

CHAPTER 1 – INTRODUCTION

PURPOSE AND APPLICABILITY OF THE DESIGN GUIDELINES

The Summerland Residential Design Guidelines have been developed under the authority of the Summerland Community Plan, which was adopted in 1992. The Summerland Residential Design Guidelines are intended to guide property development in the Summerland to ensure that the area's seaside charm, ~~and~~-eclectic character, ~~and~~-valuable natural resources are preserved and enhanced. With implementation, the Summerland Residential Design Guidelines are expected to improve upon the 1992 BAR Guidelines for Summerland and to provide a distinctive and unifying visual environment that both residents and visitors will appreciate and enjoy.

A. APPLICABILITY

~~These guidelines are applicable to any new or altered buildings or structures within the area covered by the Summerland Community Plan and the SUM Overlay District.~~

PURPOSE OF THE SUMMERLAND RESIDENTIAL DESIGN GUIDELINES

- To provide reasonable, practical, and objective guidance to assist ~~business owners~~property owners, developers, and designers in identifying the key design characteristics and components that define the character of the neighborhood and to use this information when designing new residential structures, ~~or additions or alterations~~;
- To guide creativity in projects so they contribute to the design objectives of the Summerland community; and
- To provide the tools needed for staff, the County's Board of Architectural Review, Planning Commission, other decision-makers, and the community to properly evaluate development proposals based upon the following objectives.

GOALS OF THE SUMMERLAND RESIDENTIAL DESIGN GUIDELINES

• II. GOALS

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- A. GOAL #1. To protect the scenic character of Summerland.
- B. GOAL #2. To preserve the natural and/or agricultural environment.
- C. GOAL #3. To preserve the architectural and historic qualities of Summerland.
- D. GOAL #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.

~~E. GOAL #5.~~—To promote neighborhood compatibility.

~~F. GOAL #6.~~—To promote high standards of architectural design and the construction of aesthetically pleasing structures.

~~G. GOAL #7.~~—To encourage the protection of public and private views.

~~H. GOAL #8.~~—To encourage the protection of privacy for individual residences.

~~I. GOAL #9.~~—To encourage the development of safe, quiet and attractive residential areas in a variety of housing styles.

~~J. GOAL #10.~~To encourage the development of attractive and appropriate commercial facilities and the signage therein.

~~K. GOAL #11.~~To encourage necessary and appropriate landscaping ~~of slopes of 20% or greater~~ featuring drought tolerant native landscaping wherever possible.

~~L. GOAL #12.~~To encourage appropriate night lighting that provides for safety while respecting adjacent light-sensitive uses, ~~especially at nighttime.~~

OBJECTIVES OF COUNTYWIDE DESIGN GUIDELINES

- To protect, and enhance the existing areas of residential, social and historical interest;
- To encourage high standards in architectural and landscape design;
- To promote neighborhood compatibility;
- To encourage appropriate site placement and building design;
- To promote sustainable design practices.

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