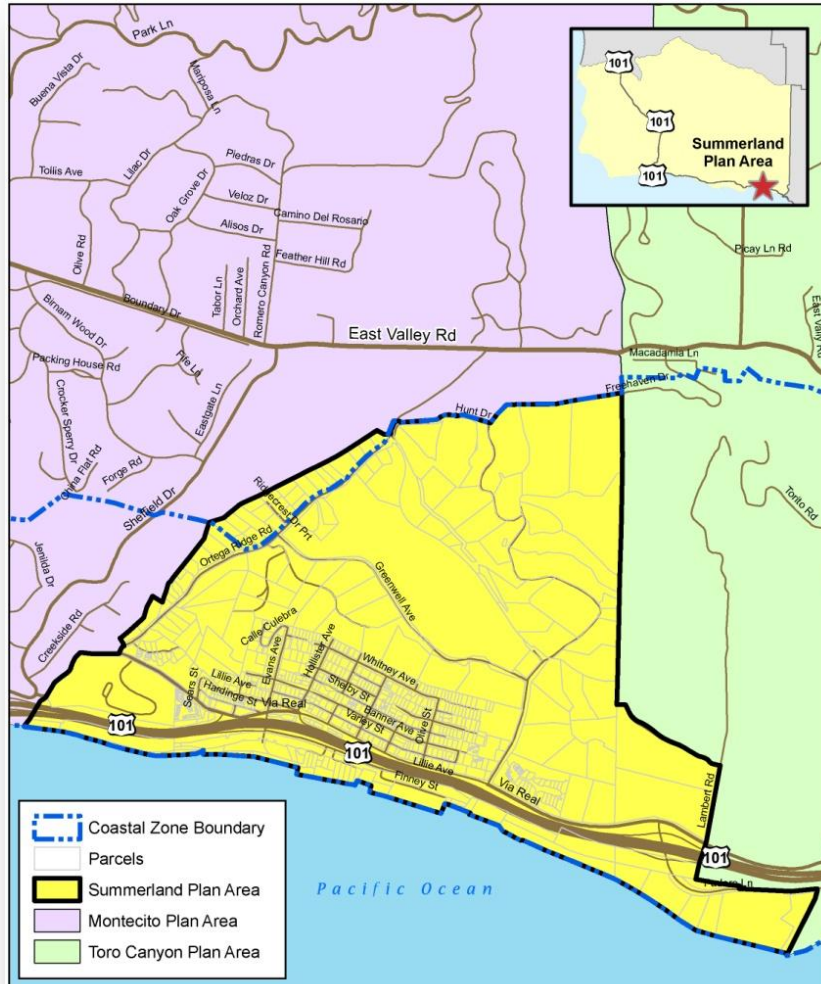


Summerland Community Plan Update Board of Supervisors Hearing May 6, 2014





Plan Area



Summerland Community Plan

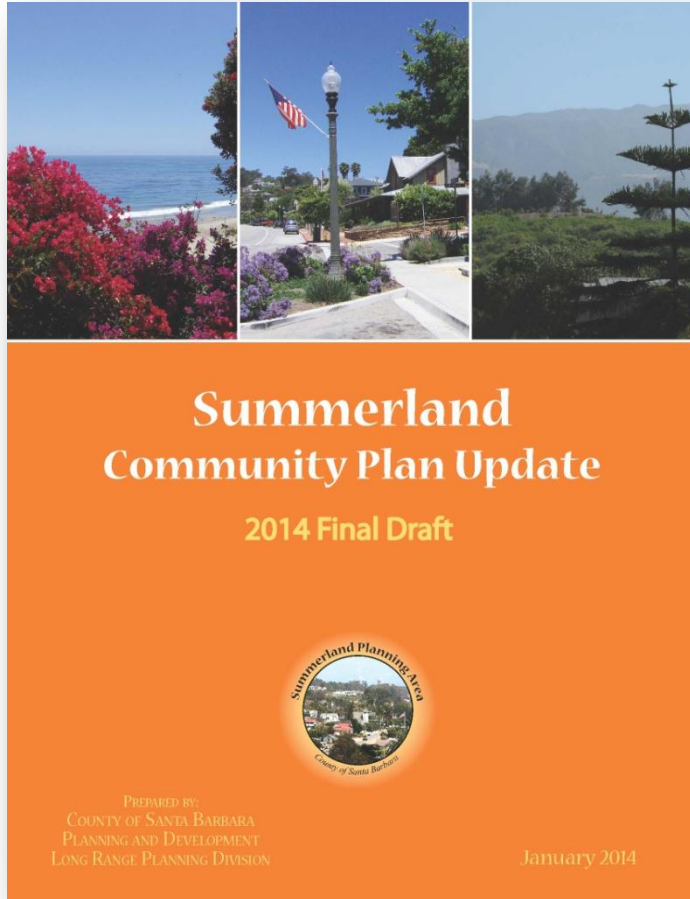
Summerland Plan Area

Map produced by Santa Barbara County Planning & Development
 Long Range Planning Division - February 20, 2013



- 907 Acres
- 97% in Coastal Zone
- 706 Residences
- 1992 –First Community Plan

Project Components



- SCP Update
- Land Use and Development Code
- Local Coastal Program
- Comprehensive Plan
- Residential Design Guidelines
- Commercial Design Guidelines

SCP Update Highlights

1. Transportation/Circulation amendments
 - ROW abandonment and encroachment
2. Aesthetic and Visual Resource amendments
 - Height Methodology
 - Height Limit
 - Floor Area Limit
 - Floor Below Grade
 - Design Guidelines



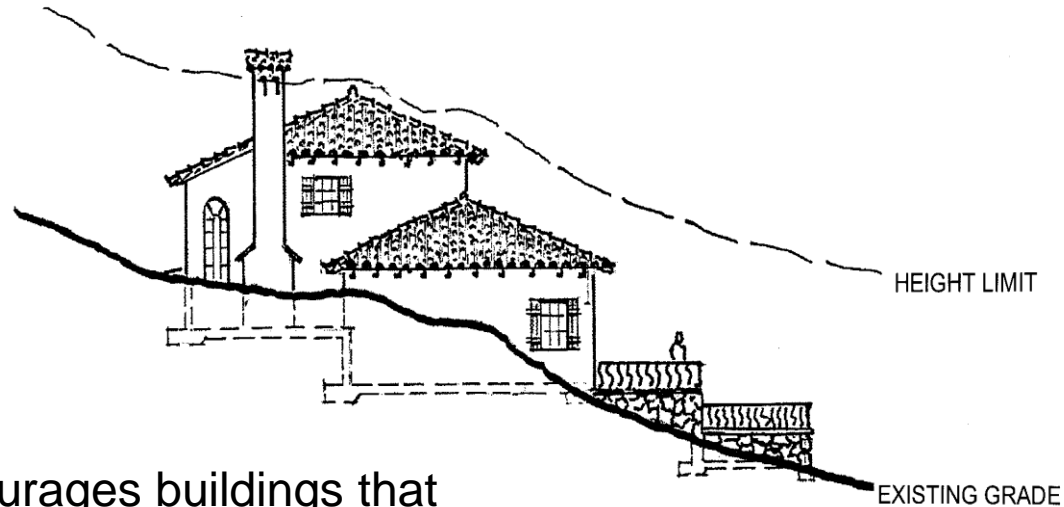
Summerland Community Plan Update

Transportation/Circulation amendments

1. ROW abandonment
2. ROW encroachments



Height Methodology – Existing Grade



- Encourages buildings that follow slope contours
- Minimizes grading
- Discourages manipulating grade to gain building height





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

Floor Area Limit

1. No change for lots <10 acres
2. Increase max. FAR from 8,000 s.f. to:
 - 10,000 s.f. lots 10 ac to <20 ac;
 - 12,000 s.f. lots 20 ac to <40 ac; and
 - 15,000 s.f. lots 40 ac or greater



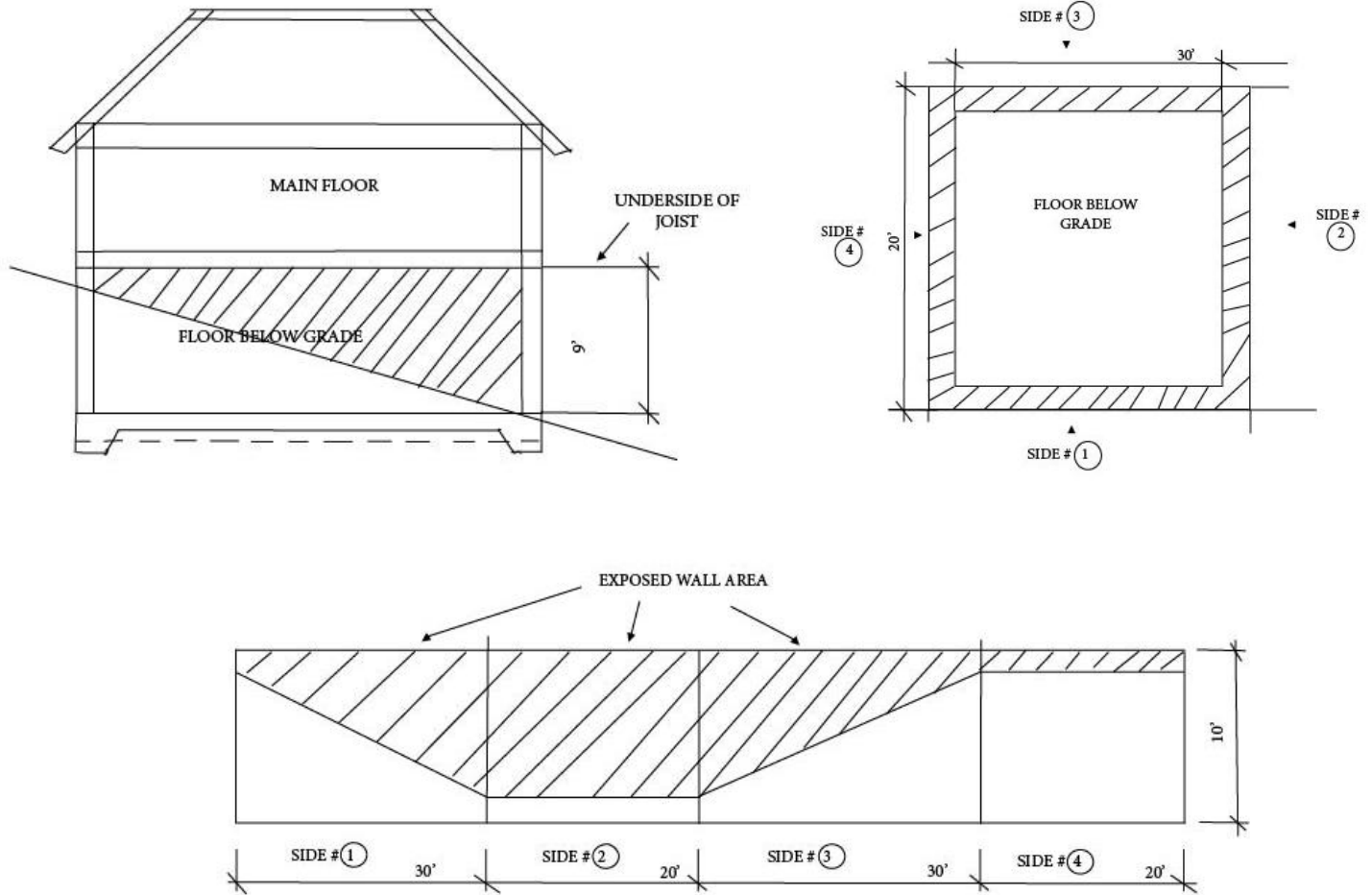


Floor Area Limit

3. Measure from “interior” surface, rather than “exterior” surface of exterior walls
 - Modest increase (5-10%) in FAR
 - Reduce Commercial FAR by 0.02 to compensate:
 - 0.29 to 0.27 commercial development
 - 0.35 to 0.33 mixed use development

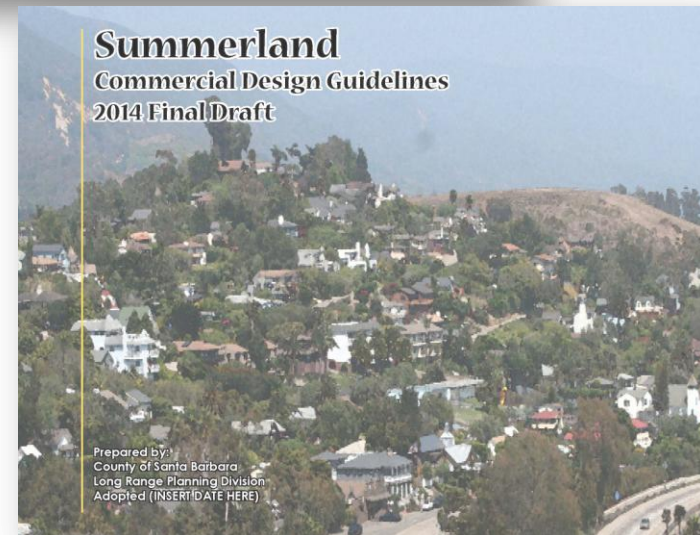
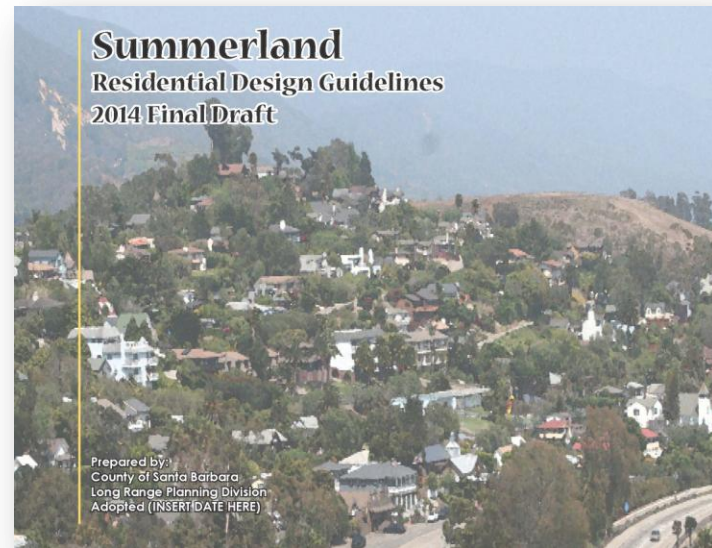


Floor Below Grade



Residential & Commercial Design Guidelines

1. Guidance on locally appropriate architectural & landscape styles
2. Encourage appropriate site placement and building design
3. Protect the scenic character of Summerland
4. Promote high standards of architectural and landscape design



Recommended Actions

1. Staff recommends:
 - Board consider recommended actions
May 6, 2014 Board letter, page 1 & 2



Suggested LUDC & Article II Revisions

2. Adjustments to maximum floor area (Attachment G – page 16)

c. Garages.

1) Garages attached to a primary dwelling.

a) **Lots of less than 12,000 square feet (net).** On lots with a lot area (net) of less than 12,000 square feet, up to 500 square feet per dwelling unit of floor area (net) used as an **attached two-car** garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with the FAR in Table 13-1 (One-family Dwelling Floor Area Limits (Net Lot Area Less than 12,000 Square Feet)), of Subsection 1.a, above.

Up to 250 sq. ft. per dwelling unit may be allowed for a one-car garage, unless it is determined by the County Planning & Development Department that a two-car garage can feasibly be built onsite.

Larger garages may be allowed, however, excess square footage will counted toward the net floor area of the dwelling.

Suggested LUDC & Article II Revisions

2. **Adjustments to maximum floor area (Attachment G – page 16)**
 - c. **Garages.**
 - 1) **Garages attached to a primary dwelling.**
 - b) **Lots of 12,000 square feet (net) or greater.** On lots with a lot area (net) of 12,000 square feet or greater, up to 750 square feet of floor area (net) used as a three-car garage for parking of motor vehicles is not included in the net floor area used to determine compliance with Subsection 1.a, above.

Larger garages may be allowed, however, excess square footage will counted toward the net floor area of the dwelling.

Suggested LUDC & Article II Revisions

2. Adjustments to maximum floor area (Attachment G – page 16)

c. Garages.

2) Garages accessory to mixed-use development.

a) Except as provided below, for mixed-use development, up to 500 square feet of floor area (net) used as a garage for the parking of two motor vehicles per each 6,000 square feet of lot area (net) is not included in the net floor area used to determine compliance with the maximum allowed floor area in Subsection 1.c, above.

i) On lots less than 6,000 square feet (net) existing as of [effective date of this ordinance] up to 500 square feet of floor area (net) used as a garage to accommodate the parking of two motor vehicles is not included in the net floor area used to determine compliance with the maximum allowed floor area in Subsection 1.c, above.

Larger garages may be allowed, however, excess square footage will counted toward the net floor area of the dwelling.

Suggested LUDC & Article II Revisions

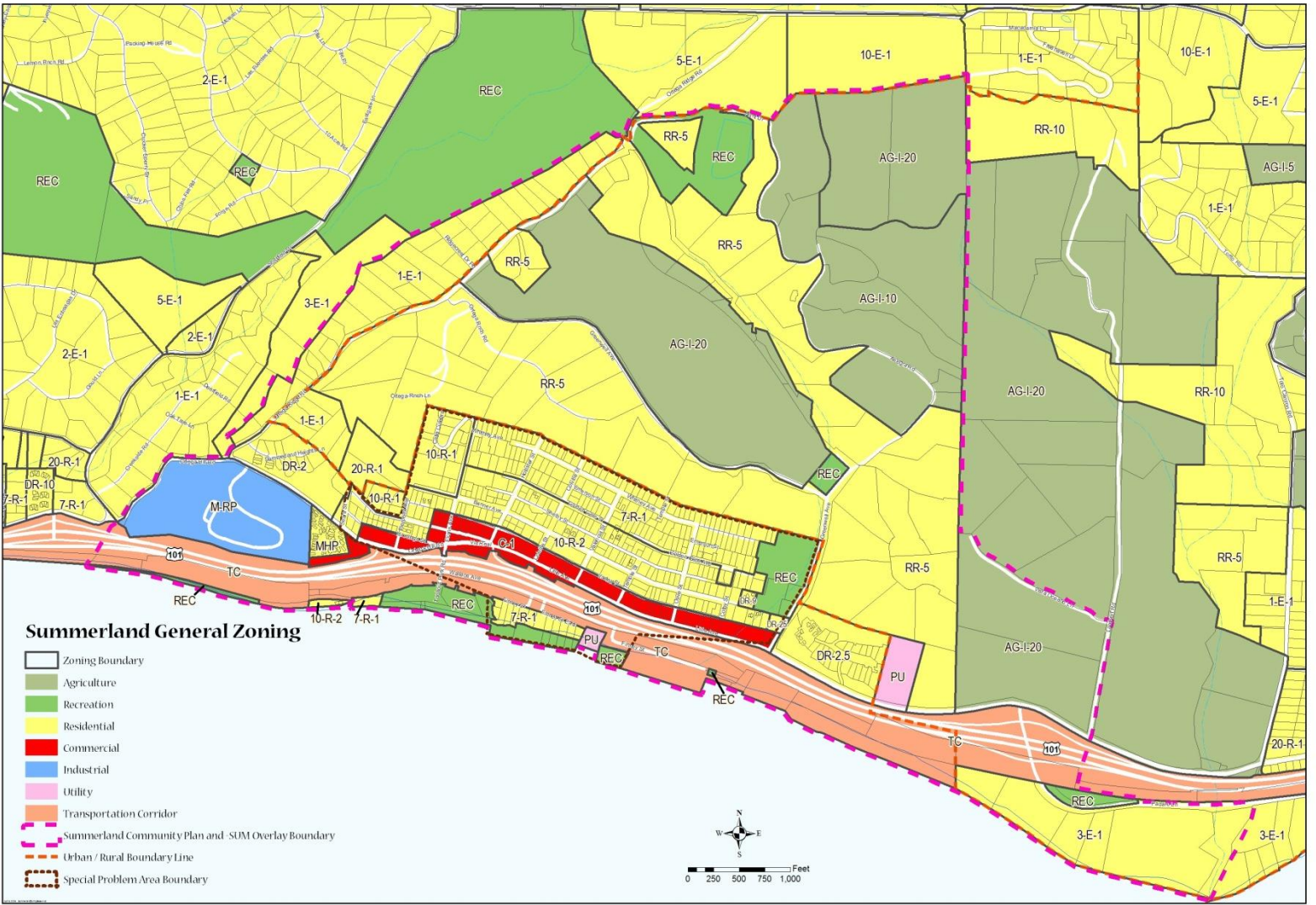
2. Adjustments to maximum floor area (Attachment G – page 16)

c. Garages.

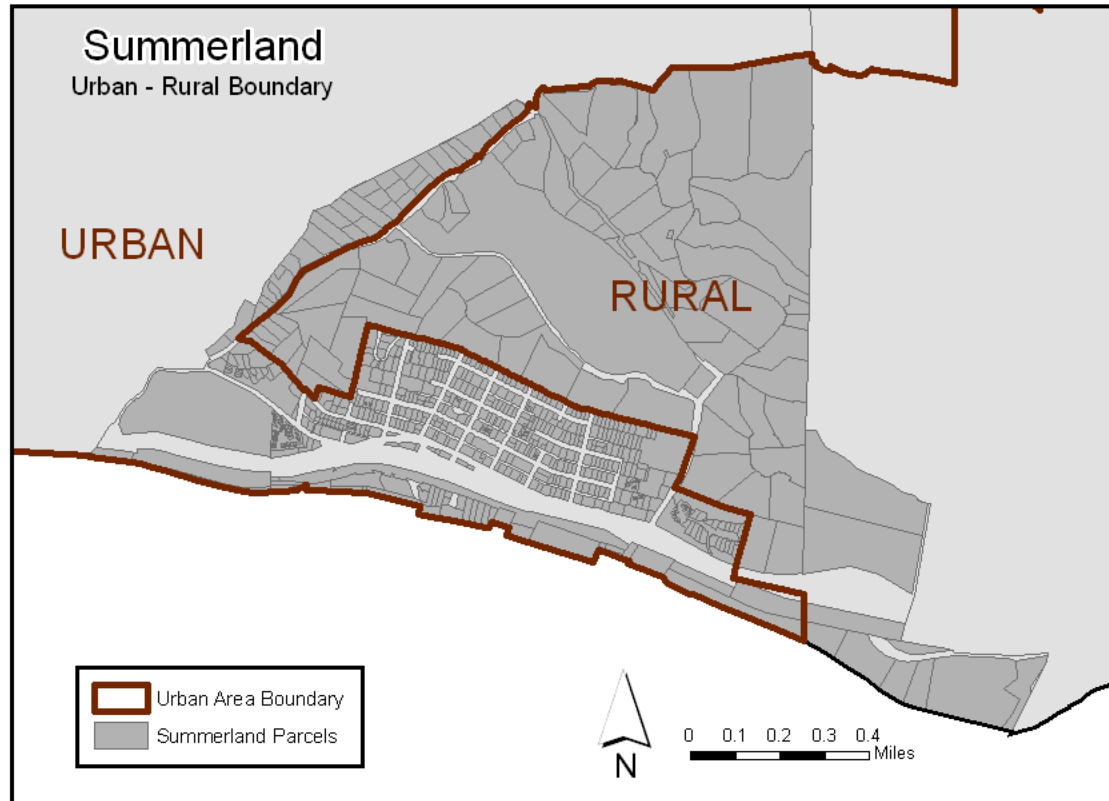
3) Commercial parking area.

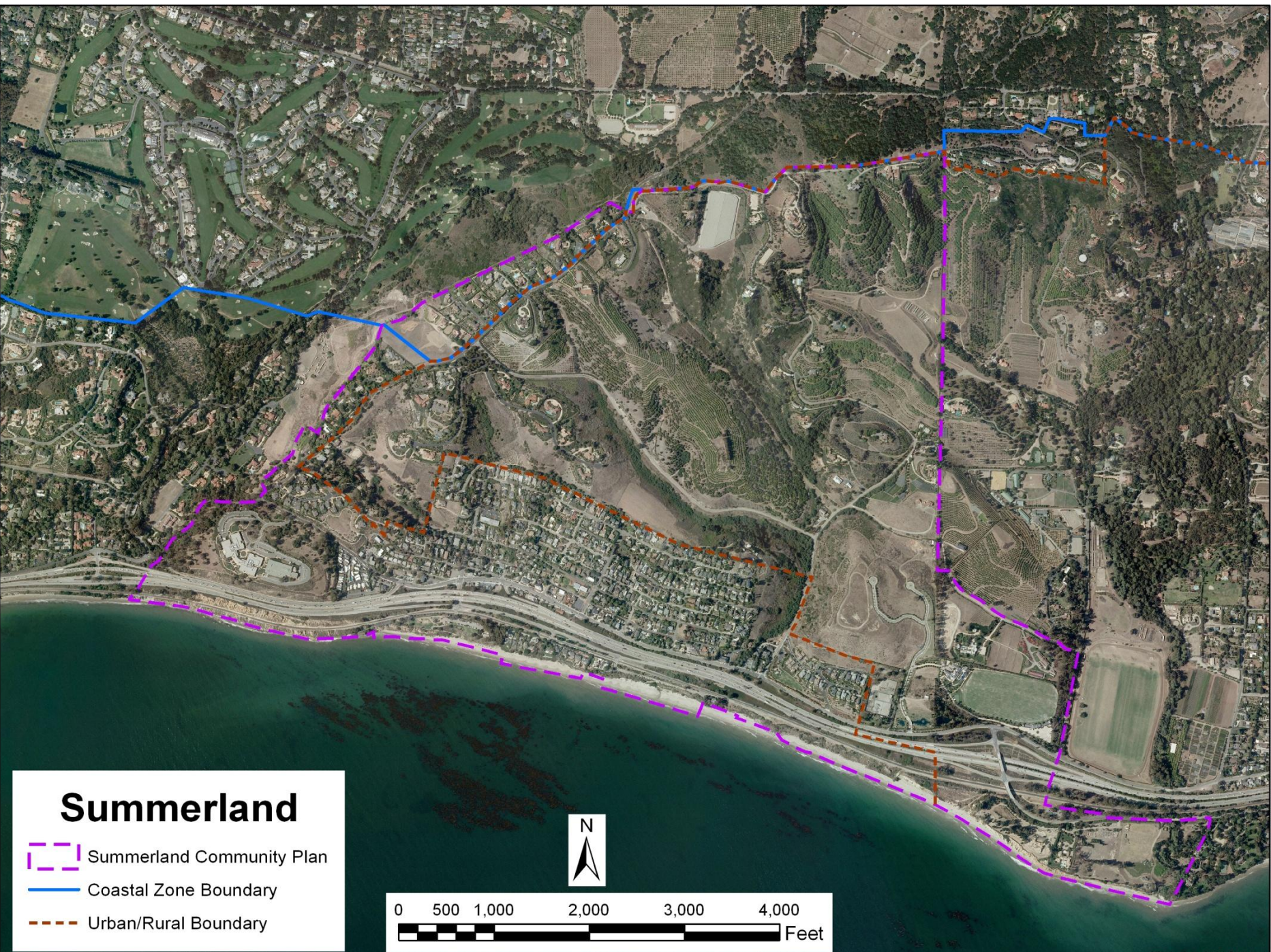
A commercial parking area is not included in the net floor area used to determine compliance with the maximum allowed floor area in Subsection 1.c, above, where the elevation of the finished floor located directly above the commercial parking area is four feet or less above the exterior finished grade for a minimum of 67 percent of the exterior perimeter of the commercial ~~structure~~ parking area.

Zoning Map



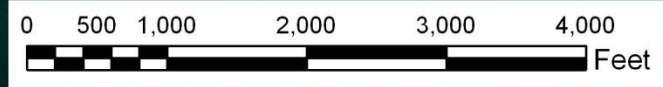
Urban/Rural Boundary



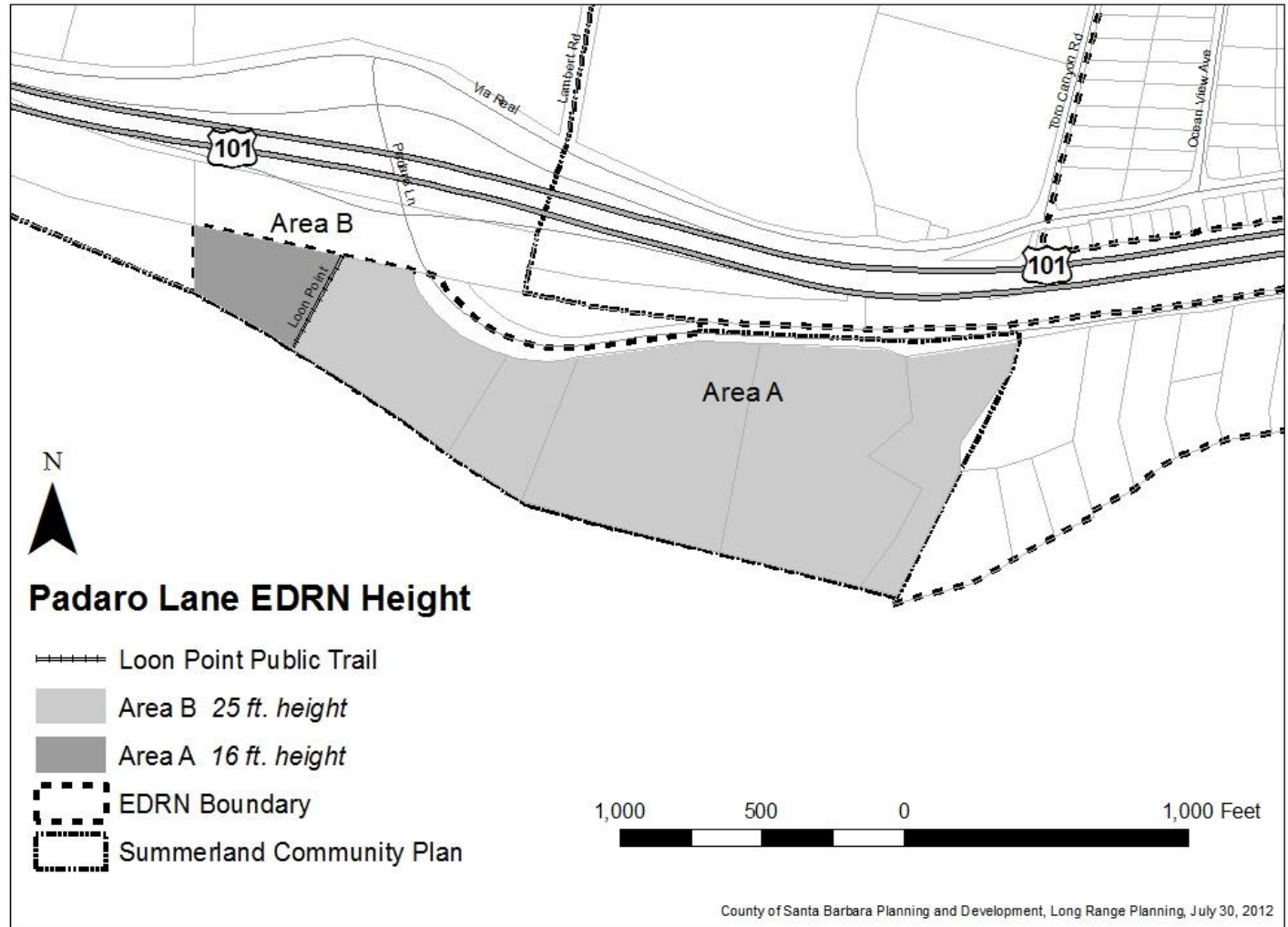


Summerland

-  Summerland Community Plan
-  Coastal Zone Boundary
-  Urban/Rural Boundary

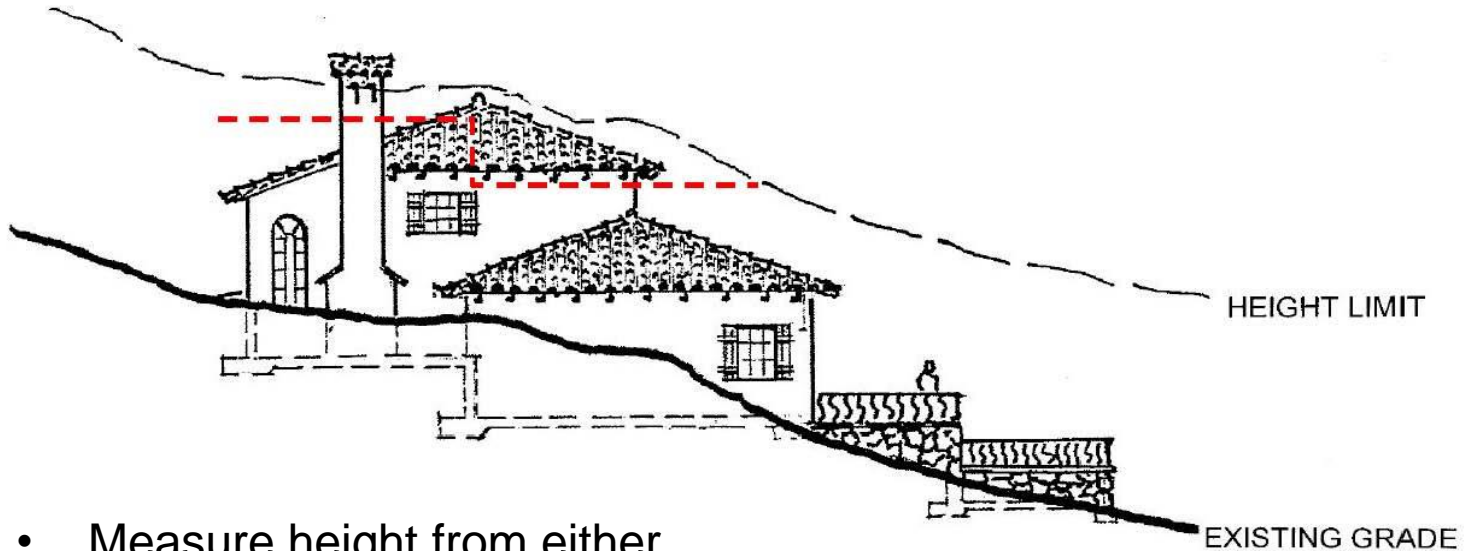


EDRN Height Limit



Height Methodology

Existing Summerland Methodology



- Measure height from either existing or finished grade, whichever is lower