



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: Set Hearing on 4/22/14 for 5/6/14
Placement: Administrative (on 4/22/14)
Departmental (on 5/6/14)
Estimated Tme: 1 Hour on 5/6/14
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn S. Russell, PhD., Director, Planning and Development,
Director(s) 568-2085
Contact Info: David Lackie, Interim Deputy Director, Long Range Planning,
568-2023
SUBJECT: Summerland Community Plan Update

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On April 22, 2014, set a hearing for May 6, 2014 to: (1) certify the Summerland Community Plan Final Supplemental Environmental Impact Report; (2) consider recommendations of the County Planning Commission to adopt the Summerland Community Plan Update and consider recommendations to: (1) amend the Land Use Element of the Santa Barbara County Comprehensive Plan Case No. 14GPA-00000-00001; (2) amend the Santa Barbara County Coastal Land Use Plan Case No. 14GPA-00000-00002; (3) amend the Santa Barbara County Land Use and Development Code Case No. 14ORD-00000-00001; (4) amend the Santa Barbara County Coastal Zoning Ordinance Case No. 14ORD-00000-00002; and (5) adopt a resolution to rescind the 1992 Board of Architectural Review Guidelines for Summerland and adopt the Summerland Community Plan Residential Design Guidelines and the Summerland Community Plan Commercial Design Guidelines.

A. On May 6, 2014, your Board should consider the following actions:

1. Make the required California Environmental Quality Act (CEQA) findings for the Summerland Community Plan Final Supplemental Environmental Impact Report and findings for approval of the proposed Comprehensive Plan amendments, ordinance amendments, and residential and commercial design guidelines (Attachment B);

2. Certify the Summerland Community Plan Update Final Supplemental Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) (Attachment C);
3. Adopt a Resolution (Attachment D) adopting amendments to the Land Use Element and adopting the Summerland Community Plan Update as an amendment to the Land Use Element of the Comprehensive Plan, Case No. 14GPA-00000-00001;
4. Adopt a Resolution (Attachment E) adopting amendments to the Santa Barbara County Coastal Land Use Plan and adopting the Summerland Community Plan Update as an amendment to the Santa Barbara County Coastal Land Use Plan, Case No. 14GPA-00000-00002;
5. Adopt an Ordinance (Attachment F) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update, Case No. 14ORD-00000-0001;
6. Adopt an Ordinance (Attachment G) amending the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code, to adopt new zoning regulations as part of implementing the Summerland Community Plan Update, Case No. 14ORD-00000-0002; and
7. Adopt a Resolution (Attachment H) to rescind the 1992 Board of Architectural Guidelines for Summerland and adopt the Summerland Community Plan Residential Design Guidelines (Exhibit 1 to Attachment H) and adopt the Summerland Community Plan Commercial Design Guidelines (Exhibit 2 to Attachment H).

Background:

Plan Area

The Summerland Community Plan Area (Plan Area) is located in the southern portion of Santa Barbara County between the cities of Santa Barbara and Carpinteria. The Plan Area boundary includes the unincorporated area of the County of Santa Barbara known as Summerland. The Plan Area is bordered by Ortega Ridge Road on the west, the Montecito Planning Area on the north, Padaro Lane and the Toro Canyon Planning Area on the east, and the Pacific Ocean on the south. The Plan Area totals 907 acres and is situated within the Coastal Zone with the exception of a residential enclave along Ortega Ridge Road which is located in the inland area.

Summerland Planning Advisory Committee Process

In 2007, the Board of Supervisors adopted Resolution 07-379 approving the formation of the Summerland Planning Advisory Committee (SunPAC) to assist staff with updating the 1992 Summerland Community Plan. From December 2007 to May 2011, the SunPAC held two workshops and 33 public meetings to receive public input on issues important to the community and advise staff on amendments to the Summerland Community Plan and develop the Summerland Residential Design Guidelines and Commercial Design Guidelines.

Project Summary:

The Summerland Community Plan Update (SCP Update) includes focused text and policy amendments to the 1992 Summerland Community Plan; primarily focusing on Visuals and Aesthetics policies and a revised Transportation, Circulation and Parking section. The project also includes new residential and commercial design guidelines, and zoning ordinance amendments (both Inland Area and Coastal Zone) to implement proposed policy changes.

Planning Commission Recommendations

The County Planning Commission staff report for February 5, 2014 and March 5, 2014 (Attachment J) highlights the subject areas that were reviewed by the County Planning Commissions (i.e., Road Rights-of-Way abandonment and encroachment policies, Height Limits and Methodology, Floor Area Limits, Design Guidelines, etc.) and the limited number of remaining issues where staff and the SunPAC differed in their recommendations. At the February 5, 2014 hearing the Planning Commission identified policies and ordinance amendments where the Planning Commission had general consensus, and requested staff provide additional information at the March 5, 2014 hearing on height limits recommended for Rural Neighborhoods, and to discuss how basement and below grade development should be counted towards maximum allowed floor area limits.

On March 5, 2014, the Planning Commission voted 5-0 to recommend that the Board of Supervisors adopt the proposed SCP Update, including proposed LUDC and Coastal Zoning Ordinance amendments, and Summerland Residential and Commercial Design Guidelines (as revised at the hearing of March 5, 2014).

SCP Update Highlights

A. Transportation/Circulation Related Amendments

Road Rights-of-Way (ROW)

Summerland contains numerous unimproved road rights-of-ways (ROW), particularly in the Urban Grid, with varied widths and surface conditions reflecting decades of fragmented development patterns. Current SCP policies prohibit vacation/abandonment of public ROW or issuance of encroachment permits within the ROW (1992 SCP Policy CIRC-S-17 and CIRC-S-18).

The SCP Update includes new policies that would allow ROW abandonment and encroachment permits subject to priorities and standards for public benefits and aesthetics (SCP Update Goal CIRC-S-5, Policies CIRC-S-17, and CIRC-S-18, Action CIRC-S-18.1, and DevStd CIRC-S-18.2). The policy change allowing ROW abandonments or encroachments is consistent with the practice in the rest of the unincorporated County. ROW abandonments or encroachments would be subject to Public Works standards and policies, as well as proposed SCP Update policies and actions.

On March 5, 2014, the Planning Commission recommended a new development standard (DevStd CIRC-S-18.2) which lists criteria for the Road Commissioner to consider when reviewing ROW encroachment applications. Subsequent to the hearing, P&D and Public Works staff reviewed the development standard language and made a few minor amendments to clarify the Planning Commission's direction that the criteria in DevStd CIRC-S-18.2 are guidelines that should be considered

by the County Road Commissioner when reviewing ROW encroachment applications. These guidelines do not, however, prevent the Road Commissioner from exercising his or her discretion to approve encroachments that do not conform to these guidelines.

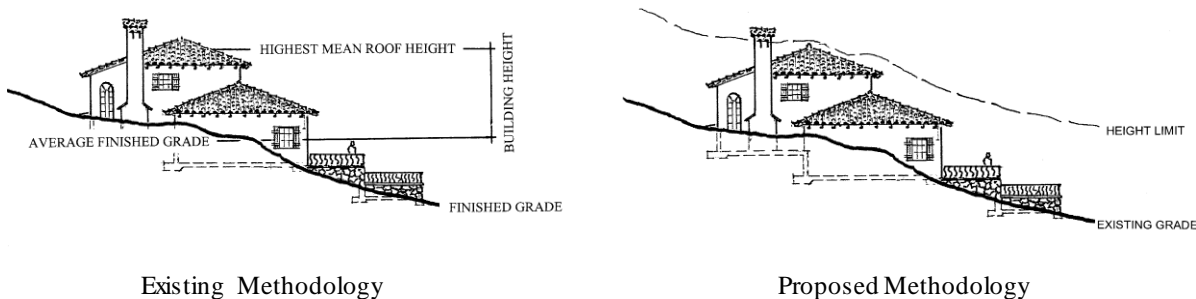
B. Aesthetic and Visual Resources Related Amendments

1. Height Methodology

Summerland is the only area in the County where building height is currently measured as the vertical distance between the average finished grade covered by the building to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof (Figure 2 – Existing Methodology) (Coastal Zoning Ordinance Section 35-127 B and LUDC Section 35.30.090.C.3).

The existing average finished grade methodology allows manipulation of finished grade and measurement points, often resulting in visible exposed building massing, particularly on hillside elevations. It also penalizes using structural design that follows slope contours (i.e., using one or more ground levels to reduce grading and perceived building mass) due to measuring height from the average finished grade to the highest mean roof height.

Figure 1: Existing and Proposed Height Methodologies



The Planning Commission recommends adopting a height methodology that measures height from existing grade (Figure 1- Proposed Methodology). This is the same height calculation methodology that has been used in the rest of the County since 2006¹ with the following benefits:

- Consistently applied and easily understood with predictable results;
- Uses the same methodology as the rest of the County;
- Encourages buildings that follow slope contours; and
- Discourages manipulating grade to gain more building height.

¹ Since August 2007 in the Coastal Zone.

2. Height Limit

The current LUDC and Coastal Zoning Ordinance sets maximum height limits for urban and rural areas within the Summerland Community Plan area. The maximum height limit is 22 feet for urban areas with no roof pitch adjustment, and 16 feet with no roof pitch adjustment for rural areas and rural neighborhoods. The height limit amendments recommended by the Planning Commission generally seek to align Summerland height limits with other coastal community height limits (Table 1).

Table 1
 Proposed Height Limit

Plan Area/Subarea	Existing	Planning Commission Recommendation
Urban		
Height	22'	25'
Roof Pitch Adjustment	No	No
Urban Grid		
Height	22'	25'
Roof Pitch Adjustment	No	No
Commercial Core		
Height	22'	22' south of Lillie Avenue and Ortega Hill Road 25' north of Lillie Avenue
Roof Pitch Adjustment	No	3' w/ pitch of ≥ 5 in 12
Rural		
Height	16'	16'
Roof Pitch Adjustment	No	3' w/ pitch ≥ 4 in 12
Rural Neighborhood		
Height	16'	25'
Roof Pitch Adjustment	No	No

3. Floor Area Limits

Floor Area Ratio (FAR) is a tool used to regulate the size, bulk, scale, and profile of structures in the Plan Area since 1992. FAR is a ratio of a building's total floor area to the size of the lot on which it is situated. Generally, FAR is expressed as a decimal fraction (e.g., 0.50, 0.26) of the square footage of a lot. FAR limits the amount of building area (floor area) allowed on a lot. Basements, large garages, attached residential second units, and accessory structures may count toward the maximum allowable floor area and, therefore, may affect FAR.

The Planning Commission recommends the following zoning ordinance amendments to Floor Area Limits, Definitions, and Floor Area measurement methodologies in the Plan Area.

- a. For residential lots less than 10 acres, the SCP Update would not affect the current floor area limits.

- b. The SCP Update would increase the existing maximum allowable floor area for development on residential lots 10 acres and greater from 8,000 square feet (sq. ft.) to the following:
 - o 10,000 sq. ft. on lots of 10 acres or greater but less than 20 acres;
 - o 12,000 sq. ft. on lots of 20 acres or greater but less than 40 acres; and
 - o 15,000 sq. ft. on lots of 40 acres or greater.
- c. Revise the methodology for calculating net floor area to measure from the interior surface of exterior walls rather than the exterior surface of the exterior walls.

This revision could result in a modest increase (5 to 10%) in floor area over what is permitted under the existing methodology. Consequently, the commercial and mixed use FAR is proposed to be decreased by 0.02 to compensate for the change; from 0.29 to 0.27 for commercial development and 0.35 to 0.33 for mixed use development.

- d. Attached Residential Second Unit (RSU) – Up to 300 square feet of floor area is not counted toward maximum allowed floor area.

4. Transfer of Floor Area

“Transfer of Floor Area” is a recommend zoning ordinance amendment to allow a principle dwelling outside the Urban Grid to have a floor area larger than the maximum allowable square footage specified in the zoning ordinances in exchange for relinquishing development rights to (1) one potential or existing lot and (2) one potential principal dwelling. The aesthetic impacts of allowing larger homes would be offset by the relinquishment of development rights for one principal dwelling on one existing or potential lot and provides an incentive to preserve open space, agricultural lands, and scenic resources.

5. Floor Below Grade

“Floor Below Grade” is a zoning ordinance provision recommended by the Planning Commission to address how basement and below grade development should be counted towards maximum allowed floor area limits (See Attachment F – page 5, and Attachment G – page 14). The intent is to encourage below grade development that minimizes apparent mass, bulk and scale of structures and develop a methodology that is straight-forward and can be replicated without significant time or cost.

In reviewing the floor below grade concept, the Planning Commission discussed how commercial basements and parking should be counted towards maximum allowed floor area limits. Their general consensus was commercial basement parking should not count towards maximum allowed floor area limits and directed staff to draft language for the Board of Supervisors consideration. With this guidance from the Planning Commission, staff worked with the SunPAC chairman to develop ordinance language based upon concepts recommended by the SunPAC.

Staff recommends the Board adopt the following Coastal Zoning Ordinance amendments addressing commercial basements and parking:

- a. Definitions: Adopt new definition for Commercial True Basement – Summerland (Attachment G – page 11);
- b. Adjustments to Maximum Allowed Floor Area: Amend text to clarify that up to 500 square feet of floor area used as a garage accessory only to mixed-use development is not counted towards

maximum allowed floor area (Attachment G – page 16). The existing Article II language applies to both commercial and mixed-use development;

- c. Adjustments to Maximum Allowed Floor Area: Amend text listing requirements for exempting commercial parking basements from maximum allowed floor area limits (Attachment G – page 16);
- d. Adjustments to Maximum Allowed Floor Area: Amend text listing requirements for exempting floor area meeting the definition of commercial true basement from maximum allowed floor area limits (Attachment G – page 16).

6. Design Guidelines

The purpose of the design guidelines is to provide reasonable, practical, and objective guidance to assist property owners, developers, and designers in identifying the key design characteristics and components that define the character of Summerland’s commercial district and residential neighborhoods and to use this information when designing new structures, additions, or alterations. The design guidelines are intended to allow flexibility to encourage innovative projects that are compatible with the community.

The new residential and commercial guidelines replace and expand upon the 1992 Board of Architectural Review Guidelines for Summerland. The format is generally consistent with recent design guidelines created for Goleta, Mission Canyon, and Los Alamos. The commercial and residential design guidelines are structured the same, with differences that reflect the diverse characteristics of the residential and commercial areas where appropriate. Following the March 5, 2014 hearing, staff made minor “clean-up” edits to the residential and commercial design guidelines consistent with Planning Commission guidance.

Summary of Environmental Analysis

The Draft SEIR was released for a 45-day comment period on September 19, 2013 and a public comment hearing was held October 17, 2013 at Summerland Presbyterian Church in Summerland. Public comment was received until the end of the comment period on November 6, 2013.

The Final SEIR (Attachment C) has been prepared for the SCP Update pursuant to Section 15163 of the State Guidelines for the implementation of CEQA and the County of Santa Barbara CEQA Guidelines. State CEQA Guidelines Section 15163 allows preparation of a SEIR when only minor additions or changes would be necessary to make the previous certified EIR (91-EIR-07) adequately apply to the current project.

The SEIR analyzed the following resource areas for potential change or new impacts: Aesthetics and Visual Resources, Greenhouse Gas Emissions, and Transportation/Circulation. The SEIR analysis substantiates findings in Attachment B that the SCP Update would not result in new significant environmental effects requiring additional mitigation measures, or cause a substantial increase in the severity of previously identified significant impacts requiring the preparation of a subsequent EIR. The Planning Commission recommends the Board certify the Summerland Community Plan Supplemental Final EIR.

Tribal Consultation

State planning law (SB 18) requires cities and counties to consult with California Native American tribes before amending or adopting any general or specific plan. As noted in the Planning Commission

staff report, the County sent letters to the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation with an invitation to consult regarding the SCP Update. Neither band responded to the invitation to consult.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The SCP Update was prepared as part of a Board of Supervisors-approved project. Staff salaries and other costs were included in the County's budget under Planning and Development Department, Long Range Planning Division's Operating Expenditures (General Fund Contribution). Most recently, Long Range Planning Division's budget, including the SCP Update, is on page D-168 of the County of Santa Barbara's Operating Plan for 2013-2015. Total project cost to date is \$329,016.

There are no facilities impacts. Implementation of the SCP Update occurs through the development review process and there will be no cost to the County. Future SCP Update action items would require Board approval and funding prior to implementation.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on May 6, 2014. The notice shall appear in the Santa Barbara Independent.

Attachments:

- A. Summerland Community Plan Update (copy available at <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>)
- B. Findings for Approval
- C. Summerland Community Plan Update Final SEIR (copy available at <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>)
- D. Resolution – Land Use Element Amendments
- E. Resolution – Coastal Land Use Plan Amendments
- F. Ordinance – Land Use and Development Code Amendment
- G. Ordinance – Coastal Zoning Ordinance Amendment
- H. Resolution – Adopting the Summerland Residential Design Guidelines and Summerland Commercial Design Guidelines and rescinding the 1992 Board of Architectural Guidelines for Summerland (copies available at <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>)
 - Exhibit 1: Summerland Residential Design Guidelines
 - Exhibit 2: Summerland Commercial Design Guidelines
- I. County Planning Commission Action Letter with Attachments March 5, 2014
- J. County Planning Commission Staff Reports
 - February 5, 2014 w/o Attachments
 - March 5, 2014 with Attachments

Authored by:

David Lackie, Long Range Planning Division

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