



COUNTY OF SANTA BARBARA BOARD OF SUPERVISORS

Woolley Appeal

14APL-00000-00013

June 3, 2014

J. Ritterbeck, Planner

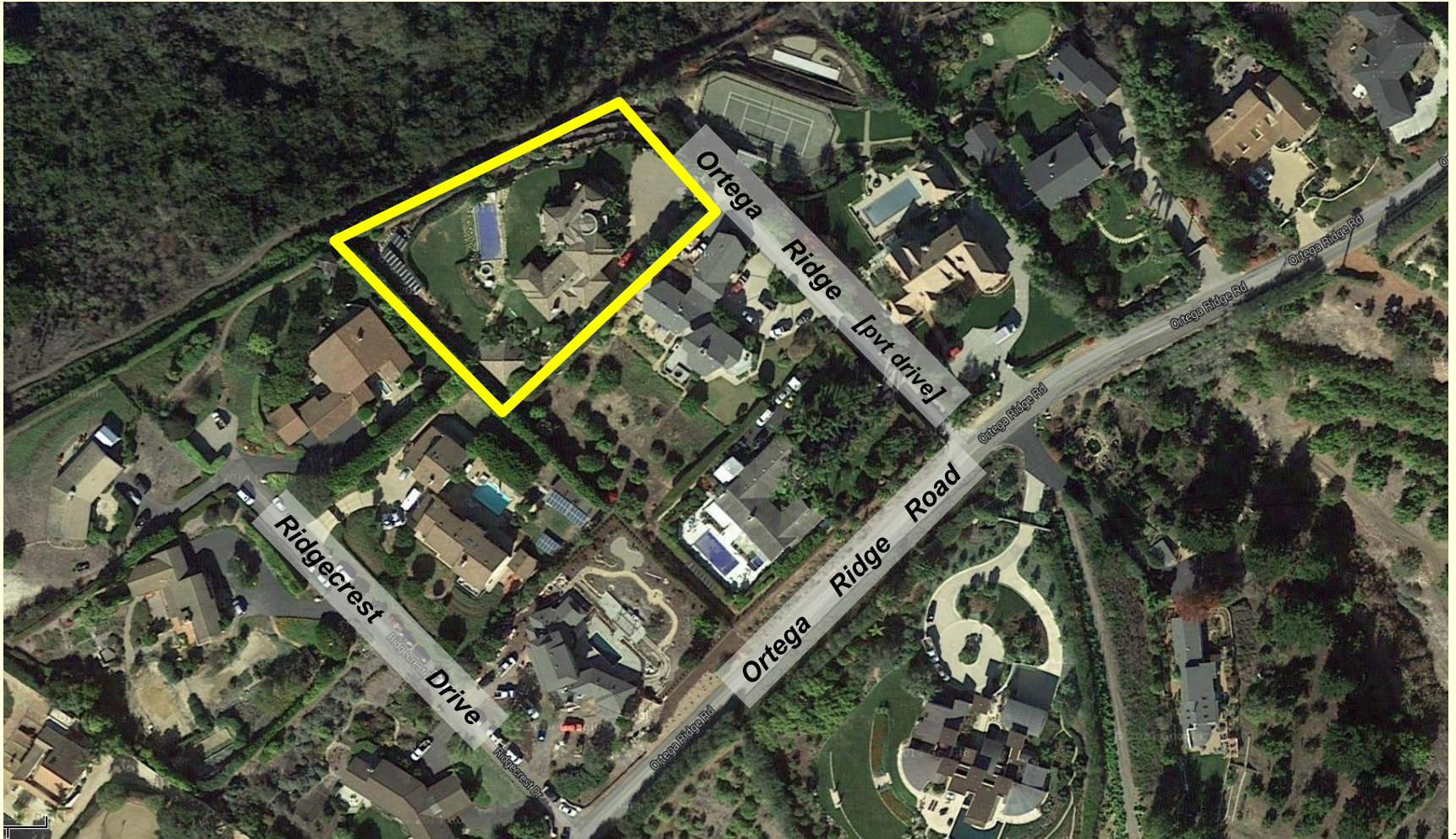


Vicinity Map



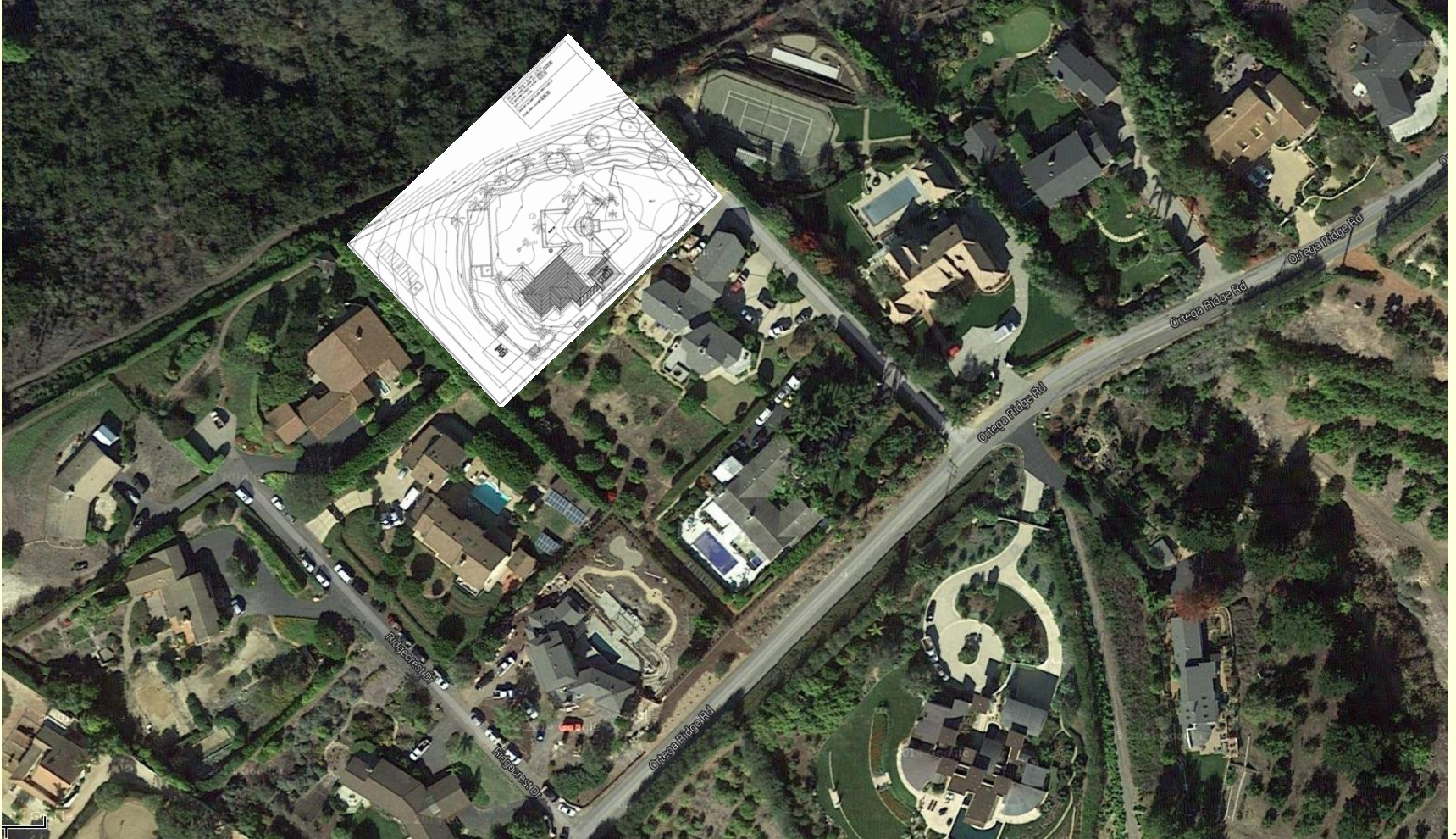


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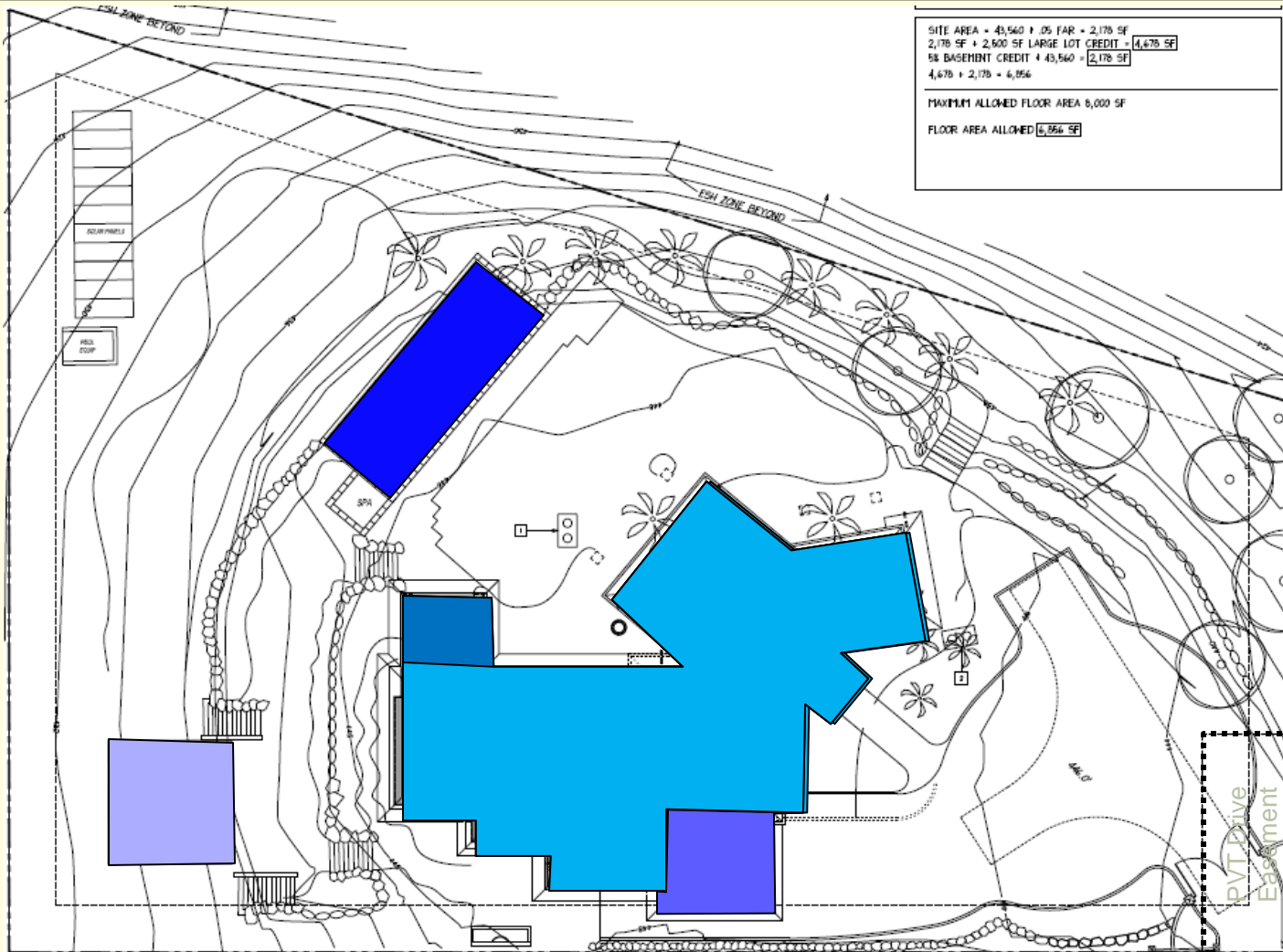


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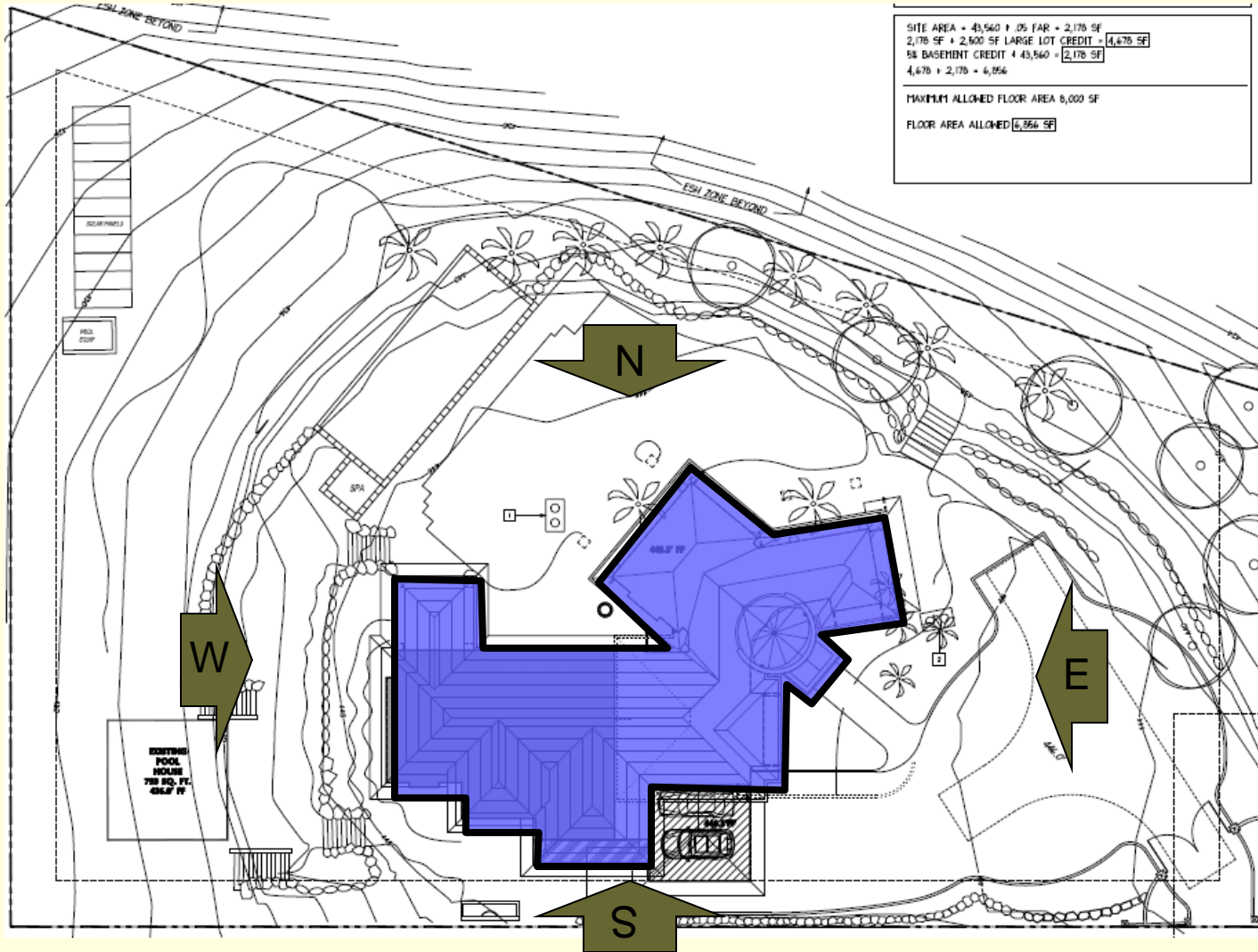


Site Plan

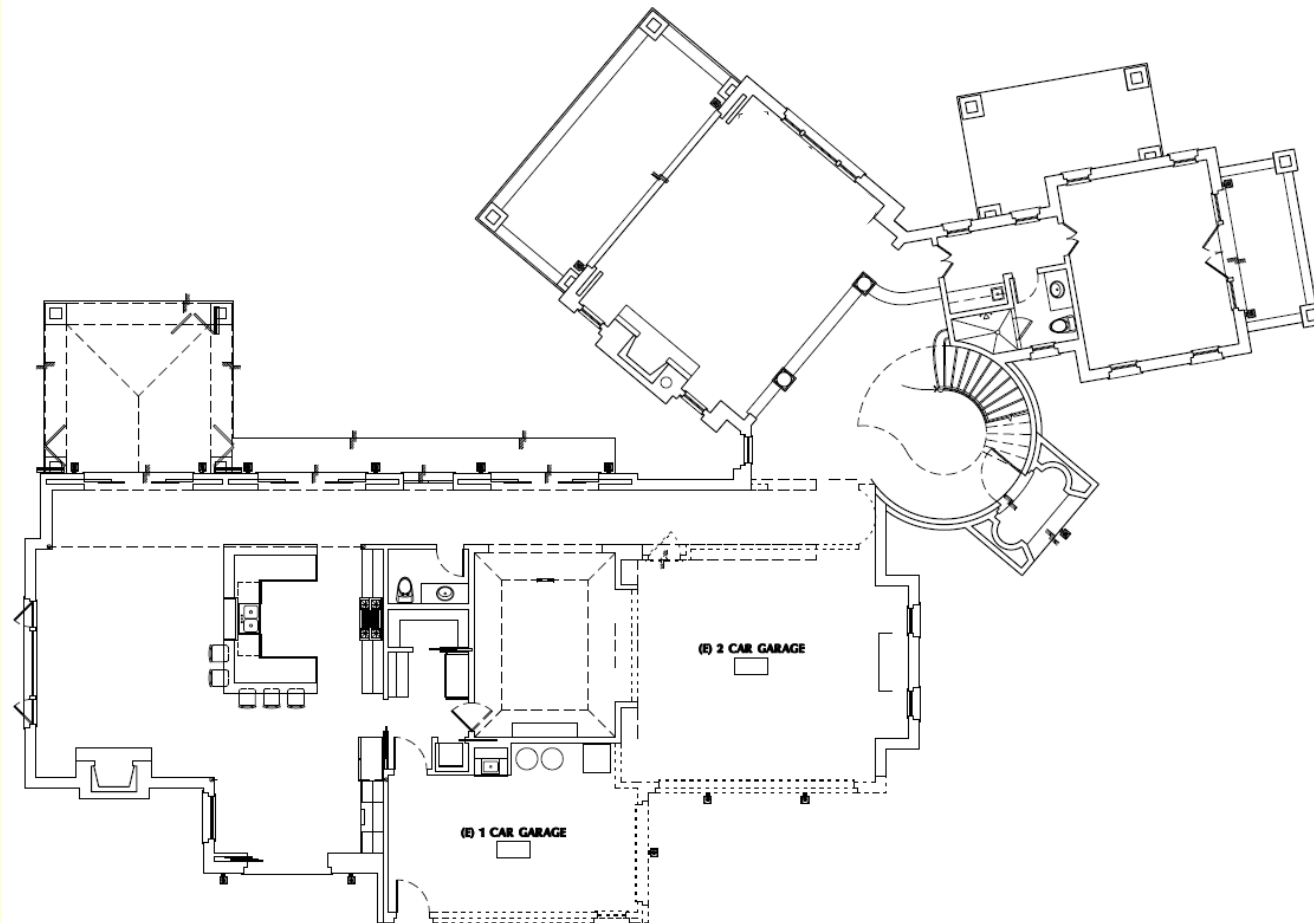




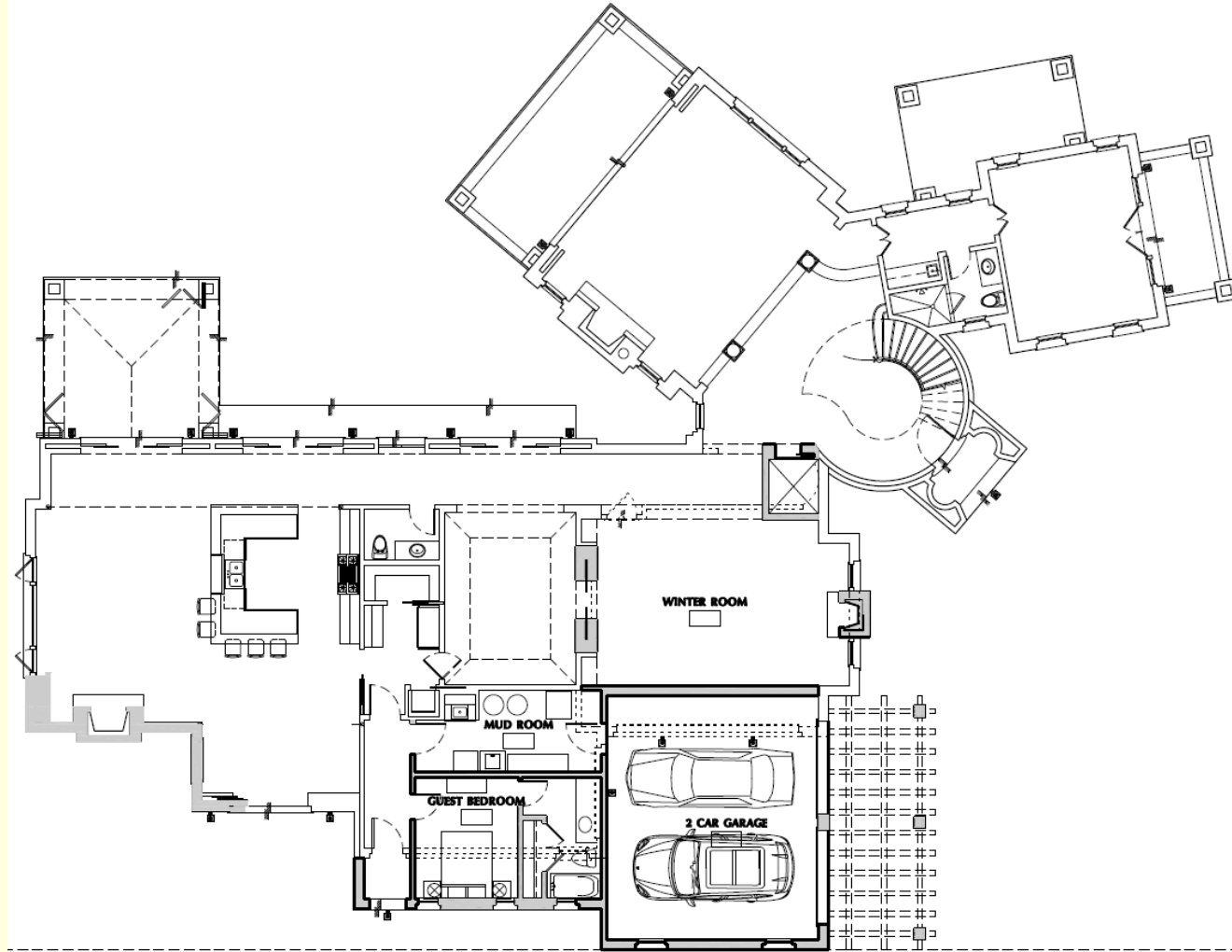
Site Plan



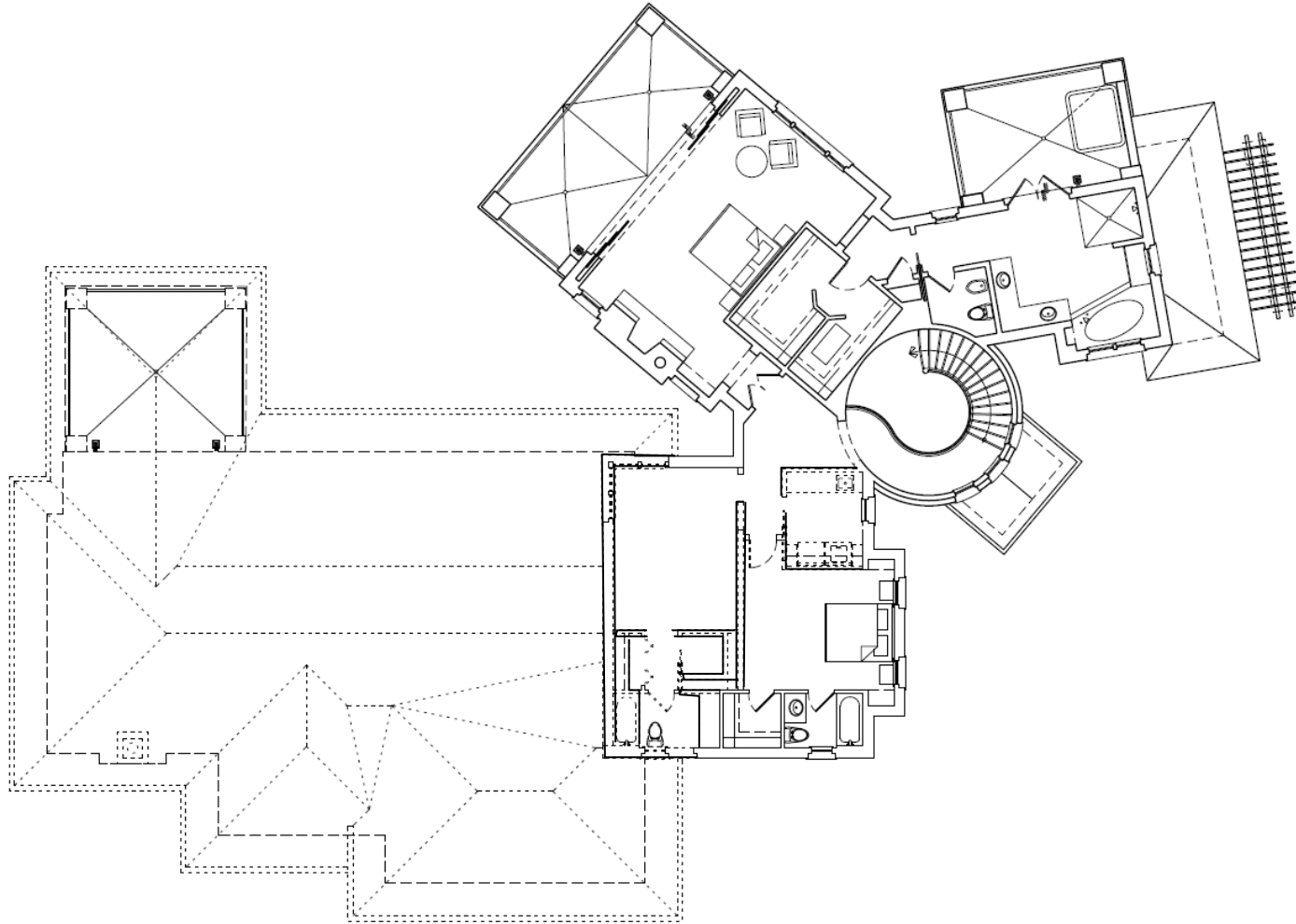
Existing Plan: First Floor



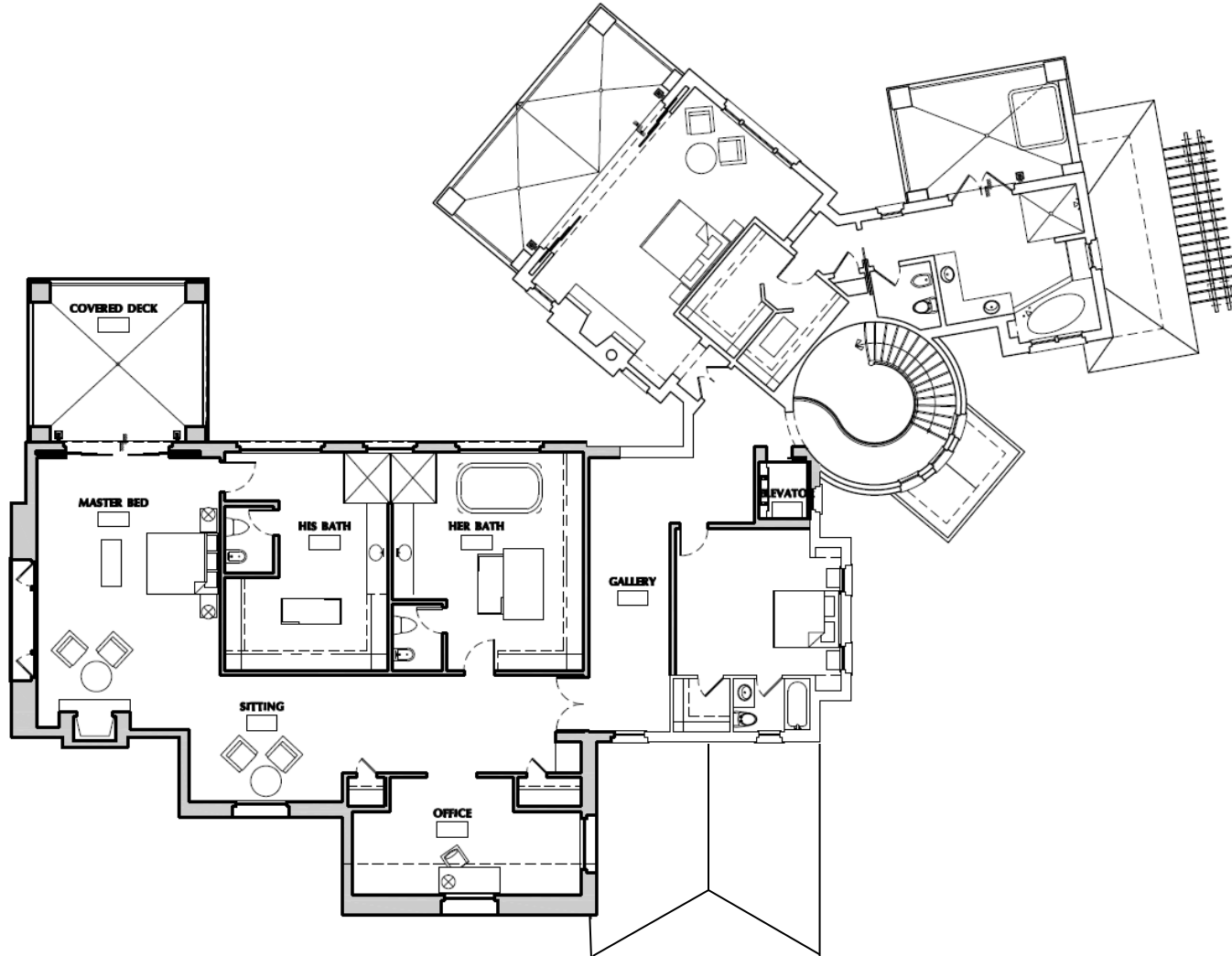
Proposed Plan: First Floor



Existing Plan: Second Floor



Proposed Plan: Second Floor





Appeal Issues

- ❖ Five “Disputes” from the Appellant
- ❖ Summarized into Four “Issues” by Staff

- ❖ **Overarching issue pertains to how the maximum allowable floor area for the lot is calculated**

2. Floor Area Ratios for Different Types of Projects

a. Single Family Residential Floor Area Ratios (FAR)

All new single family homes and remodels of and additions to existing single family homes in any zone district except Design Residential shall not exceed the following standards:

<u>Lot Size Between</u>	<u>FAR</u>	<u>Max. Allowable¹</u>
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.	0.25	3,100 s.f.
12,000 + s.f. ²		

Note: The Maximum Allowable square footage column sets a cap on each category so that there is no overlap between the categories. Each parcel may develop to the limits set by the FAR for its parcel size except those parcels to the larger end of each category which may not develop structures larger than the Maximum Allowable square footage set for each category.

Example #1: If a lot is 5,998 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 1,919 sq.ft. (FAR of 0.32 x 5,998 = 1,919 sf)

Example #2: With a lot of 6,600 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 2,070 sq. ft. (although FAR of 0.32 x 6,600 sq. ft. = 2,112 sq. ft.; 2,070 sq. ft. is the maximum sq. ft. allowable in that lot range)

b. Duplex FARs

The FAR for duplexes shall be 0.27. Maximum duplex size shall be 3,600 sq. ft. of total living area (for both units in the duplex).

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 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.

Height of Understory

FAR Adjustment.

19	8. Enter any ϕ that qualifies for basement credit (free ϕ)	=	2,178 ϕ
			line 8
	Over 4 Feet	-	10%
	Over 6 Feet	-	20%
	8 Feet or Over	-	33%

A proposed residential structure that does not qualify for a basement credit may add 5% to the FAR provided that no part of the lowest finished floor over the entire building footprint is more than 18" above grade.

<u>Lot Size Between</u>	<u>FAR</u>	<u>Max. Allowable¹</u>
<u>Average Plate Height</u>		<u>FAR Adjustment</u>
up to 9'		0%
9' - 10'		-10%
over 10'		-20%
8,701 and 9,100 s.f.	0.30	4,200 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 + s.f. ²		



FAR Worksheet

SUMMERLAND BOARD OF ARCHITECTURAL REVIEW

FAR WORKSHEET 5/12/92 Draft

Guidelines
Page
No.

1. Lot Size = _____ ϕ
line 1

2. Minus adjustments (if any):

15 a. Easements = _____ ϕ

15 b. Encroachments = _____ ϕ

17 c. Abandoned ROW = _____ ϕ

adjustment total _____ ϕ
line 2

3. Lot Size net (line 1 minus line 2) = _____ ϕ
line 3

16 4a. FAR : _____ x _____ ϕ = _____ ϕ *
(small lot) % FAR line 3 line 4a

OR

16 4b. FAR : 2500 ϕ + _____ ϕ = _____ ϕ *
(large lot) 5% of line 3 line 4b

16 *Note: This number may not exceed the Max. Sq. Ft. Allowable of _____ ϕ

18 5. Understory adjustment: \pm _____ % x _____ ϕ = \pm _____ ϕ
Line 4a or 4b

line 4a or 4b \pm understory adjustment = _____ ϕ
line 5

18 6a. Plate height adjustment: _____ % x _____ ϕ = _____ ϕ
(small lot) line 5 line 6a

OR

18 6b. Plate height adjustment (ϕ over 40% of floor area): = _____ ϕ
(large lot) line 6b

Subtract line 6a or 6b from line 5 = _____ ϕ
line 6

17 7. Enter any ϕ over allowable garage area = _____ ϕ
line 7

19 8. Enter any ϕ that qualifies for basement credit (free ϕ) = _____ ϕ
line 8

Subtract line 7 from line 6 and
then add line 8 for **allowable residence size** = _____ ϕ



FAR WORKSHEET

5/12/92 Draft

Incorrect Worksheet

Guidelines
Page
No.

1. Lot Size = 43,560 ϕ
line 1

2. Minus adjustments (if any):

15 a. Easements = 0 ϕ

15 b. Encroachments = 0 ϕ

17 c. Abandoned ROW = 0 ϕ

adjustment total 0 ϕ
line 2

3. Lot Size net (line 1 minus line 2) = 43,560 ϕ
line 3

16 4a. FAR : n/a x n/a ϕ = n/a ϕ *
(small lot) % FAR line 3 line 4a

OR

16 4b. FAR : 2500 ϕ + 2,178 ϕ = 4,678 ϕ *
(large lot) 5% of line 3 line 4b

16 *Note: This number may not exceed the Max. Sq. Ft. Allowable of 8,000 ϕ

18 5. Understory adjustment: \pm n/a % x n/a ϕ = \pm n/a ϕ
Line 4a or 4b

line 4a or 4b \pm understory adjustment = n/a ϕ
line 5

18 6a. Plate height adjustment: n/a % x n/a ϕ = n/a ϕ
(small lot) line 5 line 6a

OR

18 6b. Plate height adjustment (ϕ over 40% of floor area): = n/a ϕ
(large lot) line 6b

Subtract line 6a or 6b from line 5 = 4,678 ϕ
line 6

17 7. Enter any ϕ over allowable garage area = 130 ϕ
line 7

19 8. Enter any ϕ that qualifies for basement credit (free ϕ) = 2,178 ϕ
line 8

Subtract line 7 from line 6 and then add line 8 for allowable residence size = 6,986 ϕ



FAR WORKSHEET

5/12/92 Draft

Correct Worksheet

Guidelines
Page
No.

1. Lot Size = 43,560 ϕ
line 1

2. Minus adjustments (if any):

15 a. Easements = 0 ϕ

15 b. Encroachments = 0 ϕ

17 c. Abandoned ROW = 0 ϕ

adjustment total 0 ϕ
line 2

3. Lot Size net (line 1 minus line 2) = 43,560 ϕ
line 3

16 4a. FAR : n/a x n/a ϕ = n/a ϕ *
(small lot) % FAR line 3 line 4a

OR

16 4b. FAR : 2500 ϕ + 2,178 ϕ = 4,678 ϕ *
(large lot) 5% of line 3 line 4b

16 *Note: This number may not exceed the Max. Sq. Ft. Allowable of 8,000 ϕ

18 5. Understory adjustment: \pm 5 % x 4,678 ϕ = \pm 234 ϕ
Line 4a or 4b

line 4a or 4b \pm understory adjustment = 4,912 ϕ
line 5

18 6a. Plate height adjustment: n/a % x n/a ϕ = n/a ϕ
(small lot) line 5 line 6a

OR

18 6b. Plate height adjustment (ϕ over 40% of floor area): = n/a ϕ
(large lot) line 6b

Subtract line 6a or 6b from line 5 = 4,912 ϕ
line 6

17 7. Enter any ϕ over allowable garage area = 0 ϕ
line 7

19 8. Enter any ϕ that qualifies for basement credit (free ϕ) = 0 ϕ
line 8

Subtract line 7 from line 6 and then add line 8 for allowable residence size = 4,912 ϕ



Understory vs. Basement

- ❖ Appellant contends that staff considers the two terms synonymous and that the project should receive a “Basement” credit.
 - “Basement” – defined within Guidelines

Basements shall be defined as any usable or unused under floor space where the finished floor directly above is not more than 4 ft. above grade (as defined by the latest addition of the Uniform Building Code).

Understories [Understories are defined as the portion of the structure between the exposed finished floor and the finished grade (as defined by the latest edition of the Uniform Building Code)]



Summerland BAR Guidelines

- ❖ Appellant contends that the LUDC should be used when determining FAR, not the Summerland BAR Guidelines.
 - ✓ Summerland Community Plan cites the Guidelines
 - ✓ The Guidelines were adopted by the Board in 1992
 - SBAR utilizes Guidelines
 - ✓ County LUDC adopted by Board in 2011
 - Incorporates the Guidelines in Section 35.28.210

- ❖ **Methodologies yield the same results**



New Issues in Board Appeal

#1 FAR Worksheet

- ❖ Appellant believes staff misspoke, leading the Commission to deny the project in error.

#2 No Rebuttal

- ❖ Appellant believes the Commission should have allocated additional time for a rebuttal.



Policy Consistency

The project is inconsistent with Comprehensive Plan Policies, including the Summerland Community Plan:

- ❖ Policy VIS-S-5
 - Action VIS-S-5.1 & VIS-S-5.2

- ❖ The proposed project would not comply with the newly adopted Summerland Community Plan



County LUDC Compliance

The proposed project is not compliant with:

- ❖ Applicable provisions and design standards
 - Exceeds maximum allowable floor area



Environmental Review

Exempt from CEQA review, pursuant to Section
15270 - [Projects Which are Disapproved]



Staff Recommendation

P&D recommends the Board:

1. Make the required findings for denial, including CEQA findings, included as Attachment 1;
2. Determine project is exempt from CEQA, pursuant to Sections 15270, included as Attachment 2;
3. Deny the appeal, Case No. 14APL-00000-00013; and
4. Grant *de novo* denial of Land Use Permit 13LUP-00000-00376





End of Presentation

Northern Elevation

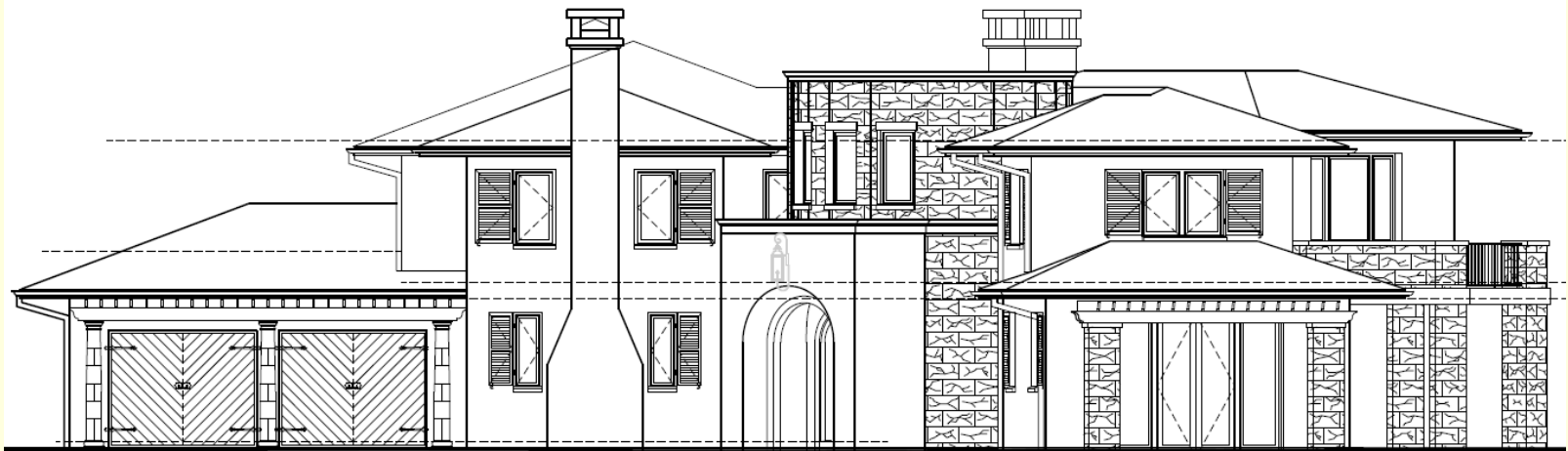


Southern Elevation





Eastern Elevation



Western Elevation

