

LANGUAGE FROM DRAFT COMMERCIAL DESIGN GUIDELINES REGARDING PROTECTIONS FOR VARLEY STREET

6/4/08 SunPAC Meeting Motion

Member **Franz** requested that staff gather all language in the current Draft Commercial Design Guidelines related to the protection of Varley Street (particularly the south end of Varley) so that the SunPAC can strengthen this language if needed in light of the height changes.

Language concerning protection of Varley Street

Chapter 3 - Site Design (Page 17)

"Commercial or mixed-use development or renovation projects in Summerland should possess a "village feel" which is sensitive to the small scale and livability of the adjacent residential neighborhoods. Solutions that enhance the residential feel of Varley Street are encouraged."

Chapter 3 - Site Design (Page 24) Parking Design Guidelines 3.29

"Parking placement should encourage the residential feel and minimize negative impacts to Varley Street."

Chapter 4 – Building Scale and Form (Page 35) Building Form Guideline 4.6

"Residential components of mixed-use development should be consistent with proportions found within the existing neighborhood context, including residential uses found on the opposite side of Varley Street."

Chapter 5 – Architectural Features (Page 43) – Garage Guidelines 5.17

"Garages located on Varley Street should be sited to minimize visibility, should be residential in character and they should accommodate space for trash collection cans."

Chapter 6 – Building Details (Page 48)

"The County BAR may specify an LRV if there is concern regarding visibility or compatibility along Varley Street."

Additional language concerning height impacts

Chapter 3 – Site Design (Page 26)

SOUTH BOARD OF ARCHITECTURAL REVIEW Privacy Findings

"In cases where resolution cannot be reached prior to review by the South Board of Architectural Review (SBAR), they may find that a project has the potential to create significant view or privacy impacts, the Board and applicant should consider a combination of the following as possible mitigations for view and privacy protection:

- Reduction of building height

Chapter 4 – Building Scale and Form, Height Guidelines (Page 33) 4.1

"Structures located on parcels with an average slope of 5% or more should provide steps in the structure and roofline to reflect the natural topography (refer to the glossary)."

4.2 "Corner buildings should serve as architectural anchors, enhancing the character and pedestrian activity of the area."

Chapter 4 – Building Scale and Form, Building Form Guidelines (Page 35)

"Street frontage providing functional and visual continuity shall be maintained, and all projects shall be sympathetic in form, scale, and height to adjacent structures."