

April 30, 2014

Santa Barbara County Board of Supervisors
Clerk of the Board
105 East Anapamu Street, 4th Floor
Santa Barbara, CA 93101

Dear Board Members,

The following are several proposed zoning ordinance revisions for the Summerland Community Plan Update needing further clarification. They are consistent with SunPac recommendations. The recommended changes below apply both to the Land Use and Development Code (LUDC) and Article II – Coastal Zoning Ordinance as presented in the May 6, 2014, Board of Supervisors Agenda Letter, Attachment F and Attachment G.

Garages

Attachment G to the May 6, 2014 Board of Supervisors Agenda Letter

SECTION 9

Section 35-191.5

NOTE: Current Summerland guidelines contain stipulations regarding FAR requirements and allowances for two and three-car garages. SunPac recommended additional language for one-car garages as we have lot widths as narrow as 25 feet. The following attempts to incorporate this important consideration into the updated zoning ordinances.

2c. 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.

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.

2) Garages accessory to mixed-use development.

a)

- 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.

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.

Thank you.

Sincerely,

Tom Evans and Reeve Woolpert

CC: David Lackie, Jeremy Tittle, Robin Donaldson