



# Workshop Summary: Neighborhood Character

## SUMMARY OF COMMENTS

---

1. *What defines neighborhood character?*
  - “Eclectic” and “diverse”
  - “Urban” and “Rural”
  
2. *What are the important defining characteristics of Summerland's residential neighborhoods? **Urban area, Rural area?***
  - Lack of sidewalks is a defining characteristic which provides a rural flavor.
  - Areas where the roadway is not defined adds to neighborhood ambience but this can also cause safety problems.
  - There are separate experiences for day and night.
  
3. *What characteristics should be retained and or encouraged?*
  - Number one issue is views (ocean presence).
  - People don't want hegemony.
  - Preservation of open space is important.
  - Lighting is a factor, we should limit glare and encourage dark.
  - Preservation of agricultural land and mountain views.
  - Underground utilities would protect visual resources.
  - Vegetation obstructs views at intersections and causes traffic safety issues.
  
4. *What architectural styles define the residential areas of Summerland? **Urban area, Rural area?***
  - A variety, but no extreme styles.
  
5. *To what extent should the Summerland Residential Design Guidelines address neighborhood compatibility?*
  - Urban – issues include size and scale, view protection and compatibility with the neighborhood.
  - Rural – houses need to fit the site and setting and should not impact neighbors or night sky.
  - Urban / Rural boundary – focus on compatibility in these transition areas.



# Workshop Summary: Site Design

## SUMMARY OF FOCUS QUESTIONS

---

- **What are important factors for building location issues for residential?**
  - **Urban?**
    - Protect public/private views of ocean, mountains, open green space – critical issue and defining characteristic of Summerland
    - When on a street-to-street parcel, building location/height should be appropriate to both streets, maintaining views as a priority
  - **Rural?**
    - Protect public/private views of ocean, mountains, open green space – critical issue and defining characteristic of Summerland
    - Preserve rural space
- **What types of landscaping does the community wish to recommend? What elements are important?**
  - Specify appropriate [native, indigenous] tree types/plant list/guidelines that distinguish between rural and urban areas
  - Firewise landscaping (drought-tolerant, native plantings)
  - Encourage replacement of tall trees that block views w/height appropriate and native specimens
  - Limit height and density of trees, hedges, fences, etc.
  - Sloped landscaping (size/form) to further protect views
  - Require long-term landscaping for new/approved plans for new and/or remodel development
  - Incorporate water management in landscaping plans to mitigate waste/runoff and encourage water conservation
  - Encourage/require permeable hardscaping
  - Require BAR review/approval of all (re)landscaping plans; impose landscaping guidelines, including ongoing maintenance (height, etc.)
  - Establish 'good neighbor' policy w/arbitration to enforce guidelines
- **What are the parking problems or concerns in the residential areas of Summerland?**
  - Safety and emergency access
  - Limit driveway width on new construction/remodels for aesthetics and to accommodate adequate street parking, particularly on streets with parking on only one side (i.e. Banner, Varley, etc.).
  - Setbacks to accommodate street parking; enforce encroachments that impact street parking
  - Require adequate off-street parking on all new construction/remodels (where possible)

- Encourage pedestrian traffic/streets too narrow for sidewalks on both sides of some streets/
- Allow/enforce parking on only one side of each street
- Enforce parking limits (i.e. storage of RVs, boats, abandoned vehicles, etc.) and get them off the streets
- Concern about impact of illegal second units on street parking
- **What other issues related to site design should be addressed? Why?**
  - Carry forward existing goals of Summerland design guidelines
  - More clearly defined guideline re: historical significance of structures older than 50 years vs. simply the age of the structure (architectural merit vs. tear-down/eyesore); preserve eclectic architecture but eliminate 'dumps')
  - Density: no more multiple units in urban areas
  - Protect rural areas and current zoning
  - Encourage sidewalks/pedestrian friendly streetscape
  - Bring houses closer to the street
  - Limit width of driveway to the street
  - Require new construction and extensive remodels to underground utility lines on their site
- **What important grading issues are important in the Rural Area?**
  - Consider views in site replacement/grading to lower the proposed structure
  - Consideration of adjacent roadway(s), properties, etc.
- **What are important grading issues are important in the Urban Area?**
  - Consider views in site replacement/grading to lower the proposed structure
  - Unstable soil and slopes, slides, protection of natural creeks, watershed, etc.
  - Unstable soil and slopes, slides, protection of natural creeks, watershed, etc.

**Other comments:**

- Undergrounding utility lines
- Consider grandfathering existing RSUs that were originally built to code to make them legal dwellings that add to tax revenues and qualify as affordable housing (require off-street parking as a condition?)
- Do not allow greenhouses in rural area(s)
- Enforcement of county regulations for number of non-related people occupying a single-family residential unit
- What can be done about absentee owners who neglect their property and landscaping, creating eyesores?



# Workshop Summary: Building Scale and Form

## SUMMARY OF FOCUS QUESTIONS

---

1. *What elements of residential design are important to Summerland?*
  - Building profile is the main issue.
  - Views are another important element of residential design:

URBAN	RURAL
-Views	- Securing rural area as view shed
-Keeping small scale of community	- Minimize visual impact
	- Fewer concerns in the rural area
  
2. *Do the existing FAR regulations for Summerland need to be revised, and if so, how?*
  - FAR doing a good job as is (majority of participants)
  - There was a suggestion more flexibility may be good (evaluation on a case-by-case basis) (Some participants)
  - May want to limit by footprint or height (1 or 2 participants)
  - Another suggestion to go to cubic feet (1 or 2 participants)
  - Concern that FARs may be too high for smaller lot sizes (3-4 participants)
  
3. *What are the advantages and disadvantages for using FAR to regulate building size?*
  - Advantages: Retains small scale and profiles.
  - Disadvantages: No clear path, need to streamline process, FAR numbers are fine until exemptions are applied.
  
4. *What influences scale and form in the **Urban Area** ? In the **Rural Area**?*
  - Proximity to neighbors in urban areas
  - Concerns over setbacks in urban areas
  - Hillside and community view corridor protection in rural areas
  - Profile of form and ability to remain rural and residential in rural areas
  
5. *Does the community want to provide consistency in the application of regulations and guidelines throughout the County?*
  - Summerland is unique and should have different rules (all or nearly all participants agreed with this)
  - Adding building height may pose problems (majority of participants)
  - Process should be streamlined for review (several participants)

6. What types of guidelines should be used to address scale and form for accessory structures?

- Accessory structures should be limited in size in the urban areas (there are no limits now).
- Very small accessory structures should be exempt, but at a certain size, there should be controls in place.
- Rural area – structures should be appropriate to the uses of the area.
- More restrictive building envelopes for high visibility areas.
- Discussed using building footprint as a limitation instead of FAR.
- Basements exempt from FAR, too restrictive, but protects views.
- Should be a limit on variances.
- Current guidelines control enough already to limit accessory structures in rural area.



# Workshop Summary: Architectural Features

## SUMMARY OF FOCUS QUESTIONS

---

1. *Do you feel the noted architectural styles are sufficient? Should additional styles be added? Are the styles too restrictive? Should they differ for **Urban** and **Rural** areas?*
  - There should be a distinction between Urban and Rural for Architectural styles in the Design Guidelines.
2. *Should the category of "conditionally acceptable architectural styles" be retained in the new residential design guidelines for Summerland?*
  - Not for Rural (Spanish and Mediterranean are already allowed, with findings). Conditionally acceptable architectural styles should be permitted as well.
  - The current "large lot" exception should be clarified based on acreage, or say "rural".
3. *Should Spanish and Mediterranean styles be continued to be allowed for large lots?*
  - Yes
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?)*
  - Entrances for rural properties should have a rural look. We are now seeing very urban looking entrances on rural properties.
  - Examples should be included in the design guidelines.
  - These include walls, gates and lanterns.
5. *How important is fenestration to Summerland? What types of guidelines should be in place for fenestration?*
  - Fenestration not a major issue in Summerland residential. Look to Goleta and Mission Canyon for standard guidelines.
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)?*
  - Should be semi-permeable or permeable with drainage but encouraged, not required because of cost.



# Workshop Summary: Building Details

## SUMMARY OF FOCUS QUESTIONS

---

1. *Should the category of “conditionally acceptable materials” be retained? Why or why not?*
  - Not much input on this (architectural styles tend to define materials).
2. *Should metal siding be moved from unacceptable to conditionally acceptable as was done for commercial in Summerland?*
  - Could be acceptable for residential as well, but with findings (e.g. no reflection).
3. *What types of building materials, windows, and doors should be encouraged and discouraged? **Urban area, Rural area?***
  - Not much distinction between Urban and Rural in terms of materials.
  - Should discourage aluminum sliders or other low quality materials.
  - Tile roofs should not be permitted in the urban area.
  - Should encourage true divided light for windows, other high quality materials.
  - Refer to commercial design guidelines and strengthen.
  - Should note a preference for “authentic” materials, discourage simulated materials (e.g. roofing) in keeping with the historical character of Summerland.
4. *Which colors, if any, should be encouraged and discouraged for the residential areas of Summerland? **Urban area, Rural area?***
  - Should distinguish between Urban and Rural.

URBAN:

  - Urban colors should be same as commercial area.
  - Color change for residential should not require BAR review – may want to suggest a range of acceptable colors.
  - Should help people choose colors.

RURAL:

  - Colors should blend and match environment.
  - Should define LRV allowed in order to mitigate visual impact of structures.
  - Rural colors can be flexible, e.g. brick red for a contemporary ranch home. Structure placement is a consideration (context).

5. *What are the desirable and undesirable types of building details that should be addressed in the residential design guidelines?*

- Detail quality is up to the BAR to a large extent (there is an existing methodology to ensure quality details).
- We can only help through design guidelines.
- Design guideline language should encourage attention to details.

## **OTHER COMMENTS**

---

Discussion on Story Poles. Staff to provide an update.



# Workshop Summary: Garage Conversions, Residential Second Units (RSUs) and Outdoor Lighting

## **SUMMARY OF FOCUS QUESTIONS**

---

1. *Are garage conversions working in terms of design and parking issues in Summerland? What could be improved?*
  - Board of architectural review has done a good job at controlling existing, non-conforming units
  
2. *Are RSUs working in terms of design and parking issues in Summerland? What could be improved? **Urban area, Rural area?***
  - Need to legalize illegal units not getting full credit for affordable units (tricky on how to accomplish)
  - The Supreme Court ruled the number of rooms rented cannot be controlled, unlike kitchens. This causes problems with overcrowding of parking areas.
  - RSUs should be addressed in the Summerland Community Plan.
  - There is some confusion about allowable FAR for RSUs.
  
3. *What are the desirable and undesirable types of outdoor lighting in Summerland?*
  - Low lighting that preserves the night sky.
  
4. *Should additional outdoor lighting requirements be added? If so, what is important and why? **Urban area, Rural area?***
  - Street lights should have low lumens and shields.
  - To save energy, we may want to require lights be turned off at midnight but this could present a safety issue.
  - We may want to explore a possible lighting ordinance, which would be enforceable (would go beyond design guidelines).