



Summerland

Planning Advisory Committee

SunPAC Meeting #10

July 16, 2008

SunPAC Meeting Agenda

Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
 - June 4, 2008
- Item 4: Commercial Design Guidelines Wrap Up
- Item 5: Residential Design Guidelines
Background and Introduction





Public Comment

- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - June 4, 2008



Misc Items from 6/4/08 Meeting

- Draft Commercial Design Guidelines remaining issues:
 - Varley Street Guidelines
 - Interior Space
 - Basement & Floor Area Exclusions



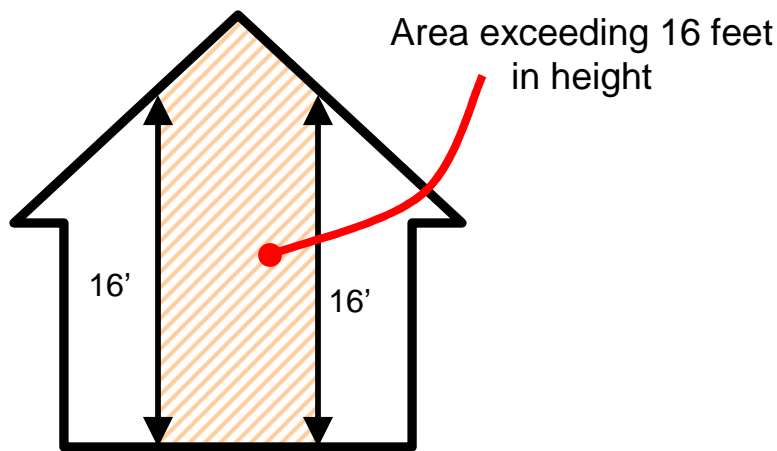
Misc Items from 6/4/08 Meeting

- Draft Commercial Design Guidelines remaining issues:
 - Varley Street Guidelines
 - Guideline Language provided in Meeting Materials (pages 14 – 15)
 - Several Design Guidelines support residential character on Varley
 - Site Design, parking location
 - Building Scale and form
 - Architectural Features
 - Building Details

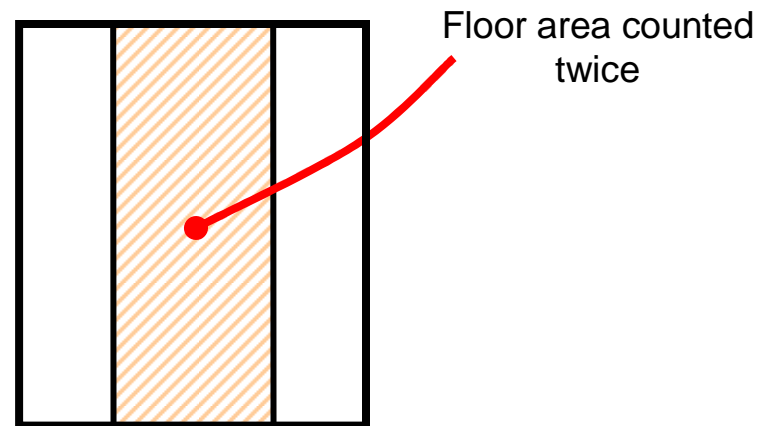


Misc Items from 6/4/08 Meeting

- Interior space exceeding sixteen (16) feet in height (floor to ceiling) shall be counted twice for that portion exceeding sixteen (16) feet in height. Interior space means the portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or if there is no floor above, then the space between the upper surface of the floor and the ceiling or roof above it.



Building Section



Plan View



Misc Items from 6/4/08 Meeting

- Draft Commercial Design Guidelines remaining issues:

- Interior Space

- *Interior space exceeding sixteen (16) feet in height (floor to ceiling) shall be counted twice for that portion exceeding sixteen (16) feet in height. Interior space means the portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or if there is no floor above, then the space between the upper surface of the floor and the ceiling or roof above it.*

- SunPAC to approve, reject or reword



Misc Items from 6/4/08 Meeting

- Draft Commercial Design Guidelines remaining issues:
 - Basement & Floor Area Exclusions
 - Basement Definition Needs Clarification
 - SunPAC voted on 5/7/08 for the following:

“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 no more than 4 feet above the finished grade.”
 - Approved language poses difficulty for parking located within a basement.
 - Proposed new language to clarify for applicants:
 - Floor Area Ratio – Summerland: A measurement of development intensity represented by the quotient of net floor area divided by net lot area.
 - Exclusions:
 - Parking or accessory storage located within a basement
 - 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 no more than 4 feet above the finished grade for more than one-half its perimeter.
- SunPAC to approve, reject or reword
- Set aside Draft Commercial Design Guidelines



Residential Design Guidelines

- Background and Introduction
 - BAR Guidelines for Summerland Based On
 - Community Plan Goal
 - *Strengthen and expand the existing design guidelines to promote view protection and protect the architectural character of the community*
 - Community Plan Policy (VIS-S-2)
 - *The County shall adopt BAR Guidelines for Summerland*
 - *Established goals for the BAR Guidelines*
 - Adopted in 1992



Board of Architectural Review

- Design Review Triggers:
 - **New building construction**
 - Includes demolished and reconstructed buildings when 50 percent or more of the existing gross floor area is demolished
 - **Second floor additions**
 - Excluding the addition of lofts or mezzanines within an existing structure where there is no change in the outward appearance of the structure
 - **Structural alterations**
 - That substantially alter the facade and that are substantially visible from the street frontage within the Summerland Community Plan Overlay



Elements of Design

□ Neighborhood Character

- Neighborhood context, scale and compatibility

□ Site Design

- Topography, grading, building placement, landscaping, parking, views, fencing and walls, stormwater and drainage

□ Building Scale and Form

- Building massing, scale and form, proportions, facade articulation, floor area ratio, rooflines, second stories, accessory structures

□ Architectural Styles and Features

- Architectural styles, building entrances, garages and garage conversions, driveways, paving materials, roof design

□ Building Details

- Architectural details, windows, doors, exterior materials and color

□ Garage Conversions, Residential Second Units, Outdoor Lighting

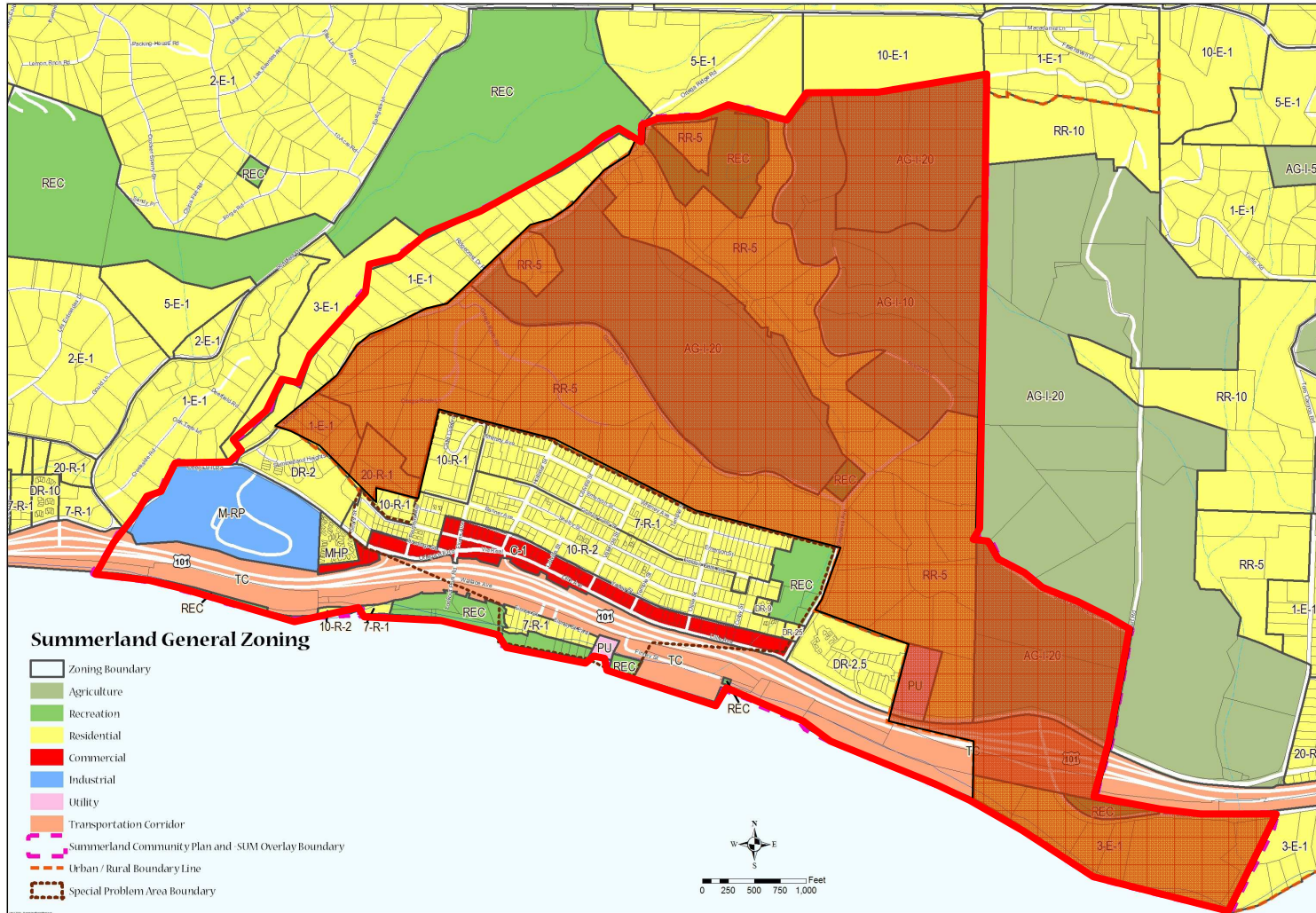


Elements of Design

- Relationship to BAR Guidelines & LUDC
 - **Neighborhood Character**
 - Scale & Orientation (BAR Guidelines, page 22)
 - Narrow Lots & Side Yards (BAR Guidelines, pages 22-23)
 - **Site Design**
 - Scale & Orientation (page 22)
 - View & Privacy Protection (BAR Guidelines, pages 14-15)
 - LUDC Development Standards
 - LUDC Landscaping Requirements
 - LUDC Parking Requirements
 - **Building Scale and Form**
 - Floor Area Ratio (BAR Guidelines, pages 15-17)
 - Height (BAR Guidelines, pages 18-12)
 - Height Methodology
 - **Architectural Styles and Features**
 - Architectural Styles (BAR Guidelines, pages 6-12)
 - Passive Solar Design (BAR Guidelines, page 12)
 - **Building Details**
 - Architectural Styles (BAR Guidelines, pages 6-12)
 - **Garage Conversions, Residential Second Units, Outdoor Lighting**
 - Lighting (BAR Guidelines, page 24)



Elements of Design



Elements of Design

■ Residential Design Questions

- What elements of residential design are important ?
 - Entrances, Garages, Massing, Scale, Height, Lighting, and Landscaping
- Which elements are specific to the urban area?
- Which elements are specific to the rural area?





Next Meeting

Residential Design Guidelines Workshop:

- Saturday, July 26, 2008
 - Summerland Presbyterian Church

■ World Café Format

- Six topic tables
- SunPAC members will facilitate and record table discussions
- Rotating, timed break-out discussion (20 minutes)
- Fact sheets will be provided for each topic table



Workshop Preview

- Table Topics – Two SunPAC Members volunteer for each topic
 - Table 1: Neighborhood Character
 - Table 2: Site Design (including landscaping)
 - Table 3: Building Scale and Form
 - Table 4: Architectural Styles and Features
 - Table 5: Building Details
 - Table 6: Garage Conversions, Residential Second Units and Outdoor Lighting



Workshop Preview Cont'd

- SunPAC members serve as discussion *Facilitators*
- Staff will rotate between tables
- Participants will provide comments and suggestions relating to the table topic
- The table Facilitator will report back to the entire group at the end of the day
- Topic “Fact Sheets” and focus questions will be sent one week prior to the workshop, and posted at each table
- Tell your neighbors about this workshop!



South Board of Architectural Review

- Courtesy review of Draft Summerland Commercial Design Guidelines
 - Friday, July 25, 2008, 3:00pm
Planning Commission Hearing Room
Est. time 1 hour
 - Feedback will be shared with the SunPAC and incorporated into “working draft” of the document



South Board of Architectural Review

■ County of Santa Barbara GPAC Guidelines

E) Appearance on GPAC's behalf

- “The Chair, Vice-Chair, or other official designee shall speak for the Committee at any applicable non-GPAC public hearing or other meeting. Individual members of GPAC not so designated, who do testify at a public hearing or other meeting, shall clearly identify themselves as speaking individually as a member of GPAC, and shall clearly indicate that they are not authorized to speak for the full committee.”

