



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: South County Board of Architectural Review (SBAR)

FROM: Holly Bradbury, ^{HB} Associate Planner, Office of Long Range Planning

CC: Derek Johnson, Director, Office of Long Range Planning
Jeremy Tittle, Executive Staff Assistant

DATE: July 20, 2009

RE: Addendum to June 19, 2009 Draft Summerland Residential Design Guidelines
SBAR Memo

Enclosures: Attachment 1- Summary of SunPAC Changes to Chapters 4-9
Attachment 2- Draft FAR Worksheet
Attachment 3- Revised Draft LUDC Amendments
Attachment 4- Community Survey Residential Excerpts

Purpose:

The purpose of this memo addendum is to provide the SBAR with information and materials supplemental to the Summerland Residential Design Guidelines SBAR Memo dated June 19, 2009.

SunPAC Design Guideline Changes:

At the July 1, 2009 SunPAC meeting the committee made minor changes to Chapters 4-9 of the Residential Design Guidelines. Staff is in the process of incorporating the changes into the document, which are summarized and included as Attachment 1.

FAR Worksheet:

Please review and provide feedback on the Draft FAR Worksheet included as Attachment 2. We are in the process of adding examples of completed worksheets to the guidelines and will eventually have a form available on our website.

Revised Ordinance Changes:

The cumulative maximum square footage of detached accessory structures on lots under 10,000 square feet is limited to 500 square feet as outlined on page 4-11 of the guidelines. This was not highlighted in the June 19, 2009 SBAR memo and is now included in the Draft LUDC Amendments (Attachment 3).

Community Survey:

The SunPAC requested a community survey that was completed by residents of Summerland in January 2008 be included for the SBAR to consider when reviewing the guidelines. The informal

survey gathered input and public sentiment for each phase of the Summerland Community Plan update. Attachment 4 is contains excerpts of the survey pertinent to residential development.

County staff appreciate your review of these materials in preparation for the **July 24, 2009** SBAR hearing and look forward to receiving your initial comments at that time.

SBAR comments would be incorporated in the final draft Design Guidelines which will be submitted to the SunPAC for their final review and recommendation. Planning Commission and Board of Supervisors hearings are scheduled for early 2010. Final Coastal Comission approval is required.

Please contact Holly Bradbury at 568-3577 should you have any questions.

G:\GROUP\COMP\Planning Areas\Summerland\2007 Summerland LRP Effort\2-Summerland Residential Design Guidelines Update\SBAR Hearings\supplimental july 15 memo\Supplimental Memo to SBAR 7-24-09.doc

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Attachment 1: SunPAC Changes to Residential Design Guidelines Chapters 4-9

The following minor changes are being made to the Residential Design Guidelines document at the direction of the SunPAC. Italics indicate language added and strikethrough indicates language deleted.

Chapter 4

- Page 4-8, paragraph 2, sentence 5: the phrase *relative to size of various elements (i.e. gable ends)* added.
- Figure 4.7: Minor changes to graphic.
- Page 4-10, paragraph 2, sentence 4: In addition, providing *horizontal* variation at all floor levels can prove helpful when addressing the design of a structure or addition and the existing neighborhood scale *consistent with style (see Chapter 5)*. This can also assist in the minimizing privacy and *view* impacts on adjacent neighbors.
- Page 4-1: Reference to LUDC section to be included. Language to specify limit applies only to detached accessory structures and includes barns, stables, and garages.
- Guideline 4.9: **Urban**.
- Guideline 4.13: Deleted.
- Figure 4.12: Graphic to be improved.

Chapter 5

- All style drawings to change to photos.
- All height references to be deleted from styles.
- Page 5-2: Queen Anne Revival and Colonel style to be folded under the style of Victorian:
~~Queen Anne Revival~~
~~Height up to 3 stories, Simple detail encouraged~~
~~Tower element either octagonal or rounded,~~
~~Roof overhangs are finished and generally minimal,~~
~~Detailing ranges from spindlework, free classic, half timbered and patterned masonry, and~~

~~Colonial Revival~~
~~Height of 1 to 2 stories,~~
~~Massing addressed through simple form of structure,~~
~~Roof is generally a simple gable form,~~
~~Exterior materials include wood or stone siding, asphalt shingle roof or standing seam metal roof, and stone or brick base, and~~
~~Detailing is often on the front porch overhang.~~
- Page 5-3: Monterey...Balconies and arcades ~~are used~~ to provide architectural interest.
- Guideline 5.4: **Urban** ~~Front~~ entries should contribute.

- Page 5.6, paragraph 2, sentence 7: Roof drainage should be incorporated into the design of the structure ~~and to the extent feasible should minimize off-site drainage.~~
- Figure 5.9: Deleted.
- Guideline 5.13: Urban - Long roof structures...Traditional gable proportions of 12 - 18 feet in *width* should be used. Smaller roof elements such as dormers can be used to ~~soften the appearance~~ *add architectural interest* to the roof. Roof forms of additions to buildings should be similar to those of the original structure.
- Guideline 5.14: Roof drainage should be incorporated into the architecture of the ~~building and off-site drainage should be minimized.~~
- Guideline 5.16: Green *living* roofs are an encouraged and acceptable roof material.
- *Guideline 5.17): Roofs shall be non-reflective.*

Chapter 6

- Figure 6.1, Caption: (Also a Positive Example of *Wood Siding, Trim Detail, and Window Relief*)
- Page 6-2: Unacceptable materials to include clear anodized windows. Textured Stucco, stucco covered foam forms, and Spanish tile glazed roofs *allowed on large lots allowed with specific findings.*
- Page 6-3, paragraph 1, last sentence: ~~Simple roof forms with smaller surface areas and fewer intersections are easier to protect than complex roof structures.~~
- Page 6-5, paragraph 1: Architectural details often define architectural style *and by adding* unique visual interest and human scale to a building... In Summerland, ~~several~~ various architectural details can be found on the various architectural styles *are visible* ~~found~~, including *but not limited* to the following.
- Guideline 6.21: The ~~size and height~~ *proportions* of all detail elements should be complementary to the architecture style of the structure.
- Guideline 6.25: Deleted.

Chapter 7

- Page 7-1: *All garage conversions must conform to FAR standards.*
- Guideline 7.3: Use permeable *paving* materials.

Chapter 9

- The phrase native shall be changes to *locally* native.
- Page 9-1, last sentence: the use of *locally* native landscaping is *strongly* encouraged.
- Guideline 9.1: Plant materials appropriate for the *central* California coast should be used.
- *Guideline 9.x: Plant materials shall be appropriate for the community and not obstruct ocean views. Choice and siting of landscaping materials at maturity shall consider ocean and mountain views.*
- Figure 9.8: Graphic to be changed such that solid opaque shield is a darker color.

Chapter 11

- Page 11-9: FAR worksheet inserted. The attached FAR worksheet will include examples for greater clarity and a link to an online form.

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FLOOR AREA RATIO / ALLOWABLE RESIDENCE SIZE WORKSHEET

Page No. _____

1. LOT SIZE _____ sq. ft.
Line 1

2. MINUS ADJUSTMENTS (if any)

a. Easements..... _____ sq. ft.

b. Encroachments..... _____ sq. ft.

4-2 c. Abandoned ROW..... _____ sq. ft.
 (Up to 50% of abandoned East/West rights-of-way may be credited towards the total lot area.)
 Adjustment Total..... _____ sq. ft.
Line 2

3. LOT SIZE NET (Line 1 minus Line 2) _____ sq. ft.
Line 3

4. MAXIMUM ALLOWABLE SQUARE FOOTAGE

4-4 a. Small Lot _____ x _____ sq. ft. = _____ sq. ft.*
 OR FAR for lot size range value from Line 3 Line 4a

4-4 b. Medium Lot 2,500 sq. ft. + _____ sq. ft. = _____ sq. ft.*
 OR 5% of Line 3 Line 4b

4-4 c. Large Lot 8,000 sq. ft. + _____ sq. ft. = _____ sq. ft.*
 OR 0.25% of Line 3 Line 4c

* NOTE: This number may not exceed the Maximum Allowable Square Footage of _____ sq. ft., based on range for net lot size.

4-2 5. GARAGE PENALTY
 Enter sq. ft. over allowable garage floor area..... _____ sq. ft.
 (Line 4a, 4b OR 4c) - (Garage Penalty) = _____ sq. ft.
Line 5

4-2 6. BASEMENT PENALTY..... _____ sq. ft.

a. True Basement* count 0% floor area sq. ft.
 OR

4-2 b. Residential Basement* count 40% floor area sq. ft. (not to exceed 50% of Max. Allowable Sq. Ft. of primary dwelling(s))
 (Line 5) - (Basement Penalty) = _____ sq. ft.
Line 6

4-2 7. EXCESS INTERIOR SPACE
 Enter sq. ft. of Interior Space* exceeding 14 feet in height..... _____ sq. ft.
 (Line 6) - (Excess Interior Space) = _____ sq. ft.
Line 7

4-3 8. EXCESS RESIDENTIAL SECOND UNIT (RSU) FOR LOTS UNDER 10,000 SQ. FT.
 Enter sq. ft. of RSU over 300 sq. ft. (maximum RSU size is 600 sq. ft.) _____ sq. ft.
 (Line 7) - (Excess RSU) = _____ sq. ft.
Line 8

ALLOWABLE RESIDENCE SIZE: _____ **sq. ft.**
 Value from Line 8

* Refer to Glossary for definition.

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Draft Land Use & Development Code (LUDC) Additions and Amendments for the Summerland Community Plan Area

Changes will also need to be made to Section 35.30.090 (Height Measurement, Exceptions, and Limitations) that reflect changes to 35.28.210.F.1 below.

Section 35.28.210 – Community Plan Overlays (LUDC pg. 2-166 – 2-169)

F. Summerland Community Plan area.

1. **Height limits.** The maximum allowable height of structures, per the approved height methodology, shall be 25 feet within the Urban Area (no roof-pitch adjustment permitted) and 16 feet within Rural Areas. For the purposes of this Section, "Urban Area" and "Rural Area" are as identified on the Summerland Community Plan Land Use Map. Compliance with the height limitations as identified in the Summerland Commercial Design Guidelines and Residential Design Guidelines is required for all development.
2. **Floor Area Ratio (FAR).** Proposed development shall not exceed the maximum floor area ratio (FAR) allowed by this Subsection.
 - a. **One-family dwellings.** A new one-family dwelling and remodels of and additions to existing one-family dwellings in any zone except Design Residential (DR) shall not exceed the following maximum FAR limitations, and the limitations provided in Subsection f. (Reduction in maximum FAR) below.

Small Lots		
Lot Size Between	FAR	Max. Allowable ¹
Up to 2,500 s.f.	0.5	950 s.f.
2,501 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.	0.26	3,100 s.f.
12,000 & up to 435,600 (10 acres) s.f. 2		

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

2- The maximum allowable square footage (sf) for lots over 12,000 sf up to 435,6000 sf shall be established as a base of 2,500 sf plus 5% of the lot area net with a maximum allowable size of 8,000 sf.

Medium Lots		
Lot Size	FAR	Max. Allowable³
10 acres	.0025	9,089 s.f.
11 acres	.0025	9,198 s.f.
12 acres	.0025	9,307 s.f.
13 acres	.0025	9,416 s.f.
14 acres	.0025	9,525 s.f.
15 acres	.0025	9,634 s.f.
16 acres	.0025	9,742 s.f.
17 acres	.0025	9,851 s.f.
18 acres	.0025	9,960 s.f.
19 acres	.0025	10,000* s.f.

3- The maximum allowable square footage (sf) for lots between 20 acres and 40 acres shall be established as a base of 8,000 sf plus 0.25% of the lot area net with a maximum allowable size of 10,000 sf.

Large Lots		
Lot Size	FAR	Max. Allowable⁴
20 acres	.0025	10,287 s.f.
21 acres	.0025	10,396 s.f.
22 acres	.0025	10,505 s.f.
23 acres	.0025	10,614 s.f.
24 acres	.0025	10,723 s.f.
25 acres	.0025	10,831 s.f.
26 acres	.0025	10,940 s.f.
27 acres	.0025	11,049 s.f.
28 acres	.0025	11,158 s.f.
29 acres	.0025	11,267 s.f.
30 acres	.0025	11,376 s.f.
31 acres	.0025	11,485 s.f.
32 acres	.0025	11,594 s.f.
33 acres	.0025	11,703 s.f.
34 acres	.0025	11,812 s.f.
35 acres	.0025	11,920 s.f.
36 acres	.0025	12,000 s.f.
37 acres	.0025	12,000 s.f.
38 acres	.0025	12,000 s.f.
39 acres	.0025	12,000 s.f.
40 acres and above	.0025	15,000 s.f.

4- The maximum allowable square footage (sf) for lots between 20 and 40 acres shall be established as a base of 8,000 sf plus 0.25% of the lot area net with a maximum allowable size of 12,000 sf. Lots 40 acres and greater shall be established as a base of 8,000 sf plus 0.25% of the lot area net with a maximum allowable size of 15,000 sf.

- (1) **One-family dwellings, lots greater than 40 acres.** The maximum allowable floor area for lots over 40 acres shall be established as a base

of 2,500 square feet plus five percent of the net lot area, with a maximum allowable floor area of 15,000 square feet, provided the project complies with Residential Design Guidelines for Summerland and is approved in compliance with Section 35.82.070 (Design Review).

- b. Duplexes.** The maximum allowed FAR is 0.27, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below. The maximum floor area shall be 3,600 square feet of total living area for both units of the duplex. For non-conforming structures on lots smaller than 10,000 s.f., the duplex FAR will be 0.27 only if all current standards, including but not limited to parking and setbacks, are met.
- c. Commercial and mixed use projects.**

 - (1) The maximum allowed FAR is 0.29 if the entire project is commercial, and 0.35 if it is a mixed use development, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below.
 - (2) If mixed use, all of the additional floor area allowed over the 0.29 FAR shall be devoted exclusively to residential use.
 - (3) Commercial projects shall be subject to other county planning and environmental constraints which may have a bearing on the size of the building.
- d. Garage and right-of-way FAR limitations and exceptions.**

 - (1) **Residential garages.** A one, two, or three-car garage may be excluded from the maximum allowable floor area calculation based on a 250 square foot limit per parking space subject to the following limitations:

 - (a) For a residential lot of any size, a two-car garage of up to 500 square feet per dwelling unit may be excluded from the FAR calculations.
 - (b) A one-car garage up to 250 square feet may be excluded from the FAR calculations only if the applicant can demonstrate to the Department that a 2-car garage of up to 500 square feet is not feasible due to the physical characteristics of the lot.
 - (c) For a one-family lot that is 12,000 square feet or larger, a three-car garage of up to 750 square feet may be excluded from the FAR calculations.
 - (d) A garage exceeding these limits may be allowed; however, additional floor area above these limits shall be counted toward the maximum allowed net floor area of the dwelling.
 - (2) **Commercial and mixed use garages.** For a commercial or mixed use project, up to 500 square feet of garage floor area per 6,000 square feet of lot area may be excluded from the maximum allowed FAR (e.g., a commercial or mixed use project on a 12,000 square foot lot may exclude 1,000 square feet of garage space from the FAR calculations). On a pre-existing lot of less than 6,000 square feet, up to 500 square feet of garage space may be excluded.
 - (3) **Abandoned east/west rights-of-way.** For a lot with an abandoned east/west right-of-way, the abandoned area may only be credited 50

percent towards the total lot area used in the calculation of the FAR. No FAR credit shall be granted for abandoned roads that are used for vehicular ingress/egress.

3. Accessory Structures: For lots less than 10,000 square feet, the cumulative maximum floor area for detached accessory structures is 500 net square feet. This applies to all detached accessory structures includes garages, barns, and stables.

Section 35.82.070 – Design Review

F. Findings required for approval.

4. Additional findings required for Design Review applications within the Summerland Community Plan Area

- a. Plans for new or altered structures will be in compliance with the Summerland Residential Design Guidelines.
- b. Plans for new or altered structures that meet the maximum allowable square footage of 15,000 s.f. on lots greater than 40 acres shall be compatible with the following design-related findings by the Board of Architectural Review:
 - (1) The size, scale and profile of the building and associated development is appropriate to the site and surroundings;
 - (2) The building is integrated into the site, does not significantly alter the natural topography, and has minimized visibility through building design and siting;
 - (3) Warm, earth-toned colors and materials are used to be compatible with the character of the terrain and natural surrounding of the site and reduce the apparent mass of the structure; and
 - (4) A landscape plan is incorporated as part of the design with an emphasis on maintaining the natural or agricultural character and resources and encouraging native plants as much as possible.

Section 35.42.230.F - Residential Second Units

2. **Maximum gross floor area.** The maximum residential second unit gross floor area shall not exceed the standards for the specified net lot area shown in Table 4-9 (Maximum Gross Floor Area) below:

Table 4-9 - Maximum Gross Floor Area

Type of Residential Second Unit	Lot Area	Maximum 2nd Unit Size
Attached	6,000 -9,999 square feet	600 square feet ¹
Attached and Detached	10,000 - 19,999 square feet	800 square feet

Attached and Detached	20,000 square feet or more	1,200 square feet
1. Summerland Planning Area – Attached RSUs located on lots less than 10,000 square feet and will be allowed up to 300 square feet of floor area free, square footage above 300 square feet up to the 600 maximum will be deducted from the maximum floor area allowed for the primary dwelling on a lot.		

Section 35.110.020 - Definitions of Specialized Terms and Phrases

Existing

Basement. A story partly or wholly underground. A basement shall be counted as a story if its floor-to ceiling height is 6.5 feet or more, and more than one-half of its height is above the average level of the adjoining ground surface.

Basement, Residential – Summerland: Residential Basements shall be defined as any habitable or potentially habitable under-floor space where the distance between the lower of the existing or finished grade around the perimeter of the structure and the elevation of the finished floor directly above does not exceed 4 feet at any point.

Basement, True – Summerland: A true basement shall be defined as any habitable or potentially habitable under-floor space where the distance between the lower of the existing or finished grade around the entire perimeter of the structure and the elevation of the finished floor directly above does not exceed 18 inches at any point.

Existing Grade-Summerland: The existing condition of the ground elevation of the surface of a building site as documented under the previously approved building or grading permit application, if documentation is available; if such documentation is not available, the existing condition of the ground elevation of the surface of a building site at the time of the current 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 Summerland: 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-Summerland: 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.

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Summerland Community Survey Results

In each box below the number of community members (Summerland residents and property owners) responding in that category, the rating they gave and corresponding percentage for overall responses are indicated. Of **583** surveys the County distributed by mail, a total of **124** surveys were returned for a response rate of **21%**. Respondents had 3 weeks to complete and return the survey. Non-responses were counted in the “don’t know” category.

Residential Areas of <i>Priority</i>						
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
Maintaining private viewsheds	64 (52%)	28 (22%)	12 (17%)	3 (2%)	1 (0.8%)	16 (13%)
Preserving neighborhood architectural character	42 (34%)	40 (32%)	21 (17%)	8 (6%)	1 (0.8%)	12 (10%)
Identifying proper location and treatment for accessory structures (i.e. granny units, detached garages)	28 (22%)	51 (41%)	24 (19%)	7 (6%)	4 (3%)	10 (8%)
Clarifying the community's residential design guidelines and requirements	34 (27%)	56 (45%)	18 (14%)	7 (6%)	0 (0%)	9 (7%)
Increasing landscaping and fencing guidelines and requirements	27 (22%)	31 (25%)	34 (27%)	19 (15%)	7 (6%)	6 (5%)
Requiring deeper building setbacks	15 (12%)	25 (20%)	37 (30%)	29 (23%)	11 (9%)	7 (6%)
Addressing watershed (drainage) issues	47 (38%)	51 (41%)	14 (11%)	3 (2%)	0 (0%)	9 (7%)
Limiting residential building size, bulk and scale	51 (41%)	35 (28%)	18 (14%)	12 (10%)	4 (3%)	4 (3%)
Ensuring residential building compatibility with surrounding neighborhood	44 (35%)	38 (30%)	12 (10%)	12 (10%)	1 (0.8%)	7 (6%)

Survey Number	Question: <i>"New residential development should:"</i>
1	Encourage energy efficient, follow a planned architectural guideline.
2	Be limited to single family residences.
3	Small condos.
4	No Response
5	No Response
6	No Response
7	No Response
8	Match the character of Summerland- No big chains should be allowed or coffee places.
9	Be determined by market forces, not a bunch of bureaucrats.
10	Get rid of cars & boats stored on streets - Not enforced now.
11	Uniform Architectural style with wide latitude for individuality so as no to look disneyesque.
12	No Response
13	No Response
14	Grocery store.
15	Be compatible with surrounding neighbor/street architectural styles.
16	No room for new residential development.
17	No Response
18	Not overwhelm the ambience of our town.
19	Developers should be required to improve roadway conditions on adjacent street.
20	Be limited to three thousand sq ft & 2 stories.
21	Should be done in a manner that is fully cooperative with the owners and without conflict.
22	Not be allowed to have metal roofs.
23	Respect existing neighbors and not impede views.
24	No Response
25	No Response
26	All buildings should be compatible in architectural design.
27	Underground utilities.
28	Not happen.
29	Be compatible to neighbor and minimize any negative impacts (i.e. view protection, parking impacts and drainage).
30	No Response
31	Be small.
32	Abandon the emphasis on Victorian architectural style and support and promote contemporary design.
33	Should increase allowable floor area ratios, encourage home owner rights and incentives home perimeter landscaping and maintain around home property.
34	No Response
35	No Response
36	No Response
37	Maintain character have new corridors, parking.
38	No Response
39	No Response
40	No Response
41	Maintain high standards of design and quality.
42	No Response

43	No Response
44	SBAR Guidelines -Section C-2-e (existing large structures that exceed the far)-Requires clarification - original intent was to address an event like a fire or earthquake which damages a structure - it was not intended to allow a demolition and new construction which exceeds the allowable FAR's- when an original structure was 8,000(for example) on a same parcel but the parcel has been divided and is now 1 acre, an 8,000 sq ft. structure is excessive and should not be permitted to be re-built to original size, We have in the last 2 years observed a property owner and their architect attempt to mis-use this guideline. Although the county did not permit it, the lack of clarity provided them the opportunity to try to "game" the guidelines, If more than 50% of an existing large structure is damaged or demolished the current/existing FAR's for the parcel size should control the sq. ft. permitted.
45	No Response
46	Preserve existing owner's views.
47	No separate "game rooms" to rent as houses.
48	No Response
49	Be consistent w/existing general plans; maintain open space, no high density!
50	Encouraged.
51	Be attractive & to the owners need for size. County should not dictate square footage.
52	Be open to neighbor input.
53	Be in keeping with our charming character and provide off street parking and have lots of gardens and grass.
54	Stay close to old Summerland development.
55	No Response
56	Compatible with neighborhood.
57	No Response
58	Maintain the character of the community.
59	No Response
60	No Response
61	Not be controlled by a committee that can stop construction if they cannot agree that plans are ok.
62	Not adversely impact neighbors if possible.
63	No Response
64	Follow good design guidelines but still allow for unique buildings and individuality.
65	Not be to micro-managed.
66	No Response
67	Be tasteful but not forget the owner has to live with it. Let's ask the community don't turn down when there is a problem.
68	Retain the scale of surrounding buildings; be architecturally compatible with what's here.
69	Reflect the character of the community.
70	Be a compatible scale to its lot size & not hog another neighbor's view.
71	No Response
72	No Response
73	Be compatible with present housing and not McMansionize.
74	No Response
75	Be in character with existing.
76	No Response
77	Be limited in size, bulk & scale; require people to have space for gardens.
78	Not be such a difficult process; i.e. nit picking.

79	Attempt to upgrade and improve existing structures (current historical character is nothing to be proud of).
80	No Response
81	Limit outdoor lighting.
82	Be consistent in size with exiting housing i.e., no McMansions.
83	Not stuck out like big boxes that say how rich I am and stop bringing your LA ideas to little Summerland.
84	Size limits - keep the small town character.
85	No Response
86	No Response
87	Be compatible with existing neighborhoods.
88	Allow same size sq footage as city of SB, City of Carp., or City of Goleta on similar size lots. Get rid of FAR!
89	As a person who has built a home here clear requirements and guidelines are most important.
90	Have view restrictions for new development (not to obstruct current resident's views).
91	No Response
92	Be of high quality design in styles encouraged by guidelines; be of low profile design to protect views and community scale.
93	Be limited in size.
94	Preserve cottages; preserve small town feel.
95	Need lights to dark.
96	Protect neighbors private view sheds - the view is why people buy homes in Summerland to view the ocean.
97	Be in keeping with existing and specified architectural styles and size bulk and scale, with sensitivity to view shed.
98	Be encouraged with limited size.
99	Be consistent with "Cape Cod" like design, not be too large.
100	Maximize square footage on lots.
101	Reduce density-make sure there is adequate on property parking. There are too many cars on the streets.
102	Stay with current local act rules.
103	No Response
104	Complement.
105	No Response
106	Be structurally sound and solar/wind panels installed, as well as earthquake proofed.
107	Be compatible to surrounding neighborhoods.
108	No Response
109	No Response
110	Have definite guidelines and conform to them.
111	Provide for off street parking and preservation of views, include landscaping trees.
112	Have off street parking, not run drainage down to neighboring property.
113	Be limited, and fit into the neighborhood.
114	Limit size & provide for solar.
115	Fit in.
116	Be high in quality, respect or improve public and private views. Be compatible with neighborhood character emphasizing the best aspects of that. Be street oriented such as with porches, and have no glare exterior lighting.
117	No Response

118	No Response
119	No Response
120	Not be so restricted that we become the S.B arch review board; Some developments would help.
121	Have a garage for each bedroom / office to help w/off street parking.
122	Have an easier path through the BAR.
123	Be less restrictive.
124	No Response

Survey Number	Question: "Other comments:"
1	I would like the County to take over private residential streets (i.e. Whitney east of Olive) to maintain w/rest of streets because we are paying in our taxes to maintain Summerland streets. Also would like to see residential codes enforced regarding single homes being rented as duplexes/triplexes, the code either needs to be changed and more taxes collected or order enforced (RE: illegal rentals!).
2	Limit new development-commercial & residential, consistent with availability of natural resources! (i.e. water).
3	No Response
4	PRIORITY - Repair landslide on Greenwell Ave. north of Lillie, restoring two lane roads for all residents along Greenwell, Asega, and Hunt.
5	No Response
6	No Response
7	No Response
8	People traveling from Ventura to Santa Barbara use the side streets to avoid traffic this is highly dangerous to the children.
9	See statement before.
10	See statement before.
11	The Summerland post office is an eyesore; couldn't the building be made to look more Nantucket like. The liquor sign is obscene; I thought the owners had been legally ordered to remove it. Why does it still remain?? Nowhere in all of Santa Barbara is there such an awful ugly sign, it really pulls down the character of the whole community.
12	No Response
13	No Response
14	No Response
15	Retailers should maintain and water all landscaping along Lillie Ave., if they wish for the landscaping Further, Trees should be very limited and drought tolerant.
16	To maintain Summerland's uniqueness it is important to keep light pollution down, and keep integrity of ocean views and starry nights.
17	No Response
18	This document is way to Vague.
19	Sink the telephone poles.
20	Summerland should be a charming small city, don't forget Ortega Hill Rd. for sidewalks and parking up to QAD.
21	It is a heinous act that the county has ignored the repair of Greenwell Rd. between Lillie and Asegra Rd. Repair is a general concern, for Summerland area and usually down at the very minimum of expeditions - the County should focus it's energies in this direction by all of the above!
22	No Response
23	Where is our grocery store? Hardware store?
24	No Response

25	No Response
26	Remove liquor store - tear down building and put in a lovely park for all.
27	This is a great community get rid of the wires.
28	I hope Summerland school; the Fire Station & Post office remain.
29	No Response
30	Widening of the 101 & erection of sound walls is inevitable, which will block commuter traffic & business exposure, Summerland planning should include this as a factor.
31	No Response
32	No Response
33	Should sell school and move it to the top of Whitney. Should develop entire block from basketball courts/school to reg store and into commercial use with outdoor courtyards, restaurant, coffee shop, stores.
34	No Response
35	Years ago we were assessed for underground power lines on Harding E, the project was abandoned do to complications? Either complete the project or refund our fees w/interest.
36	Leave Summerland School as it is NO NEW SCHOOL.
37	Post Office area looks terrible either re-paint it or change it. The liquor store is an eyesore can't something be done to improve it!?
38	Should establish view ordinances for both mountain & ocean, Trees can be laced, more pedestrian access to ocean under or over passes.
39	Orange buildings should not be allowed, Get a business into the Big Yellow house and not permit it to be yellow.
40	No Response
41	This is not understood and not specific, What is a View shed? Landscaping can include small trees which don't obscure views.
42	No Response
43	No Response
44	No Response
45	No Response
46	Leave Summerland school where it is and Spend the money needed to fix it up.
47	Airliner noise up 99% when ceiling lowered to 15,000 ft.
48	No Response
49	No Response
50	No Response
51	Get rid of liquor store or have it re-designed to not be a "town center eyesore!"
52	Trees & crosswalks.
53	We need to have more seats along Lillie Ave to sit, a supermarket, enhance the gas station to repair its roof and clean its outdoor area.
54	No Chain restaurants in Summerland, No loud or noisy businesses, try farmers markets again? (Carpinteria downtown is a good model mix of retail / restaurants.)
55	No Response
56	Thank you!
57	No Response
58	Views, underground utilities, safe pedestrian walkways also safe runoff of storm water from streets.
59	Replace or repair retaining wall at Summerland School playing court a rock wall would look nice).
60	No Response
61	Leave homeowners alone.
62	We hope to see some common sense changes to the overly restrictive rules.
63	Preserve the Views of the Ocean by requiring trees be no higher than roof line.

64	The new sidewalk is a waste of money could have been put to better use where more people walk!! Love the idea of outdoor dining.
65	Deleted
66	No Response
67	We live in a charming community lets take note of Carmel, they have it together. Has the County asked all residents if they were interested to be on this board to be well rounded? I didn't know you were putting this group together!
68	No Response
69	Is it possible to get a Summerland sign with population and friendly welcome?
70	No Response
71	Red curbing under 101 freeway and around corners at intersections.
72	No Response
73	No Response
74	Views should be protected when possible, BAR Guidelines should be clear and not subjective, property rights should be protected, protect beaches and walking trails.
75	This is a small bedroom community; it should be kept as is.
76	No Response
77	Save all of Summerland's Victorian era homes especially those on Lillie Ave west of Olive St. Find an equitable way to underground existing utility lines and cables.
78	Get rid of liquor store sign, Re-think post office traffic pattern.
79	No Response
80	No Response
81	Encourage reduced lighting in outlying areas (Lambert Rd.).
82	No Response
83	Paint the big yellow house a warmer yellow tone, No more commercial / retail development please!
84	I would like to see the "Liquor and Big Yellow House" signs removed.
85	More interesting architectural bldg on Lillie Ave. Summerland is known for its antiques, food. How about architecture interest? Dull now!
86	No Response
87	Great Job you are doing to our community Keep it up!
88	Why should someone pay more for annual septic charges (i.e.) fixed charge on property tax, when I have 3 bath(2-full 2 1/2)and some people have 6 full baths pay less only cause I have duplex status, yet I live in the whole house with my family only! Have the Post Office deliver our mail to our houses! Soon there will be no where to park at the new PO.
89	Creating safer traffic and parking on narrow east/west streets is a high priority. One way traffic and a ban on parking boats or overnight campers on streets are good solutions.
90	No Response
91	No Response
92	Summerland is zoned this way now, No more density! , Parking should be on site wherever possible; areas where on the road parking for residents and guests occurs should be made wider to get cars off the road as much as possible. Varley and Shelby and the top of Olive St. are the worst. This could be a partial funding for maintenance of landscaping etc. Tall fences and landscaping to close to roads block views, limit sight distances and make the roadways feel like alleys. We need to work towards making roadways wider not narrower. Future needs are not easy to predict - a number of roads have been abandoned in the part, only to be needed later (i.e. sections of Emerson & Hollister).

93	Please resurface Lillie Ave. (upper Lillie.) between Sears St & Pierpont St. Needs it Real Bad!!
94	The existing community plan is basically a good document and needs only minor changes.
95	Upper Lillie Ave. (small one way street above Harding St) never gets new asphalt. The road is rough & hard on cars. Also no lights. These would be good as there are attached studios including the house to that makes more traffic then the road is prepared for other street and parking get paved but not this street, I have been here 11 years and no new asphalt.
96	No Response
97	Summerland also needs better enforcement of abandoned/recreational/other vehicles stored on our already too crowded and narrow streets.
98	Lets not get overly restrictive with architectural style etc.
99	Would love to see the hideous above ground power lines that stretch the length of the town on Varley go underground.
100	More Carmel like.
101	This town could be wonderful and is on the right path. Eyesores like the Liquor & Gas station should be eliminated. Thanks for listening!
102	Time to bury all the power lines, the state says they have a fund to do this.
103	No Response
104	No Response
105	No Response
106	This is an excellent way to plan for a community's future! Thank You.
107	No Response
108	Have guidelines and conform to them.
109	No Response
110	No Response
111	Maintaining no greater density than currently exists as well as view shed are very important to us.
112	Focus on something that can be accomplished! Not a bunch of little stuff then nothing is complete! ** Complete the Sidewalks down Lillie first!
113	Please finish the streets and sidewalk improvement.
114	No Response
115	No Response
116	Acquire the Liquor store property to help improve the area visually and to contribute to a central community serving Summerland core attractive to residence and visitors. Clean up the landscape the southbound Summerland off ramp at Evans from the western edge of lookout park along the railroad tracks to east of the park entrance to inland under the 101 crossing.
117	Great little town - "can only get better".
118	No Response
119	No Response
120	No Response
121	Sign Committee; Liquor store is disgusting. Summerland Inn has way too many signs on Ortega hill.
122	I like the liquor store sign!
123	No Response
124	No Response