order

Item 1: Pledge of allegiance and roll call

Item 2: Public comment period

Item 3: Meeting Minutes

- April 30, 2008

Item 4: Finalize Draft Commercial Design Guidelines

- Comments from SunPAC members
- Continuation of the April 30th discussion



Public Comment

- “Public Comment” provides residents, and community representatives to discuss items not on tonight's agenda.
 - Please state your name
 - Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - April 30, 2008



Draft Design Guidelines

- Comments from SunPAC Members
 - May address the following:
 - Policy Issues
 - Questions
 - Clarification of Design Guidelines and/or related figures
 - 2 Minute Maximum
 - Additional comments pertaining to typos, sentence structure or any additional material must be submitted to Staff separately



Draft Design Guidelines

■ Continued Discussion

- Basements
- Plate Height
- Building Height
- Floor Area Ratio

■ Discussion Reminder

- Goal of this process is to provide clarity and consistency in line with similar documents published by the County



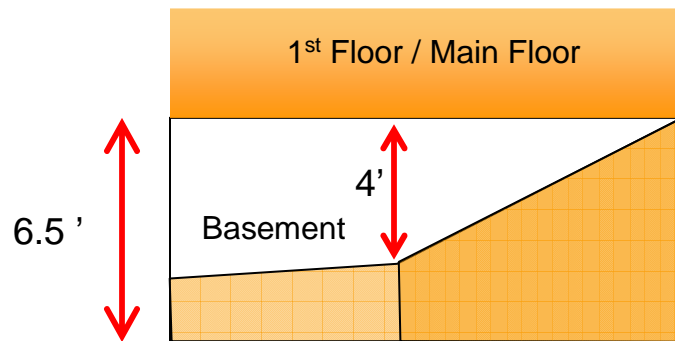
Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

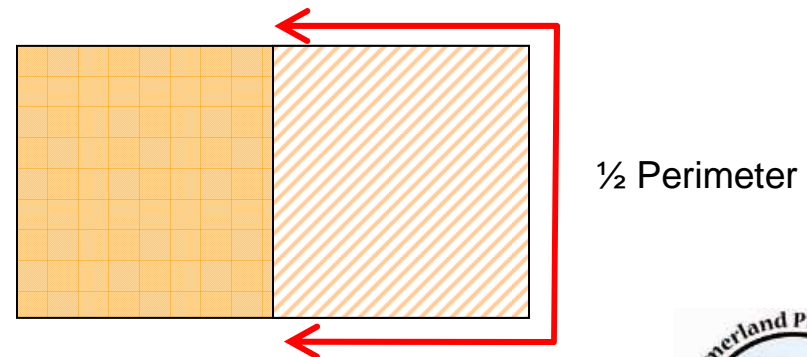
□ Building Height

■ Basements & FAR

- 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**.



Side Elevation



Plan View



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Basements & FAR

■ April 30, 2008

□ Discussion included:

- How basement is used
- Portion counting towards FAR
- Proportion of basement allowed based on number of stories



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Basements & FAR

■ Proposed Changes

- 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

- Additional Building Height Guideline
 - 4.3 – Basements should be cut or dug into the grade. The use of excessive fill to qualify a portion of a structure as a basement is discouraged (Page 29)



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Basements & FAR

■ April 30, 2008

- 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 divided by net lot area.

- *Removed reference to Final Development Plan*



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Basements & FAR

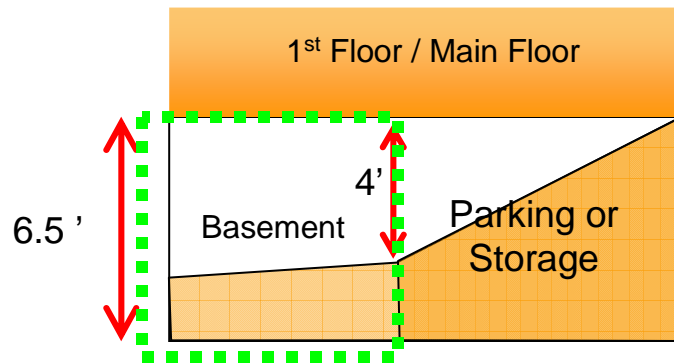
■ Proposed Changes

- Floor Area Ratio – Summerland: A measurement of development intensity represented by the quotient of net floor area divided by net lot area.
- Exclusions:
 - Parking and Storage located within, or portion of, a basement (see Figure X- Basement Illustration).

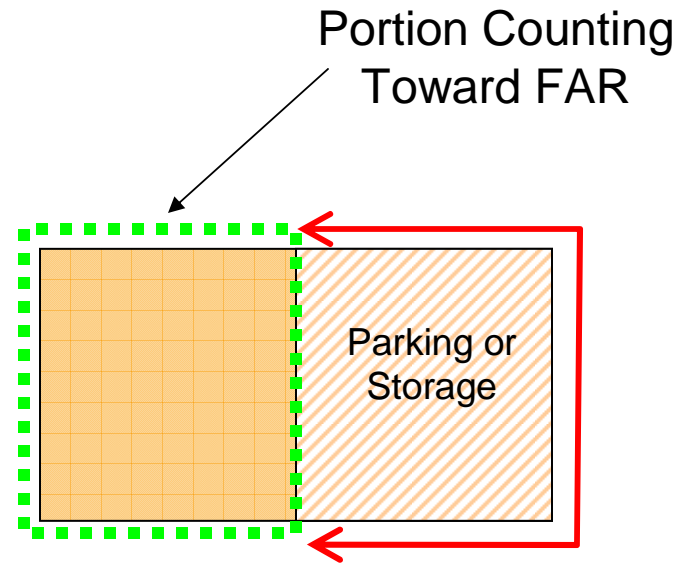


Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Basements & FAR
 - Proposed Changes
 - Figure X - Basement



Side Elevation



Plan View



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Staff Recommendation & Basement Changes Summary

- Floor Area Ratio – Summerland: A measurement of development intensity represented by the quotient of net floor area divided by net lot area.
 - Exclusions:
 - Parking and Storage located within, or portion thereof, a basement (see Figure X- Basement Illustration)
- 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.
- Additional Building Height Guideline
 - 4.3 – Basements should be cut or dug into the grade. The use of excessive fill to qualify a portion of a structure is discouraged. (Page 29)

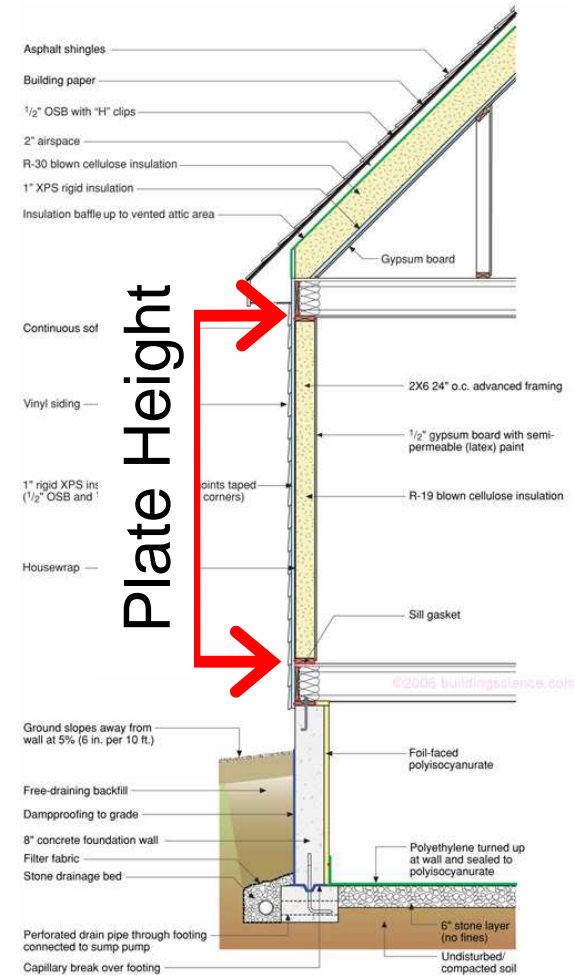


Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Plate Height

- Plate Height – Summerland:
The distance between the finished floor and where the wall intersects with the lower portion of the floor joists of the story above, or if there is no intervening story, the lower portion of the structural roof members.



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Plate Height

■ Existing definition has been retained

□ Page 30 of the “Working Draft”

■ Plate Height is used as a Design Guideline

□ Page 31

■ 4.4 – Encourages taller 1st floor plate heights

■ 4.5 – Encourages shorter 2nd floor plate heights

■ Result

□ Plate height is now part of the “design” terminology and does not result in a FAR penalty



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Plate Height
 - Staff Recommendation
 - Retain Plate Height as a design term and guideline as included in the “Working Draft” (pages 30-31)
 - Plate Height will not result in a FAR penalty



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - April 30, 2008
 - SunPAC deferred FAR discussion until Building Height, Basements and Plate Heights had been discussed
 - Existing Building Height Methodology
 - Based on average of height taken at various points along the exterior of the structure
 - Proposed Building Height Methodology
 - Establishes the following:
 - Height Limit – an envelope placed over the site based on existing grade.
 - Maximum Height – the difference between the lowest and highest points on the project site, applicable to Ridgeline and Hillside Development



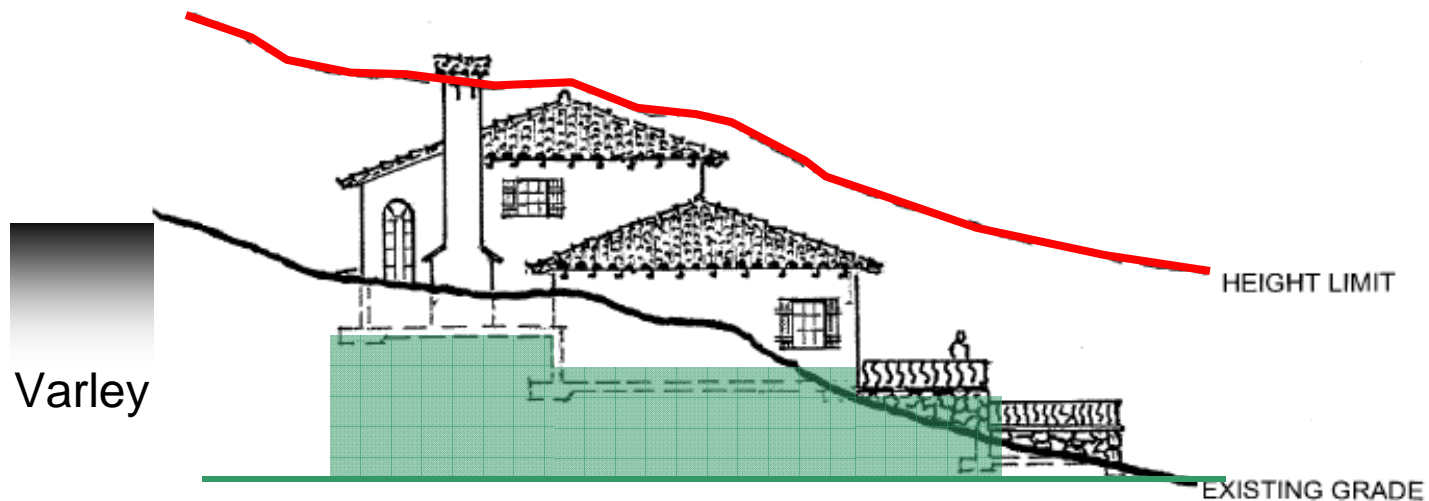
Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Building Height Discussion

■ Proposed Building Height Methodology

- Height Limit – an envelope placed over the site based on existing grade.

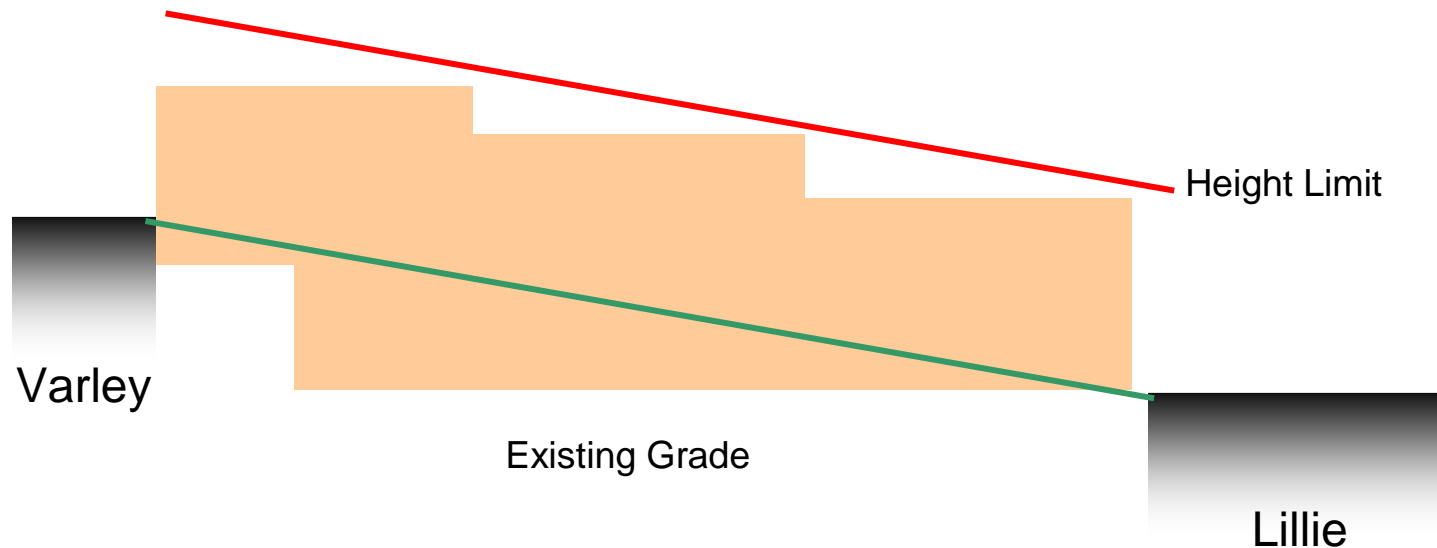


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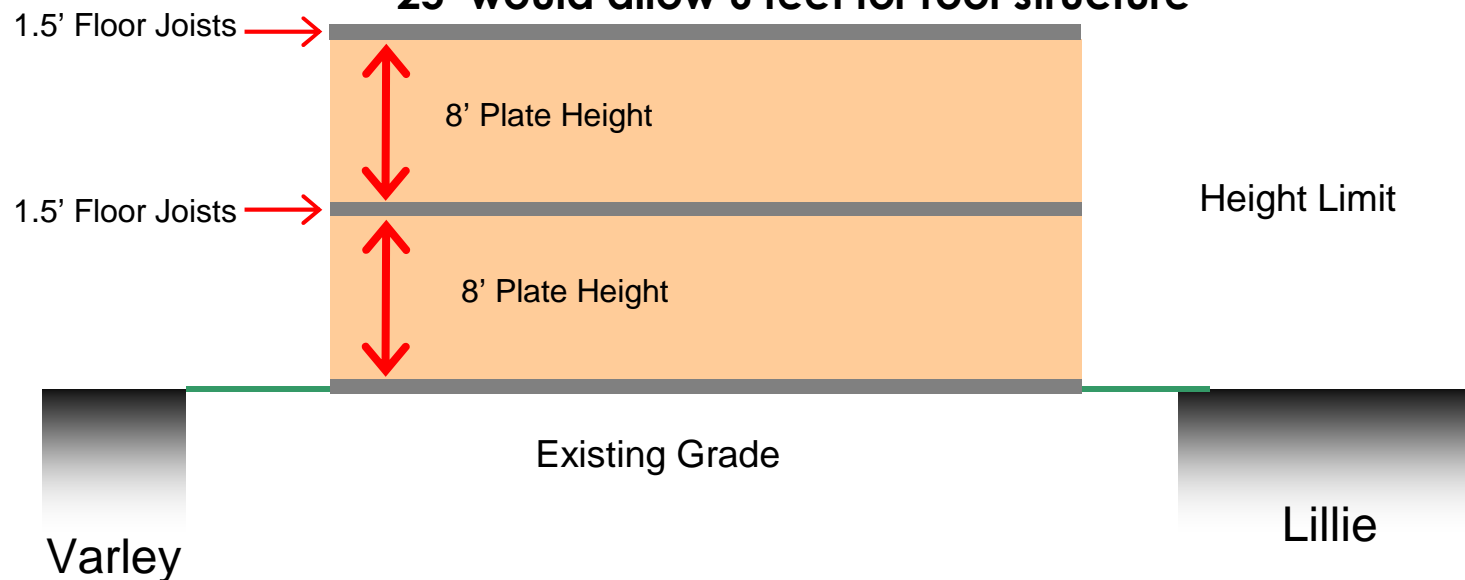
Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Proposed Building Height Methodology
 - As slope increases, design flexibility is increased, allowing the ability for the structure to cut into the slope.



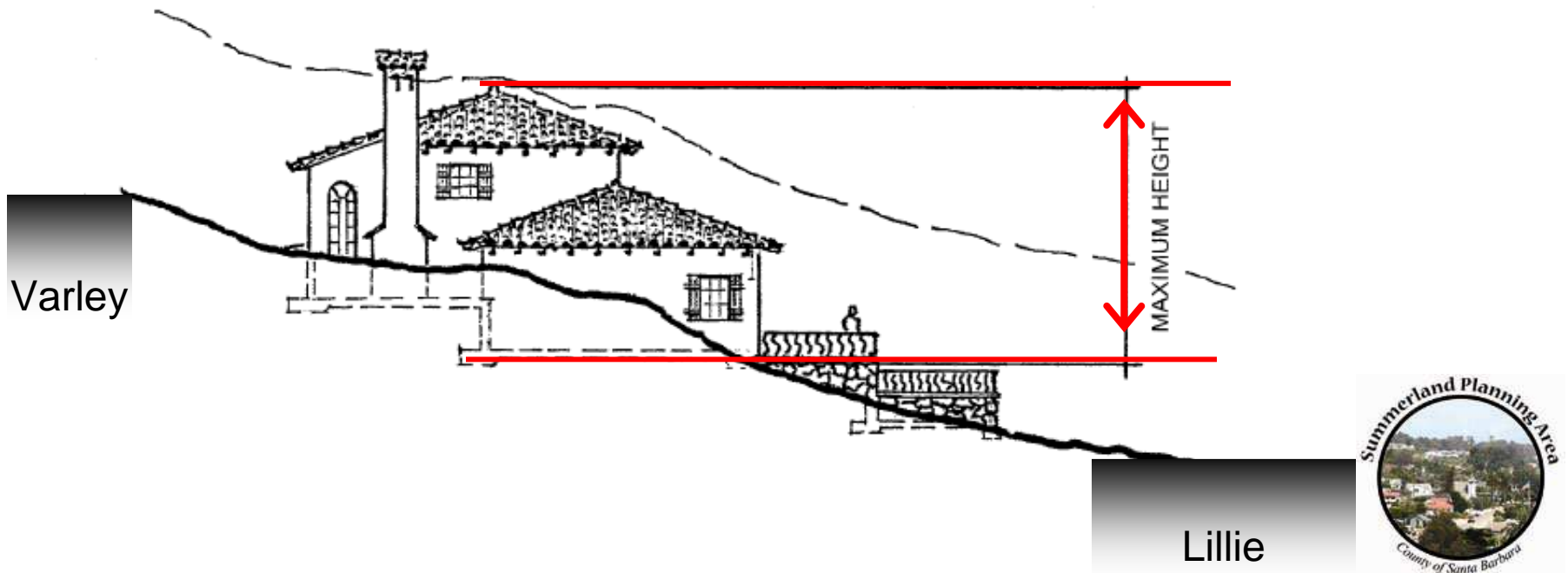
Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Proposed Building Height Methodology
 - Two story structure, without roof is at 19 feet
 - **22' - 19' = 3 feet remaining for roof structure**
 - **25' would allow 6 feet for roof structure**



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Proposed Building Height Methodology
 - Maximum Height – the difference between the lowest and highest points on the project site.
 - Currently 35 Feet



Draft Design Guidelines

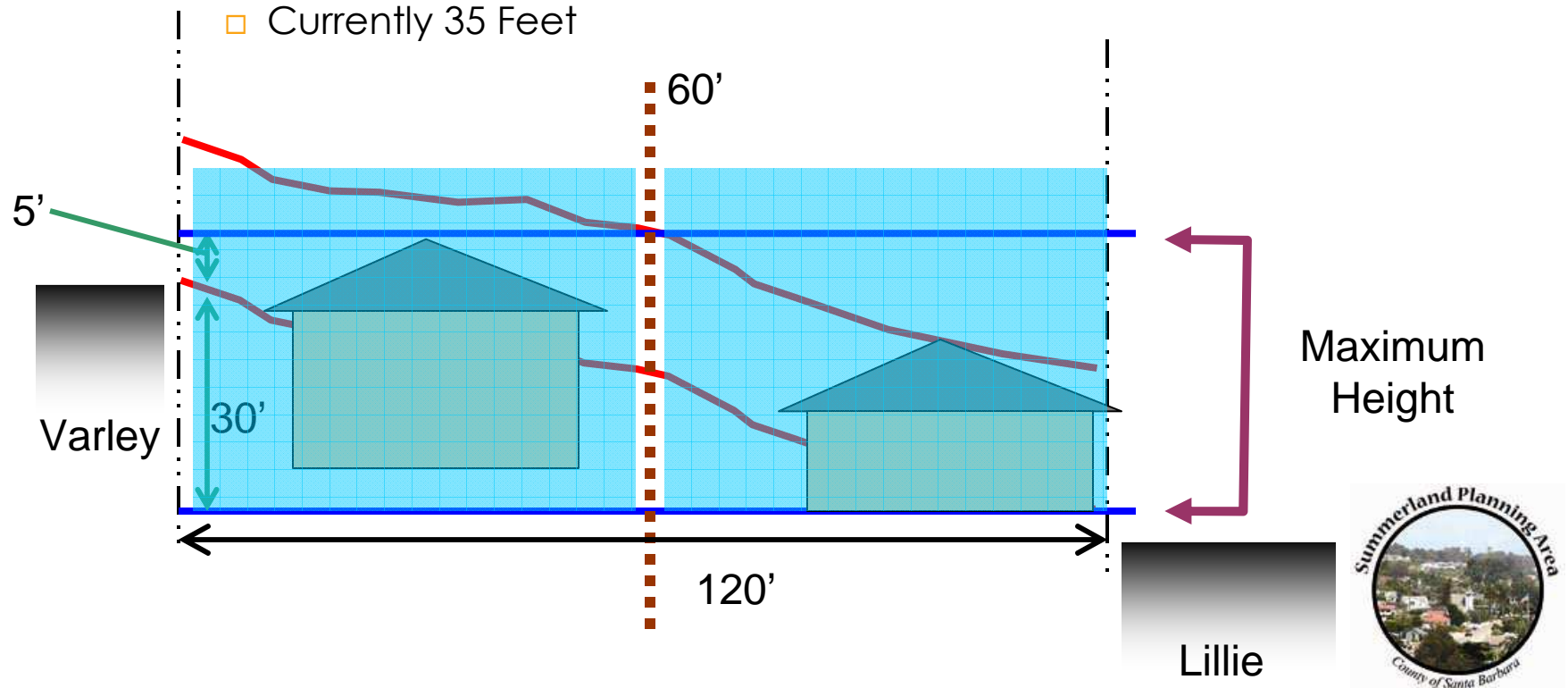
- Chapter 4 – Building Scale and Form

- Building Height Discussion

- Proposed Building Height Methodology

- Maximum Height – the difference between the lowest and highest points on the project site.

- Currently 35 Feet



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form

□ Building Height Discussion

■ Proposed Building Height Methodology

□ Considerations

- Existing 22 foot height is very restrictive for flat lots and elements close to Lillie Avenue
- Redevelopment of existing lots with minimal slope will be difficult within a 22 foot envelope
- The Design Guidelines should allow design flexibility to provide functional commercial and residential space above
- The Coastal Zone height is 25 feet



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Staff Recommendation
 - Adopted County Height Methodology
 - Change the Building Height in the C-1 to 25 feet, consistent with the County Coastal Area



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area Ratio (FAR) Discussion
 - On 3/31/08 SunPAC voted for change in FAR measurement method to conform with County (interior of exterior wall)
 - No exclusion for Affordable Housing
 - Changed as noted on page 26 of the “Working Draft”
 - Floor Area Ratio
 - Commercial **.29**
 - Mixed Use **.35**
 - Applied new methodology to existing buildings
 - Resulted in a **6** to **7** percent increase in FAR, a thin additional layer



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Staff Recommendation
 - Retain Existing Floor Area Ratio
 - Commercial **.29 (29%)**
 - Mixed Use **.35 (35%)**



Draft Design Guidelines

■ Chapters 5 – 9

- See Attachment 6 for review of SunPAC Feedback and Comments
 - Issues identified for possible further SunPAC discussion
 - Chapter 6 – Building Details:
 - Should change of paint color require BAR review?

- Other issues?





Next Meeting

Residential Design Guidelines

Introduction and Background:

- Date TBD

Residential Design Guidelines Workshop:

- Saturday, TBD

