

Summerland

Planning Advisory Committee

SunPAC Meeting #12

August 20, 2008

SunPAC Meeting Agenda

Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
- July 16, 2008
 - July 26, 2008
- Item 4: Review
- Draft Residential Design Guidelines





Public Comment

- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - July 16, 2008
 - July 26, 2008 Workshop Table Summaries



Commercial Design Guidelines

■ Current Status

□ SBAR Review on July 25, 2008

■ SBAR was receptive to the Design Guidelines

□ Minor comments dealing with the following:

- Process flow chart
- Language and guideline clarification
- Clarification of Views
- Modify a few graphics to either illustrate commercial or to better suite Summerland
- Strengthen the sign sections

□ SunPAC

- Final “Working Draft” will sent to SunPAC upon completion of incorporation of edits



Draft Residential Design Guidelines

■ Community Survey Results

□ Residential Areas of Priority

- ✓ Maintaining private viewsheds
- ✓ Preserving neighborhood and architectural character
- ✓ Accessory structure (treatment and location)
- ✓ Clarification of the Design Guidelines
- ✓ Increase landscaping and fencing guidelines
- ✓ Drainage
- ✓ Limiting residential bulk, size and scale
- ✓ Neighborhood compatibility



Draft Residential Design Guidelines

■ Workshop Tables

- Table 1: Neighborhood Character
- Table 2: Site Design
- 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



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■ Table Topics to Chapters

- Table 1 – Chapter 2: Neighborhood Character
- Table 2 – Chapter 3: Site Design
- Table 3 – Chapter 4: Building Scale and Form
- Table 4 – Chapter 5: Architectural Styles and Features

- Table 5 – Chapter 6: Building Details
- Table 6 – Chapter 7: Garage Conversions
- Table 6 – Chapter 8: Residential Second Units
- Table 6 – Chapter 9: Landscaping, Hardscape, Fencing and Outdoor Lighting



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TABLE 1	
1992 BAR Guidelines Topics	Corresponding or New Topics for Proposed Residential Design Guidelines Outline
Background and Goals Steps of Review	CHAPTER 1 - INTRODUCTION <ul style="list-style-type: none"> ○ Purpose and Applicability of the Design Guidelines ○ Design Guidelines Background ○ Design Guidelines Organization ○ Legal Authority ○ Overlay Designations ○ Other Area Considerations ○ Review Process ○ Good Neighbor Practices
N/A	CHAPTER 2 - NEIGHBORHOOD CHARACTER <ul style="list-style-type: none"> ○ Overall Concept ○ Summerland History and Character ○ Neighborhood Character
Privacy and Views Protection	CHAPTER 3 - SITE DESIGN <ul style="list-style-type: none"> ○ Overall Concept ○ Topography & Grading ○ Setbacks <ul style="list-style-type: none"> ➢ Firewise Structure Placement ○ Parking Location and Driveways ○ Privacy and Views ○ Water Management: Stormwater and Drainage
Floor Area Ratios Height Limitations Narrow Lots and Side Yards Scale and Orientation	CHAPTER 4 - BUILDING SCALE AND FORM <ul style="list-style-type: none"> ○ Overall Concept ○ Floor Area Ratio ○ Height ○ Building Form <ul style="list-style-type: none"> ➢ Neighborhood Scale ➢ Architectural Mass ➢ Second Stories and Additions ➢ Solar Access ➢ Facade Articulation



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TABLE 1 Cont'd	
1992 BAR Guidelines Topics	Corresponding or New Topics for Proposed Residential Design Guidelines Outline
Architectural Styles and Materials Architectural Styles for Large Lots	CHAPTER 5 - ARCHITECTURAL STYLES AND FEATURES <ul style="list-style-type: none"> oOverall Concept oAcceptable and Encouraged Architectural Styles oConditionally Acceptable Styles with Findings oUnacceptable Architectural Styles oArchitectural Elements <ul style="list-style-type: none"> ➢Entries ➢Garages & Carports ➢Roofs
Acceptable and Encouraged Materials	CHAPTER 6 - BUILDING DETAILS <ul style="list-style-type: none"> oOverall Concept oExterior Materials <ul style="list-style-type: none"> ➢Firewise oBuilding Color oArchitectural Details oWindows & Doors oStructure Lighting
N/A	CHAPTER 7 - GARAGE CONVERSIONS <ul style="list-style-type: none"> oOverall Concept
N/A	CHAPTER 8 - RESIDENTIAL SECOND UNITS <ul style="list-style-type: none"> oOverall Concept
Lighting	CHAPTER 9 – LANDSCAPING, HARDSCAPE, FENCING AND OUTDOOR LIGHTING <ul style="list-style-type: none"> oOverall Concept oLandscaping oHardscape Materials oFencing and Walls oOutdoor Lighting
N/A	CHAPTER 10 - ADDITIONS AND ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT
BAR Checklist FAR Worksheet Passive Solar Design	CHAPTER 11 - SUPPLEMENTAL MATERIALS



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■ Chapter 1 – Introduction (pgs. 1-1 to 1-16)

□ Significant Changes

- Additional language explaining the different guidelines applying to Urban, Rural and Firewise
- View Corridor Overlay discussion was added
- Other Area Consideration discussion
 - Provides additional information and background regarding Urban and Rural areas, Resource protections and the High Fire Hazard Zone



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■ CHAPTER 2 – NEIGHBORHOOD CHARACTER

(pgs. 2-1 to 2-6)

□ Significant Changes

- Quotes from the History and Character Discussion have been removed as per the direction of the SBAR
- The Neighborhood Character discussion has been slightly rearranged to better reflect the unique characteristics of the Urban and Rural areas.
- Additional Guidelines for Urban and Rural Areas have been added



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- **CHAPTER 3 – SITE DESIGN** (pgs. 3-1 to 3-9)
 - Significant Changes
 - Urban and Rural discussion
 - Firewise discussion under setbacks and additional guidelines
 - View and Privacy language has been included
 - Water Management discussion and subsequent guidelines added
 - Landscaping moved to Chapter 9 to include hardscape, fencing and outdoor lighting



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■ CHAPTER 4 – BUILDING SCALE AND FORM

(pgs. 4-1 to 4-17)

□ Significant Changes

- Definitions consistent with those in the Commercial Design Guidelines
- FAR remains the same
- Height proposed to remain the same
- Height methodology changed to methodology adopted for commercial area
- Building Form discussion residential specific components:
 - Neighborhood Scale, Architectural Mass, Second Stories and Additions, Solar Access, and Façade Articulation
- Plate Height and Understories definitions have been retained.
 - Used as a guideline
 - Understories and Basement have been addressed in Height Guideline 4-3



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■ CHAPTER 5 - ARCHITECTURAL FEATURES

(pgs. 5-1 to 5-8)

□ Significant Changes

- Styles changed to be consistent with the Commercial Design Guidelines
- Architectural Elements discussion added
 - Entries, garages and roofs



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■ CHAPTER 6 - BUILDING DETAILS (pgs. 6-1 to 6-6)

□ Significant Changes

- Similar format as Commercial Design Guidelines
- Firewise exterior materials discussion added
- Building color guidelines (6-18) recommend a low light reflectivity value for homes in the Rural area



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■ CHAPTER 7 – GARAGE CONVERSION

(pgs. 7-1)

■ CHAPTER 8 – RESIDENTIAL SECOND UNITS

(pgs. 8-1)

- These chapters are consistent with the County adopted guidelines



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■ CHAPTER 9 – LANDSCAPING, HARDSCAPE, FENCING AND OUTDOOR LIGHTING (pgs. 9-1 to 9-6)

□ Significant Changes

- Creation of a new chapter
 - Folded in lighting language from existing BAR guidelines
- Includes discussion on landscaping, hardscape, fencing and outdoor lighting.
 - Landscaping includes guidance on plant material height, screening, resource efficiency, firewise and hillside landscaping
 - Appropriate use of hardscape materials
 - Discussion and guidelines for fencing
 - Outdoor lighting



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- **CHAPTER 10 – ADDITIONS AND ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT** (pgs. 10-1 to 10-5)
 - This chapter retains the same language contained in the Commercial Design Guidelines



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■ CHAPTER 11 – SUPPLEMENTAL MATERIALS

□ Significant Changes

- Inclusion of a list of Non-Invasive and Fire Resistant Plant Species





Next Meeting

Residential Design Guidelines

Continued Review:

- Wednesday, September 3, 2008
 - County Administration Building
 - 4th Floor Conference Room
 - Topic:
 - Continued Review of the Draft Residential Design Guidelines
 - No additional materials will be provided
 - Meeting Schedule – Please bring calendars and be prepared to discuss scheduling for Phase II and III



Draft Residential Design Guidelines

■ Focus Questions

- What is the SunPACs initial impression of the draft document?
- Do the draft chapters provide enough guidance?
- Should FAR apply to all residential structures on the site to include accessory structures?
- How does the SunPAC want to address basement exclusions?
- What are the major concerns regarding accessory structures?
- Is the proposed draft language for the treatment of two family dwelling acceptable?
- Does the SunPAC want to require SBAR review for repainting residential structures a different color?
- Is it appropriate to place the Green Building discussion in the supplemental chapter?

