



Summerland

Planning Advisory Committee

SunPAC Meeting #9

June 4, 2008



SunPAC Meeting Agenda

Call to Order

Item 1: Pledge of allegiance and roll call

Item 2: Public comment period

Item 3: Meeting Minutes

- May 7, 2008

Item 4: Finalize Draft Commercial Design Guidelines

- Continuation of the May 7, 2008 discussion



Public Comment

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



Meeting Minutes

- Review and Approve Meeting Minutes
 - May 7, 2008



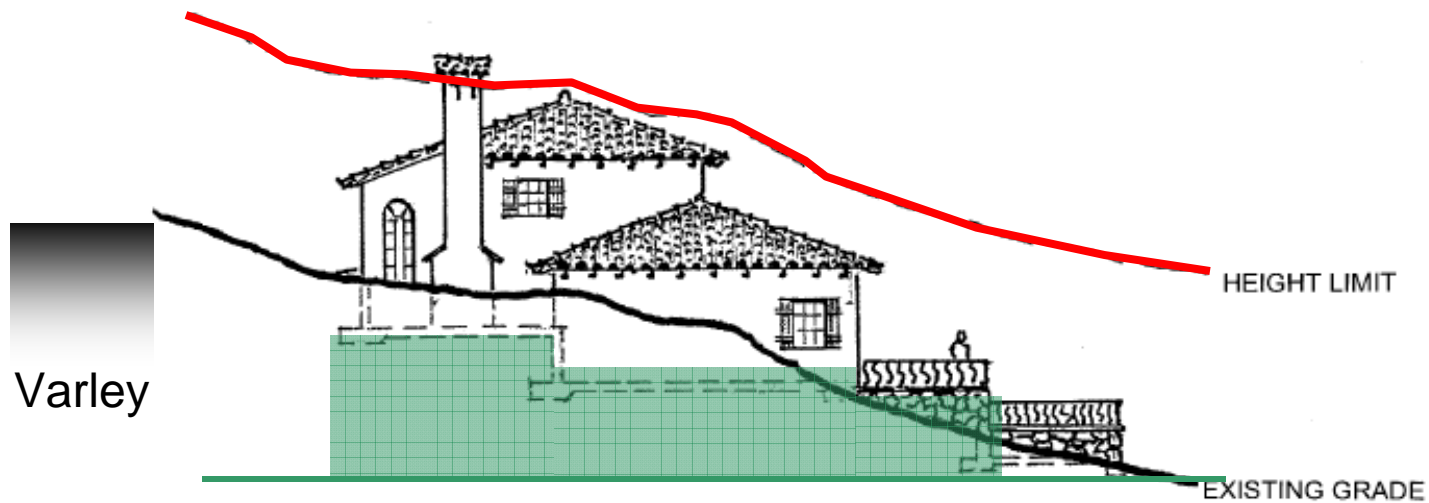
Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - May 7, 2008
 - SunPAC deferred Building Height discussion
 - 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



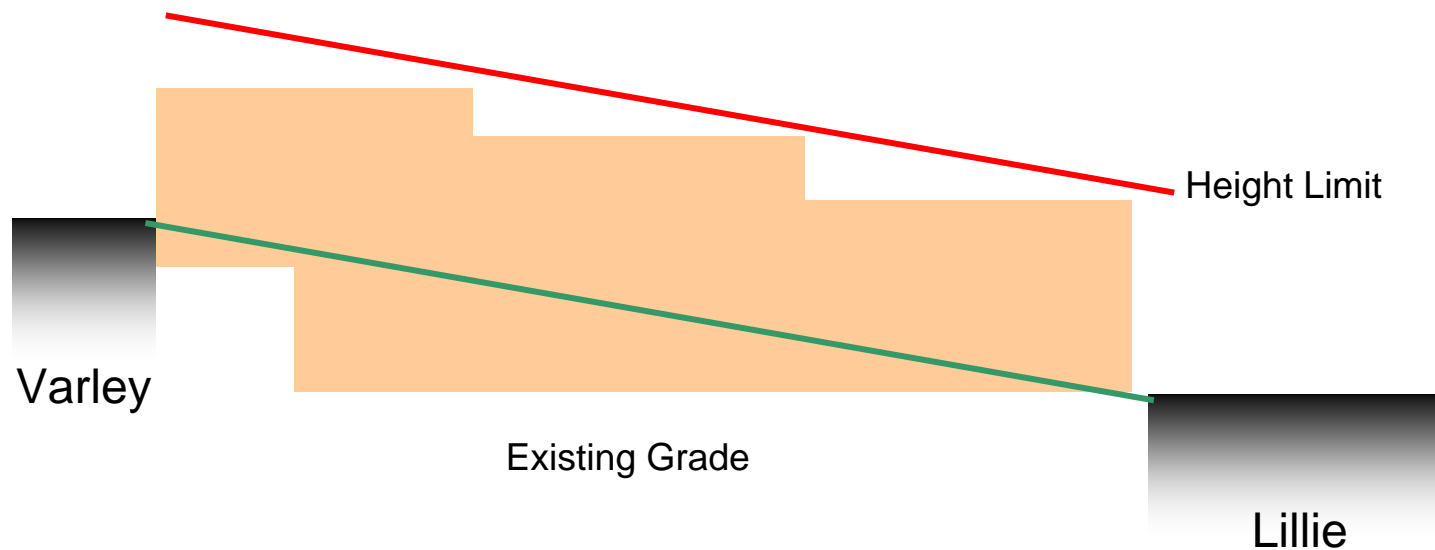
Draft Design Guidelines

- 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



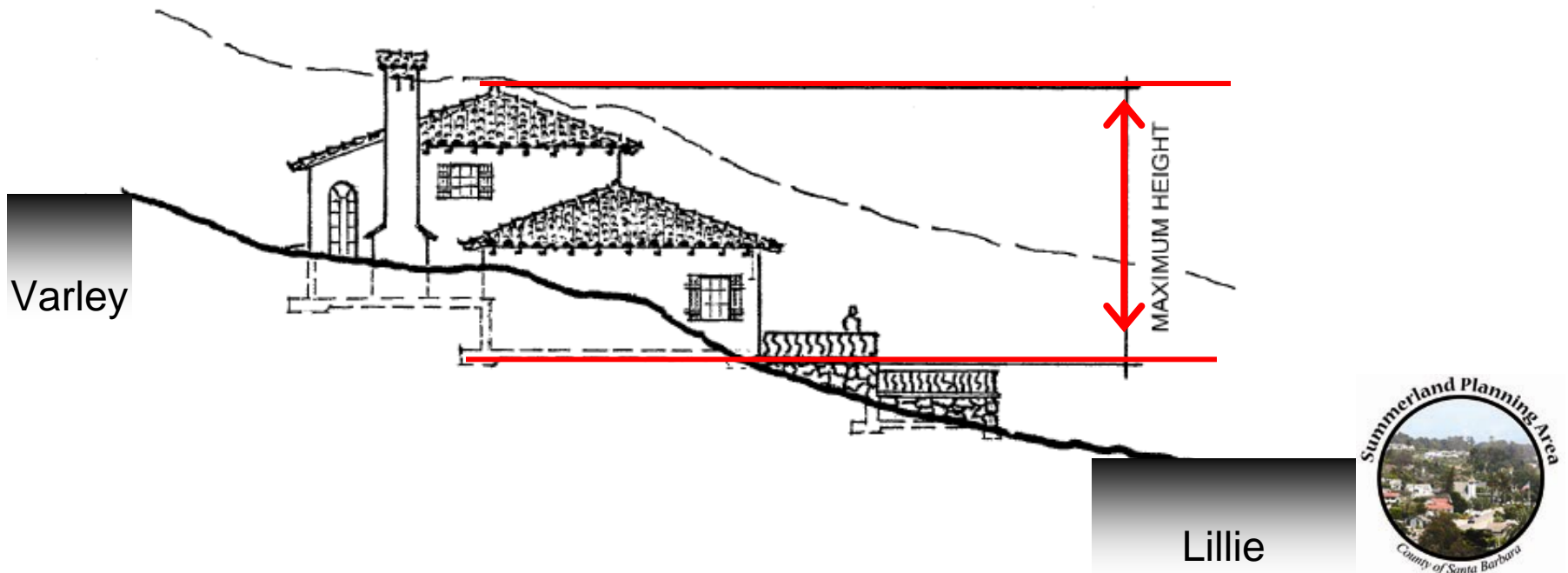
Draft Design Guidelines

- 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
 - Maximum Height – the difference between the lowest and highest points on the project site
 - Currently 35 Feet



Draft Design Guidelines

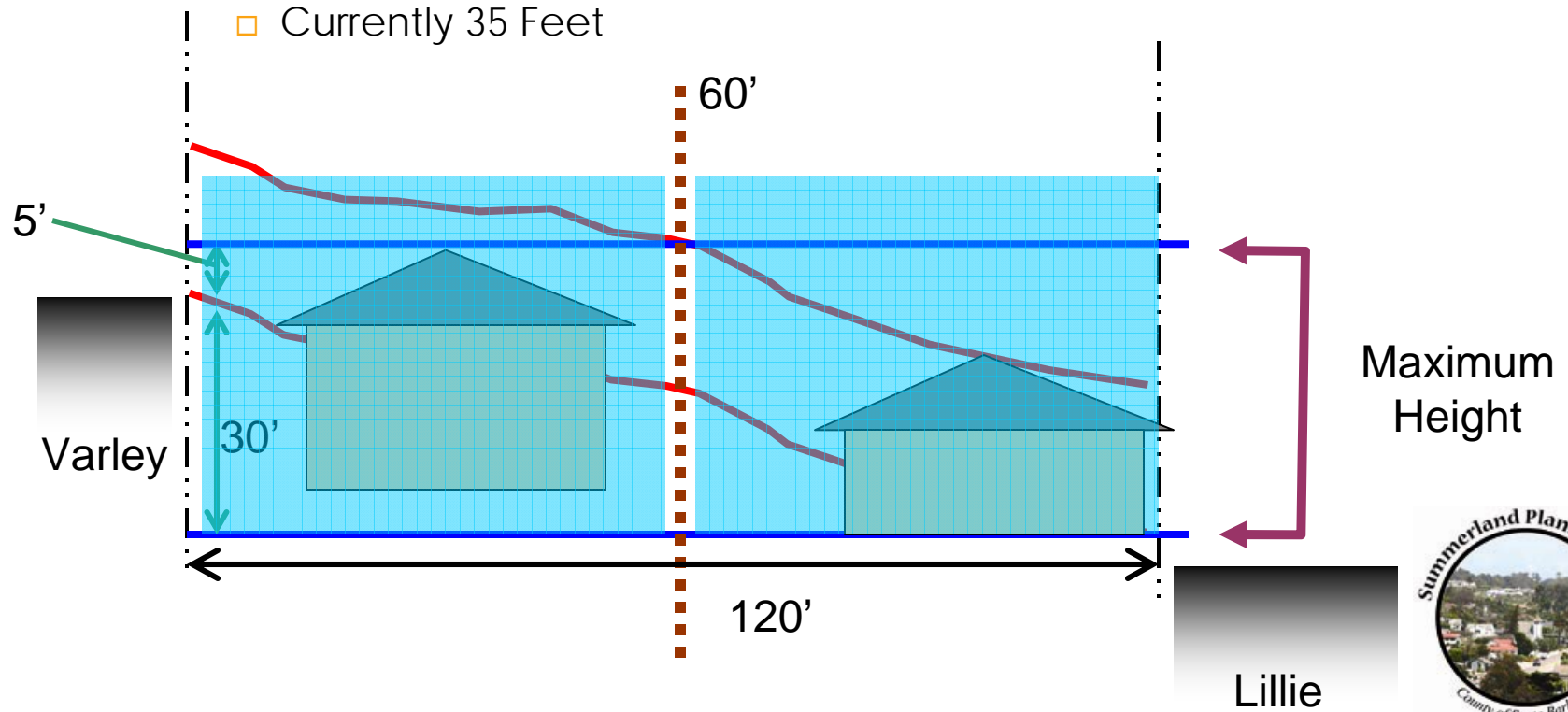
■ Chapter 4 – Building Scale and Form

□ Building Height Discussion

■ Proposed Building Height Methodology

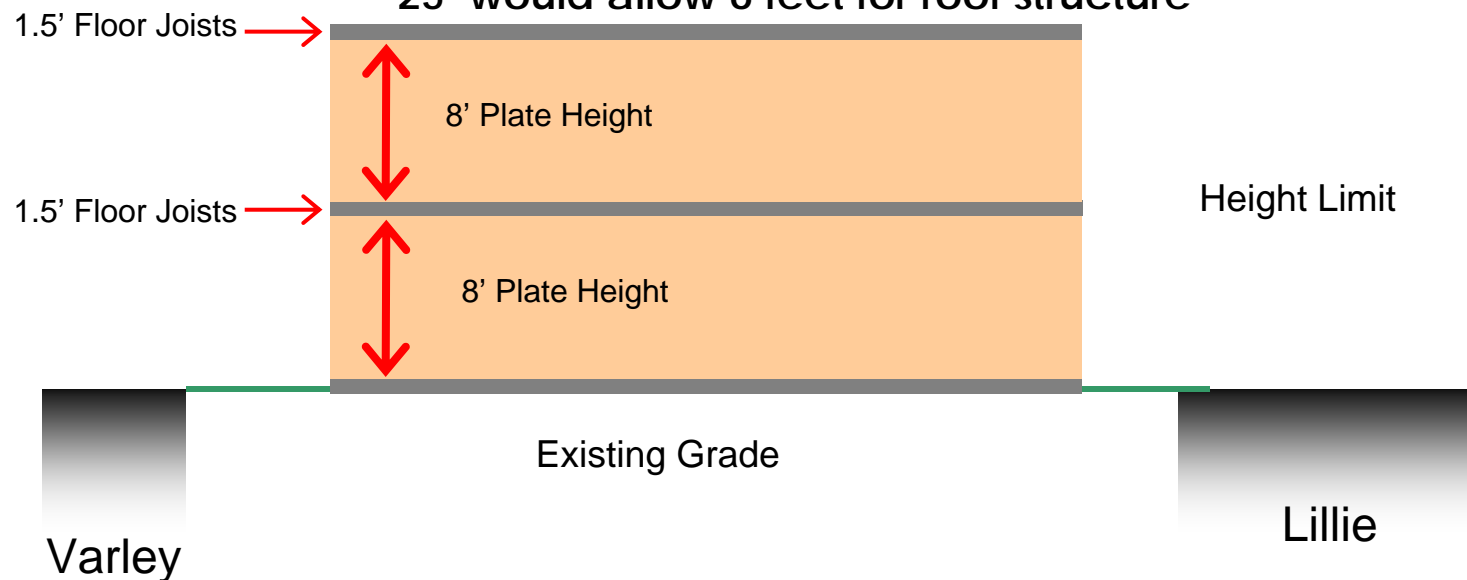
□ Maximum Height – the difference between the lowest and highest points on the project site

□ Currently 35 Feet



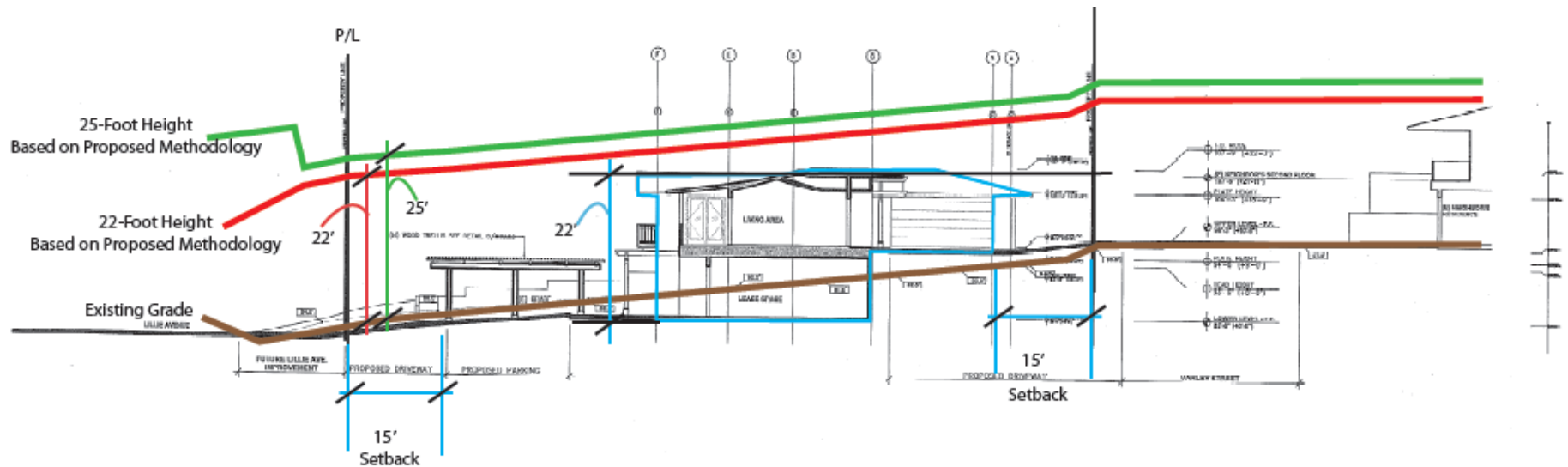
Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Proposed Building Height Methodology
 - 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
 - Kimsey Building 2410 Lillie Avenue



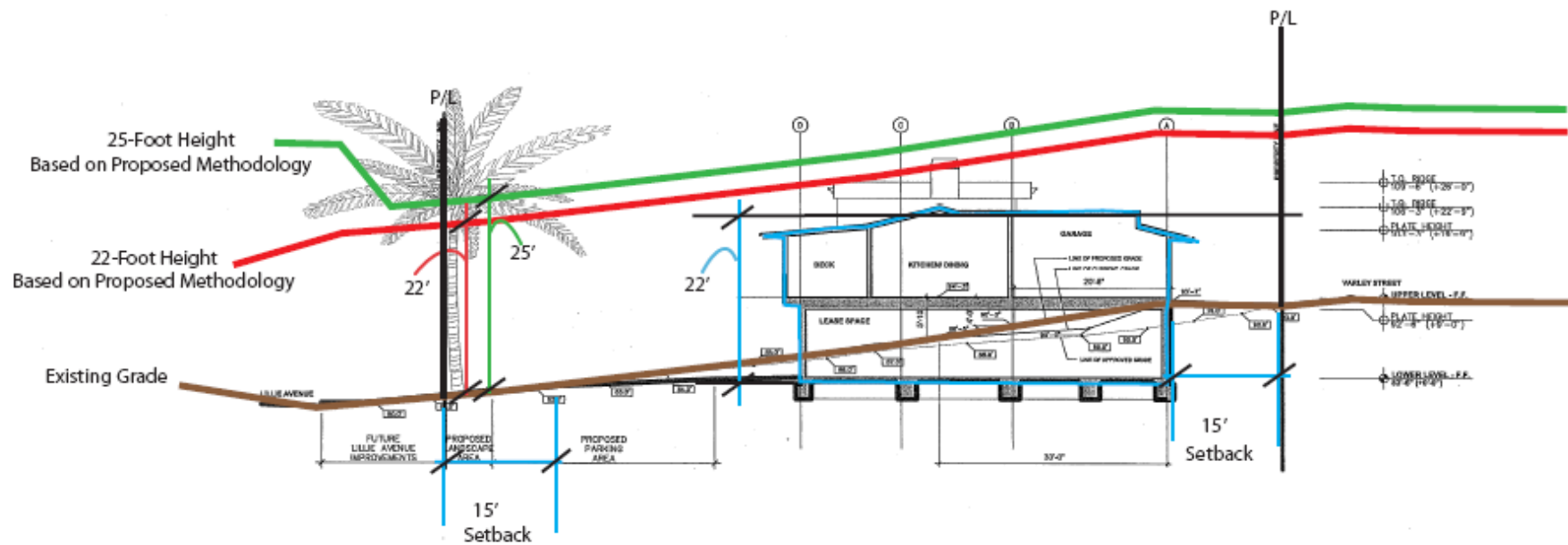
Draft Design Guidelines

- Chapter 4 – Building Scale and Form



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Perkins Building 2420 Lillie Avenue



Draft Design Guidelines

■ Chapter 4 – Building Scale and Form



Draft Design Guidelines

- Chapter 4 – Building Scale and Form



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Just Folk Building
 - Kimsey Building



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Building Height Discussion
 - Rationale for Proposed Building Height Methodology
 - 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 flexibility to provide functional commercial and residential space above
 - The Coastal Zone height is 25 feet
 - Consistency with County wide methodology
 - Consistent with P&D permit streamlining process



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Staff Recommendation
 - Adopt 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

- **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

- **5/7/08:** SunPAC voted to maintain FAR with an adjustment to maintain the current building envelope (i.e. additional “layer” created by new methodology)

■ Current FAR

- Commercial **.29**
- Mixed Use **.35**



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area Ratio (FAR) Discussion
 - Per the Request of the SunPAC:
 - The net change resulting from the Countywide FAR methodology results in a .02 difference
 - Commercial FAR .27
 - Mixed Use FAR .33



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area Ratio (FAR) Discussion, **Other Considerations**
 - Change in FAR exclusions eliminated basement exclusion for commercial, retail or residential space
 - Floor Area Ratio – Summerland: A measurement of development intensity represented by the quotient of net floor area divided by net lot area.
 - Exclusions:
 - * Parking located within, or portion thereof, a basement (see Figure X Basement Illustration),
 - * 100% of a Summerland basement with no more than 18 inches above the finished grade of the building footprint to be used for storage-accessory and/or mechanical for a one story structure, OR
 - * 50% of a Summerland basement with no more than 18 inches above the finished grade of the building footprint to be used for storage-accessory and/or mechanical for a two story structure.



Draft Design Guidelines

- Chapter 4 – Building Scale and Form
 - Floor Area Ratio (FAR) Discussion
 - Summary
 - Methodology allows for modest increase in Floor Area
 - Plate height guideline allows more design flexibility without penalty
 - Basement exclusion limited to parking only
 - Guidelines encourage cutting structure into the slope
 - SunPAC Options
 - Retain existing FAR numbers (.29 and .35) or
 - Reduce FAR by .02 to adjust for new methodology
 - Resulting in .27 and .33



Next Meeting

■ Schedule

□ Meeting #10

- Residential Design Guidelines Introduction and Background

- Date Options

- 6/18, 7/2, 7/9, 7/16, 7/23

□ Residential Design Guidelines Workshop

- Saturday July 26, 2008



Draft Design Guidelines

- Continued Discussion
 - Private versus Public Views
 - **3/19/08 Action:** SunPAC voted to maintain language (control through design elements such as size, bulk and scale, FAR and height), clarify this language where possible, and present additional language that 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.
 - Refer to pages 8-9 and 21-23 of Draft Commercial Design Guidelines



Draft Design Guidelines

■ Continued Discussion

□ East/West of Valencia

- **3/19/08 Action:** SunPAC voted 8-3 in support of recognizing these areas as different, potentially meriting different treatment. Some PAC Members noted concerns about impacts to development potential for blocks east of Valencia; others supported distinction in order to soften appearance of blocks along Lillie Avenue and to create better visual flow.
- **3/31/08 Action:** Vice Chair Perkins requested consensus on creating front setbacks requirements for areas west of Valencia along Lillie Avenue be 5' to 15' not to exceed 15'. The SunPAC provided consensus on this issue.
- **3/31/08 Action:** SunPAC Member Neumann made a motion to maintain current setback requirements for areas east of Valencia at 15'. SunPAC Member Woolpert seconded the motion. Vice Chair Perkins called for a vote. The vote carried 8-1 with Vice Chair Perkins Dissenting.



Draft Design Guidelines

- Continued Discussion
 - East/West of Valencia
 - SunPAC Vote: Should additional language describing the difference between E/W Valencia be added to the Block Face Character section of the Draft Commercial Design Guidelines?
 - If yes, propose language

