



PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: July 18, 2008
TO: SunPAC Members
FROM: Derek Johnson, Deputy Director
Shaunn Mendrin, Senior Planner
SUBJECT: SunPAC Meeting #11

SunPAC members, the items noted below have been included or referenced in preparation of the July 26, 2008 workshop.

1. **Meeting Agenda.** The meeting agenda for the July 26, 2008 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1 – page 3-4)
2. **Workshop Instructions, Fact Sheets and Focus Questions.** Includes instructions for the Workshop, both for SunPAC Facilitators and Recorders and Fact Sheets with Focus Questions for each table topic. These are provided so SunPAC members may familiarize themselves with the topic to be discussed at their workshop table. (All materials will also be available at the tables the day of the workshop.) These materials are intended to provide background on each residential design topic and facilitate the SunPAC's consideration, discussion and recommendations to the County for the development of residential design guidelines for Summerland. (Attachment 2 - Pages 5-43)

You may also download the SunPAC materials on the following webpage if you have difficulties accessing the files attached in the email:

<http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

MEETING AGENDA FOR SATURDAY, JULY 26, 2008

Agenda Item 1

Pledge of Allegiance and Roll Call

Agenda Item 2

Public Comment period – This item is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.

Agenda Item 3

Discussion of topics related to the development of residential design guidelines with SunPAC Members as Facilitators/Recorders on each design topic to be included in the Summerland Residential Design Guidelines:

Table 1: Neighborhood Character - **Mary Holzhauer and Paul Franz**

Table 2: Site Design - **Betty Franklin and Jennifer Fairbanks**

Table 3: Building Scale and Form - **Tom Evans**

Table 4: Architectural Styles and Features - **Suzanne Perkins**

Table 5: Building Details - **Robin Donaldson**

Table 6: Garage Conversions, Residential Second Units and Outdoor Lighting - **Andy Neumann**

Round Table Feedback and Summary by SunPAC Facilitators: For tables with only one SunPAC member, the table Facilitator will act as Recorder will report back to the entire group on perspectives and conclusions from their table.

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #12
Topic: Draft Residential Design Guidelines
Wednesday, August 20, 2008, 6:00 PM
Board of Supervisors Conference Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st District Office
John McInnes, Director, Office Long of Range Planning
Amy Donnelly, Assistant Planner, Office of Long Range Planning



Notice of Public Meeting

Summerland Planning Advisory Committee (SunPAC) Meeting #11

Date: Saturday, July 26, 2008
Time: 9:00 AM – 3:00 PM
Location: Summerland Presbyterian Church
Attendees: SunPAC Members, County Staff and Public Participants
Purpose/Discussion: Workshop to Develop Residential Design Guidelines
Material to Read: 1992 Board of Architectural Review Design Guidelines for Summerland
Material to Bring: SunPAC Meeting & Workshop Materials

Agenda Item	Discussion Topic
CALL TO ORDER	
# 1	Pledge of Allegiance and Roll Call
# 2	Public Comment Period: <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i>
# 3	Development of Residential Design Guidelines
Adjourn	Next Meeting: SunPAC Community Plan Update Meeting #12 Topic: Review of Draft Residential Design Guidelines Wednesday, August 20, 2008 6:00 PM Board of Supervisors Conference Room 123 East Anapamu Street, 4 th Floor, Santa Barbara

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or djohnson@co.santa-barbara.ca.us and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.



Workshop Table Instructions for Facilitators

The SunPAC members designated for a table will need to determine which member will serve as the table facilitator and the table recorder. Tables with only one SunPAC member will receive facilitation help from County staff, and this member will need to serve as table recorder.

FACILITATOR'S ROLE

- o Welcome participants as they join your table, introduce yourself by name and have your neighbors introduce themselves
- o Explain the topic(s) of the table and present the focus questions prepared for each table's topics to get the discussion rolling. **Note distinction between urban and rural residential areas of Summerland.**
- o Explain the discussion etiquette:
 1. Encourage people to speak in positive terms rather than negative (if someone is focused on criticizing or complaining, try to redirect the conversation by asking them to offer solutions about how they think their concerns could be addressed)
 2. Encourage people to share their vision and goals for the future pertaining to the subject matter of the table
 3. Encourage people to contribute to the conversation and feel free to speak openly
 4. Remind people the workshop is not about what is right or wrong; its purpose is to gather ideas and thoughts about the future of Summerland in relation to the table's topics
 5. Encourage people to be polite and listen when others are speaking

RECORD PARTICIPANT COMMENTS

Take notes summarizing each person's ideas and thoughts; make certain you understand their comments

- o Look for recurring themes and connect ideas
- o Remind people at your table to jot down key ideas, discoveries, and thought provoking questions as they emerge – sketching on the paper provided is encouraged
- o Remain at the table when others leave and welcome new participants as the discussions rotate
- o Using butcher paper or large post-it flip-charts, note key insights and ideas from each conversation so other participants have an opportunity view previously contributed ideas
- o If possible, organize the comments under the focus questions and be prepared to provide a summary to the entire group at the end of the day



Neighborhood Character (Table 1) Fact Sheet & Focus Questions:

BACKGROUND

NEIGHBORHOOD CHARACTER

"Neighborhood Context" refers to the defining characteristics such as setbacks, scale, and architectural styles or elements that identify an area or community.

- The South Board of Architectural Review Finding #7 for Projects Subject to Design Review reads:

"There is a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted."¹
- Residential Design Guidelines will emphasize adherence to neighborhood context and character in order to maintain neighborhood compatibility when considering design for new development or renovation.
- Residential Design Guidelines will also emphasize the neighborhood differences between the urban and rural areas of Summerland.

In addition to the immediate neighborhood, changes in physical and natural elements can define a broader neighborhood context. Descriptions of distinct neighborhoods are useful for determining how a new home or remodel can integrate into the setting by understanding subtle differences between different areas of Summerland.

These differences can include the following elements:

- Land Use: Changes in housing density, zoning, lot size, and public services such as sewer versus septic.
- Streets and Streetscapes: Presence of wide streets or main traffic routes such as Foothill Road, the predominance of private versus public roads, or if homes and front yard landscaping are visible from the street.
- Residential Structures: The visibility of structures and predominate elements.
- Topographic/Natural Features: Proximity to open space, a riparian corridor or arroyo, or significant changes in topography.

ISSUES TO CONSIDER

- What are the important aspects of neighborhood character?
- What are the important elements for Multi-Family neighborhoods?
- What are important elements for single-family homes in the **Urban Area**?
- What are important elements for single-family homes in the **Rural Area**?
- How is neighborhood character defined?"
- If so where are the different neighborhoods and what are the boundaries?

¹ County of Santa Barbara South Board of Architectural Review Findings for Approval LUDC, Section 35.82.070

RELATIONSHIP TO EXISTING GUIDELINES AND THE LAND USE DEVELOPMENT CODE

URBAN AND RURAL AREAS

The Summerland Community Plan established two subareas for the community. These two areas are the **Urban Area** where principally urban land uses exist and the **Rural Area** where land uses are rural or agricultural in nature. An understanding of the character and land uses plays an important role in the development of new design guidelines. When considering Neighborhood Character, it is important to recognize the different characteristics of each area.

SCALE AND ORIENTATION

This section should be reviewed and consideration should be given to the important elements of scale and orientation in the residential area of Summerland.

"The residential and urban residential areas of Summerland are diverse in style, unimposing and small in scale. The scale of a proposal in relation to both the size of the site and the scale of the neighborhood and community is an important consideration. An applicant should visualize his or her project from different area within the neighborhood and also from higher and lower elevations within the community. The treatment of large surfaces, landscaping, grading and retaining walls should be compatible with a small scale community and should respect the grid orientation of Summerland."

NARROW LOTS AND SIDE YARDS

This section should be reviewed for important issues or aspects pertaining to the design and articulation of structures. The existing language discusses large expanses of walls and second floor step backs. These elements may be used and clarified in the new residential design guidelines and they play an important role in the compatibility of a new structure or addition to an existing neighborhood.

"As many of Summerland's lots are narrow, special consideration needs to be given to the minimization of the massing of the structure at or near the sideyard setbacks. Single plane walls and large expanses of wall area should be avoided in order to add architectural interest and relief to these areas. Upper floors should be stepped back to enhance view corridors and a feeling of open space between structures.

Figure 9 illustrates the comparative building footprint area (which is shaded) of three conventional lots and three narrower lots of the same lot size with the same setback standards. With a conventional lot (e.g. 70 foot wide lot), the setback is 10% or 7 feet in this example. Assuming two 70 foot wide lots, a total setback of 14 feet would be provided between two adjacent

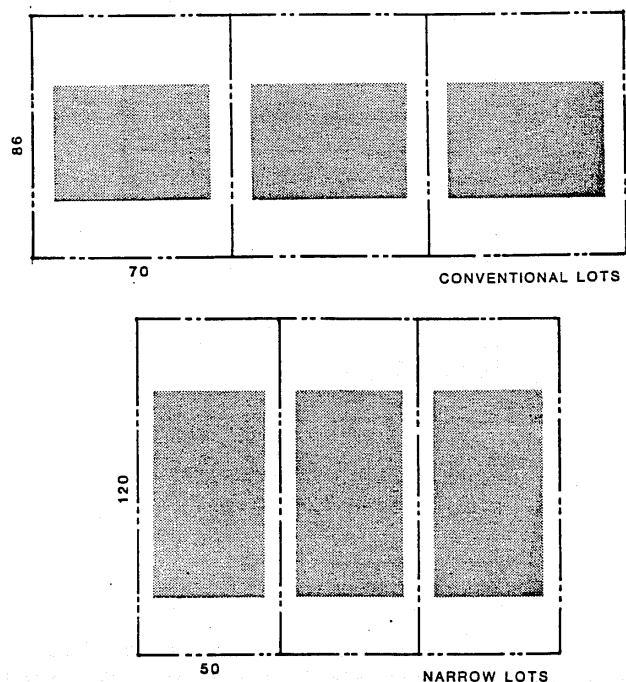


Figure 9 - Effect of Narrow vs. Conventional Lot

structures. With a narrow lot (e.g. a 50 foot wide lot), the same 10% setback (5 feet) provides a total setback between two structures of only 10 feet. In addition, the length of this narrow setback area is greater with a narrow lot than for conventional lots. This figure illustrates the potential for large wall areas and the undesirable closeness of the buildings as well as reduced yard areas."

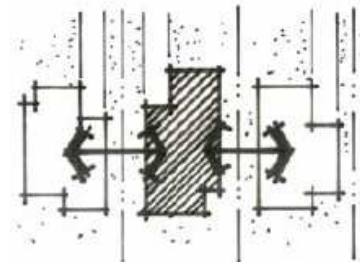
This generally applies to those properties located within the **Urban Area** of the community due to the original lot sizes that formed the community of Summerland. The articulation of long expanses of walls in close proximity is an essential design element to provide relief and solar access. **Rural Areas** of Summerland have larger lot configurations, a lower maximum height and greater options for building form. Articulation is an important element in design, however, it is not as essential as it is in the **Urban Area**.

ISSUES TO CONSIDER

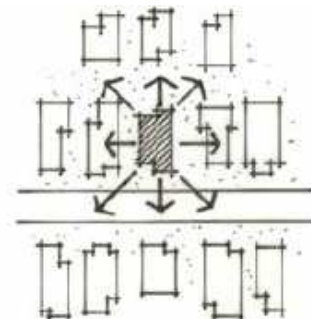
- Applicability and importance in the **Urban Area**
- Applicability to transition areas within the **Urban Area**
- Applicability and importance in the **Rural Area**
- Privacy concerns and issues

IMMEDIATE CONTEXT – HOW THE BUILDING RELATES TO SURROUNDING BUILDINGS ON THE BLOCK

These illustrations indicate how a building or structure relates to its immediate neighbors and other buildings on the block and across the street. Taking these aspects into account will help an architect or designer determine important elements in the area, such as setbacks, massing location, rooflines and other materials that define an area.



These illustrations are more applicable in the **Urban Area** of Summerland, where lots are smaller resulting in building being located in closer proximity top each other. The Immediate Context may be applicable in certain cases within the **Rural Area**. In these cases aerial photos and panoramic photos from the proposed building location will assist the designer and staff in understanding the immediate context.



FOCUS QUESTIONS

1. What defines neighborhood character?
2. What are the important defining characteristics of Summerland's residential neighborhoods? **Urban Area? Rural Area?**
3. What characteristics should be retained and or encouraged?
4. What architectural styles define the residential areas of Summerland? **Urban Area? Rural Area?**

5. *To what extent should the Summerland Residential Design Guidelines address neighborhood compatibility?*
6. *On blocks where no clear architectural pattern has been established, what standards should a project be subject to? **Urban Area?** **Rural Area?***
7. *Considering the eclectic characteristics of the residences in Summerland, how can building design guidelines be used to achieve neighborhood compatibility and appropriate transitions while still respecting the unique architecture represented in the **Urban** and **Rural Areas** areas of Summerland?*



Site Design (Table 2) Fact Sheet & Focus Questions:

BACKGROUND

WHAT IS SITE DESIGN?

Site design refers to the arrangement of buildings and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation and views.

WHY IS SITE DESIGN IMPORTANT?

Proper site design can further establish the identity of a neighborhood or area through sensitive placement of structures, grading, fencing and walls, drainage, parking, trash enclosures, and landscaping.

WHAT ELEMENTS AND REQUIREMENTS ARE IMPORTANT TO SITE DESIGN?

The following list of items plays an important role in the location of a building on a site:

- Topography and Grading
- Setbacks
- Parking Location and Driveways
- Landscaping, fencing and walls and hardscape materials
- Water Management
- Views and Privacy

RELATIONSHIP TO EXISTING GUIDELINES AND THE LAND USE DEVELOPMENT CODE

The existing Board of Architectural Review (BAR) Guidelines for Summerland contains elements (i.e. Scale and Orientation and Views and Privacy) that influence Site Design. In addition, the Land Use Development Code (LUDC) contains several sections that further dictate building location and required facilities (i.e. setbacks, parking and landscaping). The topics following this discussion are geared toward the elements of site design and the appropriate BAR Guidelines that currently exist.

URBAN AND RURAL AREAS

The Summerland Community Plan established two subareas for the community. These two areas are the **Urban Area** where principally urban land uses exist and the **Rural Area** where land uses are rural or agricultural in nature. An understanding of the character and land uses plays an important role in the development of new design guidelines. When considering Site Design, it is important to recognize the different characteristics of each area and the important issues of each.

TOPOGRAPHY AND GRADING

Topography is a term used to refer to the slope or relief of a site. Generally, slope is measured rise over run, or the elevation for point A and point B divided by the linear distance between the two points. The LUDC (§ 35.62, Ridgeline and Hillside Development Guidelines) encourages architectural design and landscaping that conforms to the natural topography. Guidelines apply to structures where a 16 foot drop in elevation occurs within 100 feet in any direction from the proposed building footprint.

Grading has both technical and aesthetic aspects. While some grading is often necessary to prepare sites and ensure proper drainage, a proposed development should strive to preserve and enhance the natural environment and any existing aesthetic qualities of the site. Since geological considerations may be crucial to your project, careful review of the site's geology is mandatory.

ISSUES TO CONSIDER

- Should more specific criteria be established for steeply sloped properties?
- Should design guidelines differentiate between **Urban** and **Rural Areas**? If so how?
- What topographic features are important?
- The extent of grading allowed in the **Urban** versus **Rural Areas**
- Important topographic features

SETBACKS

Summerland's residential areas are located on the steep, ocean facing hillside above the commercial strip and on small hills and canyons to the west, north and east of the **Urban Area**. In the **Urban Area** there is a mix of high density, a mobile home park, multifamily apartments, duplexes, small cottages, and large new single family homes. The **Rural Area** to the west, north and east of the **Urban Area** are single family homes on larger (15 acre) and agricultural uses (primarily orchards).

Residential zones existing in the Summerland Community Plan area include the following:

- R-1: Single Family Residential
- R-2: Two Family Residential
- RR: Rural Residential
- DR: Design Residential
- E-1: Single Family Estate Residential
- MHP: Mobile Home Planned Development
- M-RP: Industrial Research Park
- TC : Transportation Corridor
- AG: Agriculture

General Development Standards

Residential Development within the various zones shall be designed, constructed, and established in compliance with the applicable requirements of each zone. Development standards include allowable density, setbacks, parking requirements and other similar regulations. Staff will provide the Development Standards in Table 2-11 and all applicable standards in Article 35.3 through Article 35.7 of this Development Code. These standards apply within the Coastal Zone and Inland area, except where noted.

Community Plan Overlay Requirements

Section 35.28.210 (Community Plan Overlays) establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in Section 35.28.210 (Community Plan Overlays).

The Summerland Community Plan established twelve (12) goals that were incorporated into the 1992 BAR Guidelines for Summerland. All goals will be carried over into the New Residential Design Guidelines:

Goals of the Summerland Design Guidelines

1. To protect the scenic character of Summerland.
2. To preserve the natural and/or agricultural environment.
3. To preserve the architectural and historic qualities of Summerland.
4. To promote visual relief throughout the community by preservation of scenic ocean and mountain vistas, creation and preservation of open space, and variation of styles of architecture, setbacks and landscaping.
5. To promote neighborhood compatibility.
6. To promote high standards of architectural design and the construction of aesthetically pleasing structures.
7. To encourage the protection of public and private views.
8. To encourage the protection of privacy for individual residences.
9. To encourage the development of safe, quiet and attractive residential areas in a variety of housing styles.
10. To encourage the development of attractive and appropriate commercial or mixed use development and the signage therein.
11. To encourage necessary and appropriate landscaping of slopes of 20% or greater featuring drought tolerant native landscaping wherever possible.
12. To encourage appropriate lighting that provides for safety while respecting adjacent light-sensitive uses, especially at nighttime.

All the goals noted above, except goal 11, influence site design for both **Urban and Rural Areas**. The development standards noted above establish the main building envelope. The application of the BAR goals further guide the location of the building and the elements required by development standards.

ISSUES TO CONSIDER

- Repetition of existing setbacks in **Urban Areas**
- Appropriate setbacks for various architectural features in the **Rural Area**
 - Residential structures
 - Gates and Fences
 - Accessory Structures
- Appropriate setbacks for various architectural features in the **Urban Area**
 - Residential structures
 - Gates and Fences
 - Accessory Structures
- Appropriate setbacks for various natural features within the **Rural Area**

PARKING LOCATION AND DRIVEWAYS

Parking layout and location is regulated by various sections in the LUDC (§35.36.100). The Residential Design Guidelines may guide the design and treatment of required parking. This may be addressed through guidelines for garages and carports to the materials used for driveways and uncovered parking spaces.

ISSUES TO CONSIDER

- Guidelines for the treatment of parking areas in transition areas, **Rural and Urban Areas**
- Spacing between parking lot driveways to minimize loss of on-street parking
- Encouraging shared parking areas
- Appearance and scale of a garage or carport

VIEWS AND PRIVACY

Public Views are an important aspect of the character of Summerland. Although private views are not legally protected by the County, they should be taken into consideration in the design. The Summerland Community Plan contains the following policy:

Policy VIS-S-3: Public views from Summerland to the ocean and from the Highway to the foothills shall be protected and enhanced. Where practical, private views shall also be protected (page 139).

The BAR Guidelines also contains the following requirements for review when the County BAR finds that a project has the potential to create significant view or privacy impacts, the Board and applicant should consider the following as possible mitigation for view and privacy protection:

- a. Reduction of building height.
- b. Excavation of building into site.
- c. Hip roofs / direction of roof pitch / break up roof mass.
- d. Siting of new structure.
- e. Footprint of new structure.
- f. Reducing the mass of the second story and adding to the first story.
- g. Control of window, deck or balcony placement.
- h. View blockage of only "secondary" views (i.e. Bedroom instead of living room).

In addition, the Board shall make all of the following findings prior to approving a project that may impact adjacent views or privacy:

- a. The applicant has designed a project which limits impacts on his/her neighbor's views.
- b. There are no feasible means to further mitigate the project's obstruction of views and privacy without reducing overall square footage.
- c. The project is consistent with the adopted FAR's and Design Standards.

There are policies and findings weaved through various documents that regulate development in the residential corridor in Summerland. Based on this, structures should to the extent feasible, allow for view corridors between buildings and through the use of appropriate roof slopes. This can help emphasize human scale and points of reference.

ISSUES TO CONSIDER

- Do these existing policies and findings appear to be sufficient?
- Will placing them in one document assist in design development?
- Other considerations?

WATER MANAGEMENT: STORMWATER AND DRAINAGE

The amount of impervious surfaces used at a project site influences the amount of Stormwater runoff at a site. Runoff, if not directed and diffused, can cause significant damage to structures, the site and nearby creeks due to siltation. Measure and guidelines can help engineers, architects and designers address drainage early in the design through the minimization of impervious surfaces and opportunities to direct, slow and diffuse runoff.

ISSUES TO CONSIDER

- Drainage patterns and topography
- Difference from Urban and Rural
- Adjacent creeks
- Erosion

LANDSCAPING AND HARDSCAPE MATERIALS

Landscaping can enhance the character of a residence, screen elements that may be less desirable (i.e. parking and trash enclosures), or provide a means to reduce privacy issues. Landscaping can add texture, color and smell to enhance the residential area of Summerland. Landscaping should compliment and add to good architecture rather than hide poor architecture.

A "landscape plan" is required for certain areas of residential development. The landscape plan must meet the minimum requirements outlined in the LUDC (35.34.060).

ISSUES TO CONSIDER

- Role of landscape and design
- How landscape enhances the quality of the area
- Landscape types to encourage (i.e. texture, color, smell)
- Drought-resistant varieties (consider time to grow, and appropriateness of trees once they reach mature size)
- Native non-invasive species
- Firewise Landscaping

FOCUS QUESTIONS

1. *What are important factors for building location issues for residential? **Urban versus Rural?***
2. *What types of landscaping does the community wish to recommend? What elements are important?*
3. *What are the parking problems or concerns in the residential areas of Summerland?*

4. *What other issues related to site design should be addressed? Why?*
5. What important grading issues are important in the **Rural Area**?
6. What are important grading issues are important in the **Urban Area**?



Building Scale and Form (Table 3) Fact Sheet & Focus Questions:

BACKGROUND

WHAT IS BUILDING SCALE?

Building scale refers to building elements and details as they proportionally relate to each other and to humans. The following terms are used when referring to scale and form:

- **Size** of a structure is determined by the two-dimensional measurement of the length and width combined (i.e., square feet).
- **Bulk** is the qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks, and stepbacks of second stories.
- **Mass** of a structure is determined by the following elements:
 - The volume of the building
 - Variation in building shape and form
 - The relationship between a structure and the size of adjacent structures
 - The building site and its relationship to the sidewalk and street(s) and importance to "human" scale

RELATIONSHIP TO EXISTING GUIDELINES AND THE LAND USE DEVELOPMENT CODE

The existing Board of Architectural Review (BAR) Guidelines for Summerland contains elements (i.e. Floor Area Ratio and Height) that influence the scale and form of a structure. In addition, the Floor Area Ratio and Height have been folded into the LUDC as quantitative requirements. The topics following this discussion will reference the appropriate BAR Guidelines and/or LUDC requirements that influence that topic.

- **Relationship to Guidelines and LUDC:**
 - Floor Area Ratio (BAR Guidelines, pages 15-17)
 - Height (BAR Guidelines, pages 18-12)
 - Height Calculation Methodology

URBAN AND RURAL AREAS

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FLOOR AREA RATIO (FAR)

FAR is an established number which determines the amount of building area (floor area) allowed on a parcel. Generally, FAR represents a percentage of the square footage of a site. Building area or floor area is based on a measurement of the structure to determine its proposed floor area. In Summerland, the building floor area must not exceed the established FAR in the Community Plan, BAR Guidelines and LUDC.

The Floor Area Ratio (FAR) in Summerland is unique in that it is codified and thus a hard and steadfast requirement. Other communities, such as Montecito, use the FAR as a guideline. The use of FAR as a guideline or code requirement varies from city to city and county to county. The need to control scale through the application of FAR is understood and widely practiced.

The existing Floor Area Ratios (FAR) were established based on an assessment of existing structures in Summerland and found to be compatible and consistent with the goals set forth in these guidelines. The following components determine how Floor Area is measured:

Floor Area Ratio - the Floor Area Net of the structure divided by the Lot Area Net.

Easements or encroachments which diminish the usable area of the lot will be taken into consideration when establishing the lot area net, and this area shall be adjusted accordingly. Easements and encroachments include, but are not limited to, roads, well-sites, utility installations, portions of the property that in effect are used by other properties, etc.

Floor Area Net - the total floor area of all floors of a building as measured to the surfaces of exterior walls, excluding unenclosed porches, balconies and decks. Garages and carports shall be excluded as per "Limitations and Exceptions to FAR" below. Interior stairs shall be counted on only one floor.

Single-Family Floor Area Ratio

All new single family residences in any zone district except design residential shall not exceed the following standards:

Lot Size Between	FAR	Max. Allowable ¹
Up to 2,500 s.f.	0.5	950 s.f.
2,500 and 3,600 s.f.	0.38	1,296 s.f.
3,601 and 4,700 s.f.	0.36	1,598 s.f.
4,701 and 5,800 s.f.	0.34	1,856 s.f.
5,801 and 6,900 s.f.	0.32	2,070 s.f.
6,901 and 8,100 s.f.	0.30	2,268 s.f.
8,101 and 9,400 s.f.	0.28	2,538 s.f.
9,401 and 10,800 s.f.	0.27	2,808 s.f.
10,801 and 12,000 s.f. ²	0.26	3,100 s.f.

¹ The maximum square footage allowable is based on the minimum square footage of the next lot range category

² The maximum allowable square footage (sf) for lots over 12,000 sf shall be established as a base of 2,500 sf plus 5% of the lot area new with a maximum allowable size of 8,000 sf.

Note: The Maximum Allowable square footage column sets a cap on each category so that there is no overlap between the categories. Each parcel may develop to the limits set by the FAR for its parcel size except those parcels to the larger end of each category which may not develop structures larger than the Maximum Allowable square footage set for each category.

Example #1: If a lot is 5,998 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 1,919 sq.ft. (FAR of 0.32 x 5,998 = 1,919 sf)

Example #2: With a lot of 6,600 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 2,070 sq. ft. (although FAR of 0.32 x 6,600 sq. ft. = 2,112 sq. ft.; 2,070 sq. ft. is the maximum sq. ft. allowable in that lot range)

Duplex Floor Area Ratios

The FAR for duplexes shall be 0.29. Maximum duplex size shall be 3,600 sq. ft. of total living area (for both units in the duplex).

Although the following requirements are regulated in the height section of the BAR Guidelines, they directly influence the scale of a structure by reducing FAR based on the height of certain portions of a structure. The following are found in the BAR Guidelines (pages 18-19).

Floor Area Ratio Penalties - Plate Heights

Plate heights are defined as distance between the floor and where the wall intersects with the roof or the floor joists of the story above.

a. Small Lots

Since it is desirable to keep the height and bulk of a building within reason, plate heights shall be factored into the FAR as follows (this applies to lots of < 1 acre):

Average Plate Height	FAR Adjustment
up to 9'	0%
9' - 10'	-10%
over 10'	-20%

b. Large Lots

On lots of 1 acre and greater, a maximum of 40% of the floor area shall be allowed to exceed a plate height of 9 ft. If more than 40% of the floor area exceeds a plate height of 9 feet, the excess will be counted as two times the floor area.

Floor Area Ratio Penalties - Understories

Understories are defined as the portion of the structure between the exposed finished floor and the finished grade (as defined by the latest edition of the Uniform Building Code)

The following provisions adjust for slopes but allow for larger houses if they are well designed with minimal understories.

Applicants should make every attempt to limit the height of understories, including spaces under decks. Excessive understories shall reduce the FAR as follows*:

Height of Understory	FAR Adjustment
Over 4 Feet	- 10%
Over 6 Feet	- 20%
8 Feet or Over	- 33%

A proposed residential structure that does not qualify for a basement credit may add 5% to the FAR provided that no part of the lowest finished floor over the entire building footprint is more than 18" above grade.

*Homes built prior to the implementation of these Guidelines shall not be subject to the understory standards as long as any proposed addition conforms with the original building footprint and profile.

As you can see, other elements can significantly impact the allowable floor area of the building.

Floor Area Ratio Penalties - Basements

The following provisions adjust for slopes but allow for larger houses if they are well designed with minimal basement exposure.

Basements shall be defined as any usable or unused under floor space where the finished floor directly above is not more than 4 ft. above grade (as defined by the latest addition of the Uniform Building Code).

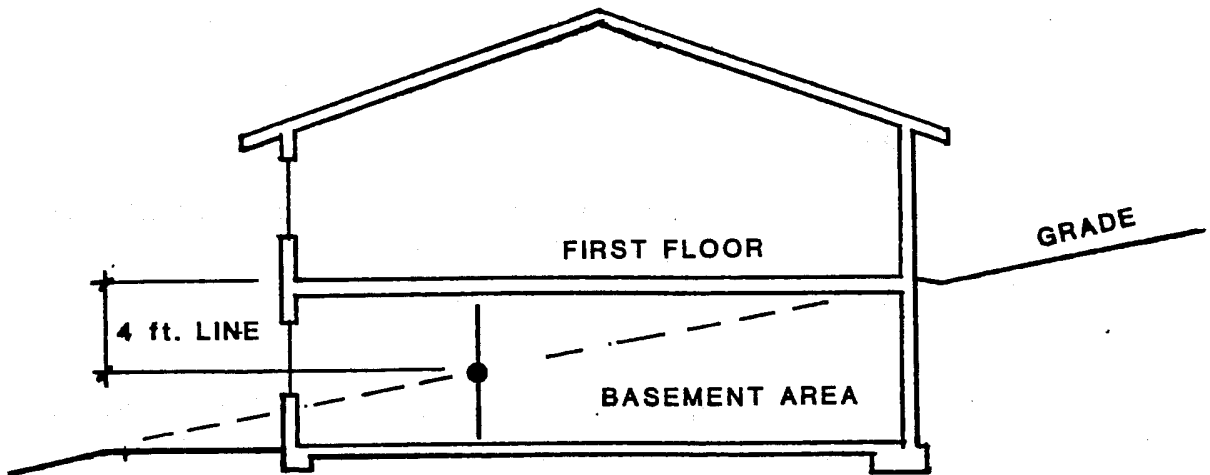


Figure 5 - Basement Area Defined

For residential structures, basements shall be counted toward the FAR as follows (see Figure 6):

First 250 sq. ft.	=	0%	=	0 sq. ft. counted and 250 sq. ft. "free"
Next 250 sq. ft.	=	50%	=	125 sq. ft. counted and 125 sq. ft. "free"
Next 300 sq. ft.	=	75%	=	225 sq. ft. counted and 75 sq. ft. "free"
Over 800 sq. ft.	=	100%	=	all sq. ft. counted and none "free"

If the living areas of a residential structure does not qualify as a basement or only partially qualify, any area of the given garage/storage allocation which qualifies under the basement definition may be calculated as per the above formula and

the "free" square footage added to the allowable floor area of the structure. However, the basement "credit" may be used only once per lot, including lots with multiple unit structures.

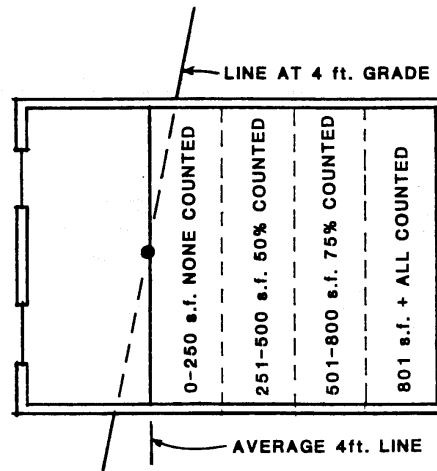


Figure 6 - Percentage of Basement Applied to Floor Area

Basements shall be counted at 100% of floor area unless there is no second floor on the structure or unless the second floor mass is set back from the downslope face of the first floor by a minimum of 10 feet at all locations. Figure 7 shows a structure where the basement does not count 100% towards the floor area (as per Figure 6). Figure 8 shows a structure where the basement does count 100% towards the floor area.

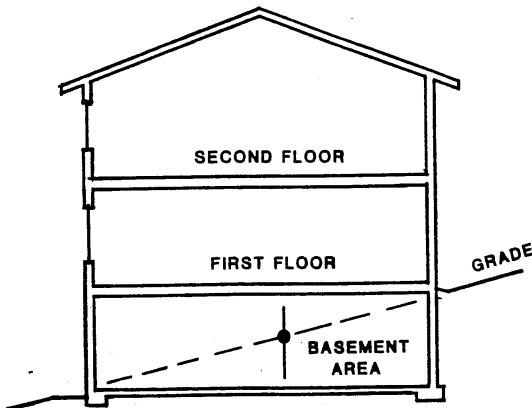


Figure 8 - Basement Counts 100% Towards Floor Area

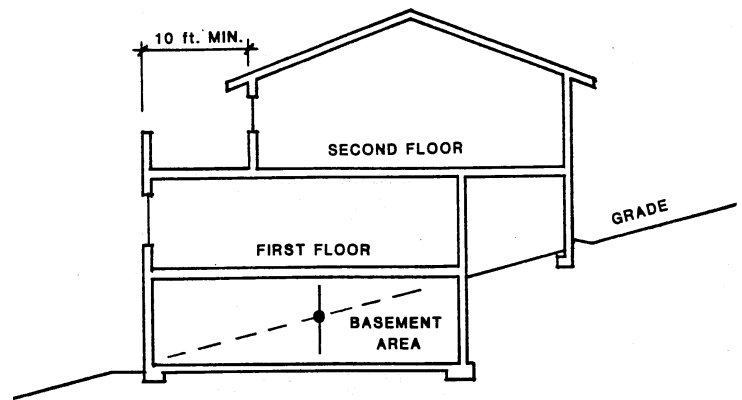


Figure 7 - Basement Does Not Count 100% Towards Floor Area

The following definitions are found in the LUDC (§35.11) and further illustrate the difference in code requirements for Summerland versus the rest of the County:

ISSUES TO CONSIDER

- How applicable are plate height, basement and understory to the residential area of Summerland?
- If plate height for residential was eliminated, could the massing of a structure be addressed through additional exterior design requirements (i.e., taking into account the structures on the block, such as architectural style, height, materials and other items)?
- Is the understory or basement limitation applicable to residential development?
- Are there other ways to address this issue?
- What are the underlying issues for each?
- Are they more applicable in the **Rural Area** as opposed to the **Urban Area**?
- What residential areas do you like and why?
- Can additional guidelines pertaining to form, architectural details and materials ensure quality design while allowing more discretion to the architect?

BUILDING HEIGHT

The height of a building is measured differently from county to county and city to city. Moreover, it is measured differently from area to area within the County. The following excerpts are from the height requirements from Summerland and Montecito and the applicable guideline or LUDC section is referenced. Included in each are the method of measurement, exceptions, definitions for each, and the actual height requirement. It is important to review these in relation to residential design.

The height methodology for Summerland was changed during the development of the Commercial Design Guidelines. The methodology has been included below. The following height limitations/restrictions apply to all parcels in Summerland:

- 22 feet maximum in urban areas (with variances allowed if appropriate)
- 16 feet in rural areas

HEIGHT CALCULATION METHODOLOGY IN SUMMERLAND

Except for structures located within the Coastal Zone on property zoned with the VC View Corridor Overlay, the height of a structure (not including fences and walls) is determined by the vertical distance between the **existing grade** and the uppermost point of the structure directly above that grade. If the structure is located within the Coastal Zone on property zoned with the VC View Corridor Overlay, then the height of the structure (not including fences and walls) is determined by the vertical distance between the **average finished grade** and uppermost point of the structure directly above that grade.

The height of the structure shall not exceed the applicable **height limit** (see Diagram 1 below) except for certain limited **exceptions** discussed below.

In addition to the height limit applicable to a structure as described above, a structure subject to the Ridgeline and Hillside Development Guidelines shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the **finished grade** or the **existing grade**, whichever is lower (see Diagram 2 below).

1. In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.
2. This 32 foot limit may be increased by no more than three feet where the highest part of the structure is part of a roof element that exhibits a pitch of four in 12 (rise to run) or greater.

EXCEPTIONS

1. Chimneys, church spires, elevator, mechanical and stair housings, flag poles, noncommercial antennas, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones subject to compliance with the F Airport Approach Overlay and the VC View Corridor Overlay. **The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity.**
2. Portions of a structure may exceed the applicable height limit by no more than three feet where the roof exhibits a pitch of four in 12 (rise to run) or greater.
3. Architectural elements (portions of a building that exceeds the height limit and extends beyond the roof of the building) with an aggregate area less than or equal to 10 percent of the roof area or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the BAR.
4. Special exemptions for oil/gas equipment (see Article II, Section 35-127.1.a).

DEFINITIONS

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

Finished Grade: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Finished Grade, Average: The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

Diagram 1

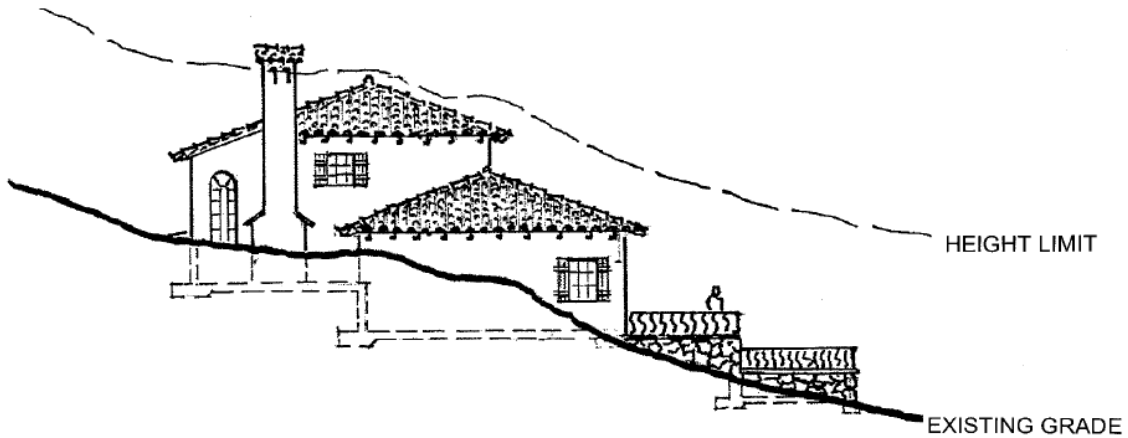
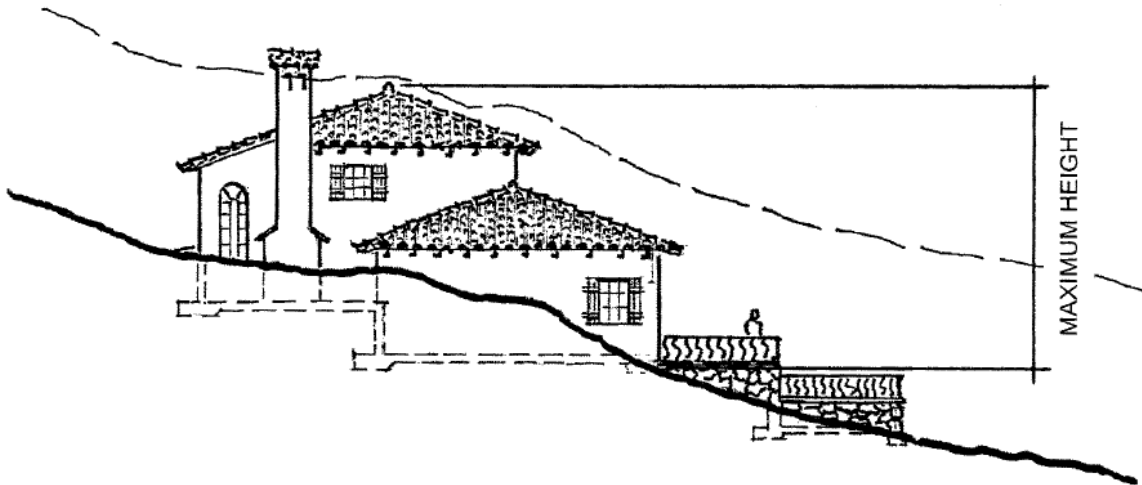


Diagram 2



ISSUES TO CONSIDER

- How does the community want residential development to the topography of the site?
- Should the additional FAR adjustments for plate height be applied to residential development?

BUILDING SIZE, BULK, SCALE AND FORM

The FAR and building height set the maximum volume or envelope in which the building can be developed. The form of the building is in direct relation to the neighborhood context. The following elements help to further establish the building form within the building envelope:

- Neighborhood Scale
- Second Stories and Additions
- Eave lines
- Solar Access
- Façade Articulation
- Narrow Lots and Side Yards

ISSUES TO CONSIDER

- The importance of existing patterns
- Varied setbacks at the first level and above the first floor
- Reducing perceived bulk and scale by dividing mass into smaller components
- Building height in relation to adjacent homes
- Common rooflines and elements

FOCUS QUESTIONS:

1. *What elements of residential design are important to Summerland?*
2. *Do the existing FAR regulations for Summerland need to be revised, and if so, how?*
3. *What are the advantages and disadvantages for using FAR to regulate building size?*
4. *What influences scale and form in the **Urban Area** ? In the **Rural Area**?*
5. *Does the community want to provide consistency in the application of regulations and guidelines throughout the County?*
6. *What types of guidelines should be used to address scale and form for accessory structures?*



Architectural Features (Table 4) Fact Sheet & Focus Questions:

BACKGROUND

The existing Board of Architectural (BAR) Guidelines for Summerland contain several guidelines that direct the architectural style of a building. The BAR guidelines specify several types of architectural styles that are acceptable, conditionally acceptable and discouraged.

Architectural elements and features also play an important role in the perception of scale and mass, quality of design, enhancement of the pedestrian realm and compatibility with the community. Examples of these elements include some of the following:

- Architectural styles
- Building entrances and location
- Fenestration
- Paving materials

This topic area is where clear direction from established guidelines plays an important role in final design of the structure.

RELATIONSHIP TO GUIDELINES AND LUDC

As noted above the existing BAR guidelines direct applicants to use styles of architecture established in the community. In addition to the architectural styles, the BAR guidelines contain numerous goals that are important in design elements of a structure.

Architectural Styles (BAR Guidelines, pages 6-12)
Passive Solar Design (BAR Guidelines, page 12)

URBAN AND RURAL AREAS

The Summerland Community Plan established two subareas for the community. These two areas are the **Urban Area** where principally urban land uses exist and the **Rural Area** where land uses are rural or agricultural in nature. An understanding of the character and land uses plays an important role in the development of new design guidelines. When considering architectural features, it is important to recognize the different characteristics of each area and the important issues of each.

ARCHITECTURAL STYLES

The BAR Guidelines establish compatible architectural styles for the community (pages 6-12). The following items are pulled directly from the BAR Guidelines:

All buildings in Summerland should demonstrate compatibility in materials and consistency in style throughout all exterior elevations.

1. Large Lots

On lots of one acre or more behind Summerland Proper (e.g. Ortega Ridge Road, Greenwell Ave., and Asegra Road areas as shown in Figure 1), the provisions of subsections 2-8 shall not apply and Spanish, Mediterranean or other styles may be acceptable with all of the following findings:

- 1) The size, scale and profile of the building is appropriate to the site and surrounding.
- 2) The building is integrated into the site and does not significantly alter the natural topography.
- 3) The colors and materials are subdued.
- 4) A landscape plan is incorporated as part of the design with emphasis on maintaining the natural or agricultural character and resources as much as possible.

ACCEPTABLE & ENCOURAGED

a. "Seaside"

This style is defined as any informal wood architecture traditionally associated with coastal communities on the East Coast of the United States. Historically based on general colonial architecture in the period between 1830 -1860, the more recent association is often referred to as "Cape Cod". However, the intent of these guidelines is to encourage a much more broad interpretation reflecting a West Coast influence. This style is often composed of smaller "archetypal" gable end forms, horizontal window proportions, appropriate human scale, simple forms and detailing.

b. "California Bungalow"

This style is defined as a wood sided or shingle architecture associated with the California Craftsman movement attributed to the Greene brothers of Pasadena. This style is known for its wood detailing, deep overhangs and traditionally low roof pitch. These guidelines encourage the simple yet charming interpretations of the Greene & Greene work that flourished along the California Coast in the 1920s and 30s.

c. "Victorian"

This style is very broad, but the intent of these guidelines is to encourage the "Late Queen Anne Revival" and "Colonial Revival" versions. "Italianate" would not be appropriate. Summerland possesses some wonderful examples of this style. Simple detailing is encouraged.

CONDITIONALLY ACCEPTABLE STYLES WITH FINDINGS

a. "Monterey"

This style is named after the California coastal town, and is most often associated with simple hip roof forms, shingle or flat tile roofs, and continuous arcades and balconies. Exterior siding is traditionally plaster, but may be wood. Openings are simple and spaced apart.

b. "Contemporary"

Styles in this category are intended to allow for new and creative architecture within the residential areas of Summerland. Solutions may include contemporary interpretations of acceptable styles, or simply

appropriate designs based on a contemporary approach. In the commercial area contemporary interpretations of encouraged and acceptable styles may be allowed by a 2/3 vote of the Board members present.

c. Findings to Approve Conditionally Acceptable Styles

These styles may be deemed acceptable if the Board can make the following findings:

- 1) The design is well executed within the chosen style.
- 2) The mass and scale of the building is compatible with the surrounding neighborhood.
- 3) The location of the building is appropriate within the community.
- 4) The materials proposed are compatible with the surrounding neighborhood.

Other styles not specifically mentioned in these Guidelines may be considered acceptable if found to be consistent with the goals and objectives of these guidelines and the four findings above can be made by a 2/3 vote of the Board members present.

UNACCEPTABLE STYLES

- a. Spanish or Mediterranean
- b. Southwest
- c. European Provincial
- d. A Frame
- e. Geodesic Dome

ISSUES TO CONSIDER

- Replication versus Interpretation of styles
- If interpretation is acceptable what would be the parameters or guidelines?
- Context when adjacent to historic structures

ROOFS, BUILDING ENTRANCES AND GARAGES

Each of these elements plays an important role in providing context, human scale and interest to a building or structure. The roof can reduce the apparent mass of the structure, building entrance welcome residents and guests and garages also welcome residents and guests to the home. The combination of all these elements contributes to the ability of a structure to relate to the neighborhood and contribute positively to the area.

ISSUES TO CONSIDER

- Compatibility with the proportion and scale of the building
- Importance in the **Urban Area** versus the **Rural Area**
- Location of Entrances and garages
- Relation to the street
- Compatibility with adjacent structures

ENCOURAGEMENT OF GREEN BUILDING PRINCIPLES

The BAR Guidelines contains language and guidelines pertaining to passive solar design. Since the development of BAR Guidelines technology terminology has changed, this information can be updated to reflect "Green Building" techniques and

Leadership in Energy and Environmental Design (LEED) Certified building techniques. These types of buildings are energy efficient and use fewer resources to construct. This language can be updated to reflect current trends, technology and benefits.

The BAR recognizes the desirability and encourages the use of passive solar principles in the design of energy efficient buildings. Integration of south-facing glass, thermal storage, shading, insulation devices and other elements of passive design can result in an attractive building that also provides heating and cooling. Consequently, selection and location of the building materials used for solar design as they relate to the surrounding neighborhood will be considered in the review process. For example, reflective materials utilized in a solar design should not reflect the sun's rays towards a neighbor's house. The following shall be considered in reviewing all passive solar designs:

- a. Man made materials on any building elevation shall be used with restraint in order to preserve the residential character of Summerland, including its commercial neighborhoods.
- b. Installations shall employ landscaping or other screening where practical.
- c. Other functions of the building must not be displaced by the installation (i.e. ventilation, usable outside open space, landscape area, etc. must still meet minimum standards).
- d. Enclosed areas will be counted in the FAR.
- e. Visibility from other parts of the community and the reflective qualities of any glazing will be a consideration of approval.
- f. The practicality and function as a solar device may be a factor in approval.

Note: The use of solar greenhouses or other more visible elements for passive solar gain are acceptable as long as they are integrated into the design of the structure and the above findings can be made by a 2/3 vote of the BAR members present.

ISSUES TO CONSIDER

- Is this terminology up to date?
- Should the language be changed to encourage the development of "Green Buildings" as was done for the recently created Draft Summerland Commercial Design Guidelines?
- See County Design Guidelines drafted for Mission Canyon and Los Alamos for Green Building details

FOCUS QUESTIONS:

1. *Do you feel the noted architectural styles are sufficient? Should they be further clarified? Should additional styles be added? Are the styles too restrictive? Should they differ for **urban** and **rural** areas?*
2. *Should the category of "conditionally acceptable architectural styles" be retained in the new residential design guidelines for Summerland? Why or why not?*
3. *Should Spanish and Mediterranean styles be continued to be allowed for large lots?*
4. *What are the important issues related to building entrance styles and locations? Are there different considerations for **urban** and **rural** areas (e.g. gates?)*

5. *How is fenestration important to Summerland? What types of guidelines should be in place for fenestration?*
6. *How important are paving materials to the residential area of Summerland? What guideline, if any, should be created for paving (e.g. to address drainage)?*



Building Details (Table 5) Fact Sheet & Focus Questions:

BACKGROUND

Building details help to establish and define a building's character and to visually unify the neighborhood. Elements such as windows, doors, exterior materials and lighting provide the finishing touches on the architecture of the building. The building details provide relief, texture, color and shadows to the building, all of which enhance the character of the residence, the block and overall community.

RELATIONSHIP TO GUIDELINES AND LUDC

Generally, most building details are not codified. However, lighting is one example that is often regulated through zoning requirements. The BAR Guidelines contain a few principals for outdoor lighting (see discussion below).

URBAN AND RURAL AREAS

The Summerland Community Plan established two subareas for the community. These two areas are the **Urban Area** where principally urban land uses exist and the **Rural Area** where land uses are rural or agricultural in nature. An understanding of the character and land uses plays an important role in the development of new design guidelines. When considering Building Details, it is important to recognize the different characteristics of each area and the important issues of each.

BUILDING MATERIALS & COLORS

The BAR Guidelines includes elements that determine acceptable, conditionally acceptable and unacceptable materials (page 12). In addition, the BAR Guidelines includes a statement "discouraging" bright colors. The following materials are those referenced in the BAR Guidelines:

Acceptable and Encouraged Materials

Materials that are historically consistent with the selected styles are encouraged including, but not limited to:

- a. Beveled, ship lap, board & batt (plywood under batt is acceptable), or shingle wood siding
- b. Composite or asphalt shingles, including shingles that look like wood
- c. Flat non glazed ceramic or concrete tile roofs
- d. Wood windows
- e. Stone & Masonry

Conditionally Acceptable Materials

- a. Smooth Troweled or Float Sand Finish Plaster (finish must be compatible with style).

- b. Flat Built up Roof with Gravel Topping
- c. Anodized Aluminum or Baked Enamel Aluminum Windows. The Board strongly encourages the use of color, other than black or brown, for aluminum windows.
- d. Metal Roofing (Non reflective)

Unacceptable Materials

- a. Textured Stucco
- b. Spanish Tile or Glazed Tile Roofs
- c. Metal Siding
- d. Plywood Siding (Plywood under batt is acceptable)
- e. Mil Finish Aluminum Windows
- f. Mirrored or Reflective Glass
- g. Metal patio enclosures
- h. Plastic bubble skylights

ISSUES TO CONSIDER

- Allowing more types of building materials, i.e. metal
- Compatibility with adjacent buildings or rural character when there are no adjacent buildings?
- Encourage color combinations, shade and intensity throughout the building
- Discourage bright colors
- Colors or shades to encourage and avoid? Should these differ in the **Urban and Rural Areas**?

ARCHITECTURAL DETAILS

The following items provide a brief overview of details related to the architecture of a building.

- Equal treatment to all sides of the structure
- Eaves and overhangs
- Projecting balconies
- Bay windows
- Moldings around windows
- Pilaster and column capitals

ISSUES TO CONSIDER

- Architectural details should enhance visual interest and variety among buildings
- Compatibility with major architectural features of adjacent buildings or rural character when no adjacent buildings exist
- Projecting and recessed details break up plain walls and reduce perceived mass
- Encouraged and discouraged architectural details?

WINDOWS AND DOORS

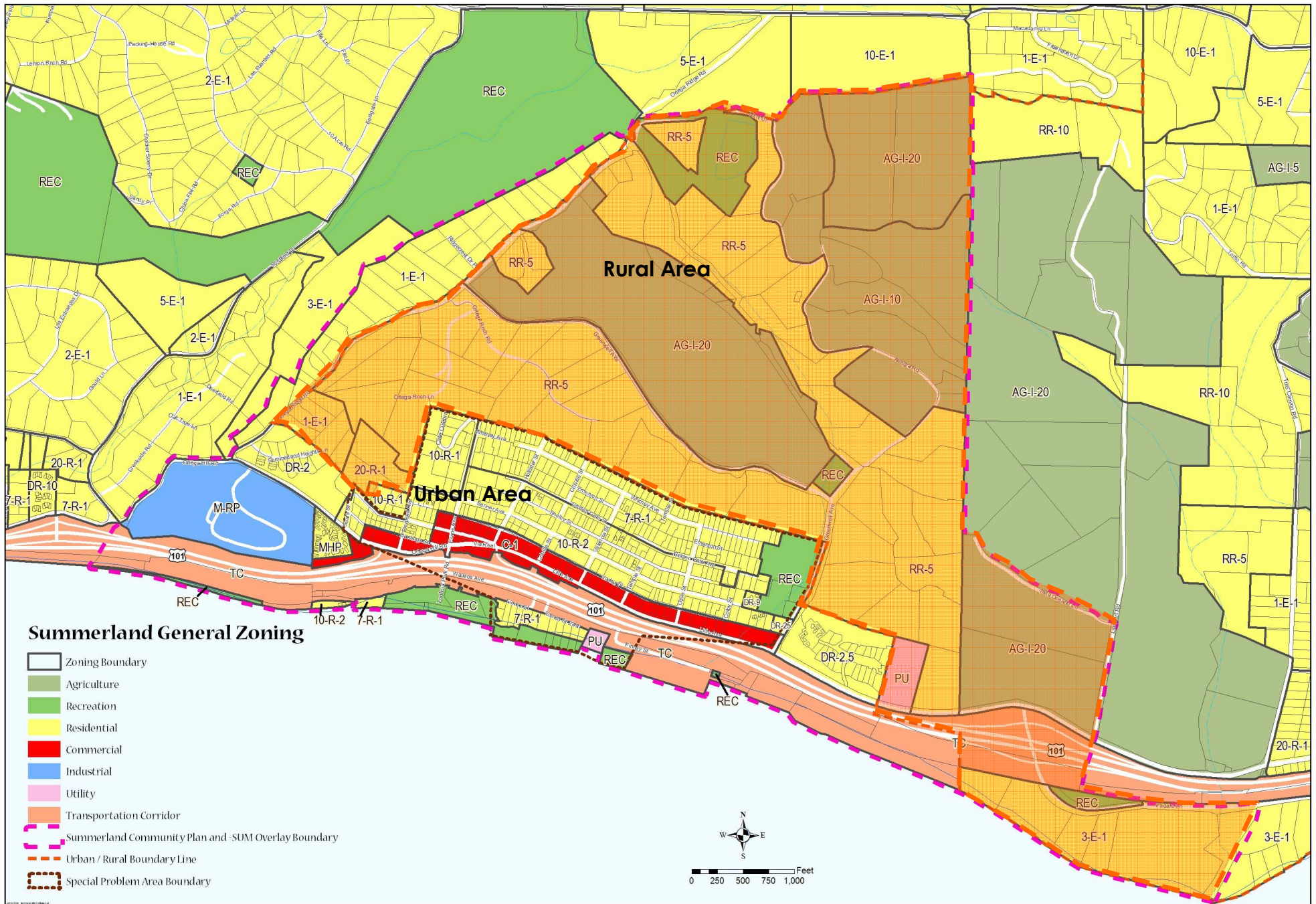
Windows compatible with the design of the structure and properly installed can provide a significant amount of interest to the building. The following graphics illustrate the components of a window and types of windows.

ISSUES TO CONSIDER

- Compatibility with architectural style of the building and neighborhood (e.g. bay windows for Victorian buildings)
- Size and shape
- Proportion and Scale to building
- Features and operability: generate airflow and preserve small scale feel
- Quality materials: avoid tint, wood versus aluminum
- Windows recessed from the facade to provide shadow and interest
- Decorative elements to provide visual interest and foster pedestrian activity: window box planters, color and trim, detailed moldings and sills
- Placement: avoid views into private spaces or yards

FOCUS QUESTIONS:

1. *Should the category of "conditionally acceptable materials" be retained? Why or why not?*
2. *Should metal siding be moved from unacceptable to conditionally acceptable as was done for commercial in Summerland?*
3. *What types of building materials, windows, and doors should be encouraged and discouraged? **Urban area, Rural area?***
4. *Which colors, if any, should be encouraged and discouraged for the residential area of Summerland? **Urban area, Rural area?***
5. *What are the desirable and undesirable types of building details that should be addressed in the residential design guidelines?*





Garage Conversions, Residential Second Units (RSUs), Outdoor Lighting (Table 6) Fact Sheet & Focus Questions:

BACKGROUND

Converting a garage to habitable living space is a common means of gaining more space without the expense and disruption of constructing an addition.

A residential second unit (RSU) is a dwelling unit on a permanent foundation that provides complete, independent living facilities for one or more persons in addition to a primary dwelling on the same lot. The units may be either attached or detached.

Generally, most building details such as garage treatment are not codified. Lighting is one example that is often regulated through zoning requirements. The BAR Guidelines contain a few principals for outdoor lighting (see discussion below).

Well-designed outdoor lighting provides adequate light but never over-lights, uses fully shielded lighting fixtures, uses carefully installed fixtures that minimizes the impact on adjacent properties, uses high efficiency lamps, while still considering color and quality as essential design features.

RELATIONSHIP TO GUIDELINES AND LUDC

GARAGE SIZE, LOCATION

A garage can become a significant architectural feature depending on its size and location. Garages generally are large voids in the building facade. It is difficult for a garage to provide interest at the pedestrian level unless it located in a manner to reduce its visibility. In addition, the materials for the garage door also play a role in its appearance. The type of garage door may also be influence by the level of the garage in relation to grade and the amount ventilation.

URBAN AND RURAL AREAS

The Summerland Community Plan established two subareas for the community. These two areas are the **Urban Area** where principally urban land uses exist and the **Rural Area** where land uses are rural or agricultural in nature. An understanding of the character and land uses plays an important role in the development of new design guidelines. When considering garage conversions, Residential Second Units and Outdoor Lighting, it is important to recognize the different characteristics of each area and the important issues of each.

GARAGE CONVERSIONS

What is allowed under the Santa Barbara County LUDC?

Garage conversions are allowed provided building codes and off-street parking requirements are met. A building permit is required. Most residential uses require 2 spaces per dwelling unit and they do not have to be covered.

With garage conversions, the SBAR is looking to ensure that the conversion is compatible with and complementary to the main structure.

What other County Design Guidelines are provided for Garage Conversions?

The Eastern Goleta Valley Design Guidelines for garage conversion include:

- Windows and doors the same or similar to the main dwelling.
- Materials and colors matching the existing dwelling.
- Mitigate additional hardscape required for on-site parking with landscaping.
- New doors should avoid facing the street frontage—it should be obvious where the front door is located.

The Mission Canyon Design Guidelines for garage conversion include:

- Materials and colors matching the existing dwelling.
- Mitigate additional hardscape required for on-site parking with landscaping.
- Use permeable materials for the required off street parking to avoid additional stormwater runoff from the property.

ISSUES TO CONSIDER

- Appropriate location and treatment for garages?
- Encourage the use of basements for garages?

RESIDENTIAL SECOND UNITS (RSUs)

The LUDC designates second unit exclusions for Special Problems Areas. RSUs can be approved by the Planning Director under two scenarios:

1. The project can make all of the following findings:

- a. Project application involves two contiguous legal lots under one ownership, one of which is vacant
- b. The owner submits an offer to dedicate a Covenant of Easement over the vacant lot so long as the RSU is maintained on the developed lot
- c. The vacant lot is residentially developable in compliance with stated criteria
 - Legally created
 - Adequate water resources
 - Served by public sewer system or onsite wastewater treatment
 - Served by existing private road that meets fire standards that connects to public road or right-of-way easement or legal access can be established
 - The Special Problems Committee has reviewed the lot and determined that site conditions would not cause recommendation of denial

OR

2. Provided all applicable development standards have been met (LUDC pages 4-52 – 4-57) and the project has been reviewed by Special Problems Area Committee

How are RSUs reviewed?

RSUs are typically not subject to discretionary review but they require review and approval from the SBAR chairperson or designee if the project would otherwise be subject to design review (such as in the design control overlay).

What other County Design Guidelines are provided for RSUs?

The Eastern Goleta Valley Design Guidelines for RSUs include:

- Should not encroach on neighbor privacy
- Should avoid boxy appearance
- Mass, bulk and scale should be consistent with main dwelling
- Detached RSUs should be placed away from main dwelling to avoid crowding
- Materials and color should be compatible with main dwelling

RSUs are not permitted in Mission Canyon due to the severe fire hazard and inaccessibility of the area.

LIGHTING

Lighting is an important issue in Summerland and has been included in the existing BAR Guidelines (page 24). The following language is from the existing BAR Guidelines.

The lighting of buildings, landscaping, driveways, signs and other exterior uses of lighting should be handled in a way that is in keeping with the light-sensitive character of Summerland. The following are of primary concern:

1. The amount of outdoor lighting should not be excessive and should only be the amount that is reasonable and necessary.
2. The use of outdoor lighting should not result in incident or ambient light rising over or falling on off-site areas in ways or at times that impact the use and enjoyment of those areas.

The LUDC contains a few regulations for outdoor lighting including:

- All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential
- Lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street

ISSUES TO CONSIDER

- Level of illumination: quality over quantity
- Variety of lighting fixtures versus simplicity or sparsity of fixtures
- Encourage low energy lighting
- Importance in **Urban** versus **Rural Areas**

FOCUS QUESTIONS:

1. *Are garage conversions working in terms of design and parking issues in Summerland? What could be improved?*
2. *Are RSUs working in terms of design and parking issues in Summerland? What could be improved? **Urban Area? Rural Area?***

3. What specific guidelines are needed for applicants who wish to construct RSUs?
Urban Area? Rural Area?
4. What are the desirable and undesirable types of outdoor lighting in Summerland?
5. Should additional outdoor lighting requirements be added? If so, what is important and why?

