



# SUMMERLAND Planning Advisory Committee (SunPAC)

January 21, 2009 Meeting #17 – Minutes

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1. **Meeting Called to Order:** By Chair Donaldson at 6:03 pm.

2. **Roll Call**

**SunPAC Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Nancy Kimsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

**SunPAC Members Absent:** Jennifer Fairbanks, Mary Holzauer.

**County Staff Present:** Office of Long Range Planning: Derek Johnson, Deputy Director, and Lucy Pendl, Planner.

**Welcome:** Chair Donaldson and Deputy Director Johnson welcomed participants and provided opening comments. Deputy Director Johnson announced that SunPAC Member Andy Neumann resigned and that there will be an application period to fill the vacant seat.

3. **Public Comment:** None.

4. **Minutes of December 10<sup>th</sup>, 2008 SunPAC Meeting #16:**

**ACTION:** Member Perkins moved, Member Woolpert seconded, to approve the December 10, 2009 SunPAC Meeting #16 Minutes with amendments to the language for abandoned East/West roads used for anything other than vehicular ingress/egress; motion carried by a vote of 8-0. SunPAC requested a sample illustration of the Story Pole Guidelines, as approved at Meeting #16.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzauer

5. **Discussion of Chapter 4:**

**ACTION:** Member Kimsey moved, Member Franz seconded, to allow 250 sq. ft. of FAR credit 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; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzauer

**Staff Presentation:** Deputy Director Johnson led a PowerPoint presentation to provide a continued overview of Chapter 4, Building Scale and Form of the Draft Residential Design Guidelines; the presentation focused on Floor Area Ratio (FAR) and Height.

**ACTION:** Member Franz moved, Member Perkins seconded, to approve the change in calculation of FAR to the interior of exterior walls; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzhauser

**ACTION:** Member Woolpert moved, Member Evans seconded, to lower the FAR to 0.4 for lots under 2,500 sq. ft. in the proposed language for calculation of FAR; motion failed by a vote of 3-5. **Motion failed.**

Yea: Evans, Franz, Woolpert

Nay: Donaldson, Franklin, Hill, Kimsey, Perkins

Absent: Fairbanks, Holzhauser

**ACTION:** Member Perkins moved, Member Franklin seconded, to approve the proposed language for calculation of FAR for lots 10 acres or less; motion carried by a vote of 5-3.

Yea: Donaldson, Franklin, Hill, Kimsey, Perkins

Nay: Evans, Franz, Woolpert

Absent: Fairbanks, Holzhauser

**ACTION:** Member Hill moved, Member Kimsey seconded, to amend the proposed language for calculation of FAR for lots greater than 10 acres by increasing the maximum allowable square footage for lots greater than 40 acres to 15,000 sq. ft., provided that design-related findings support the project, and to approve the proposed large-lot FAR table as amended; motion carried by a vote of 7-1.

Yea: Donaldson, Evans, Franklin, Hill, Kimsey, Perkins, Woolpert

Nay: Franz

Absent: Fairbanks, Holzhauser

**ACTION:** Member Perkins moved, Member Hill seconded, to not amend the proposed language for calculation of FAR, which would have removed the step between the higher end of the table for lots 10 acres or less and the lower end of the table for lots greater than 10 acres; motion carried by a vote of 6-2.

Yea: Evans, Franklin, Hill, Kimsey, Perkins, Woolpert

Nay: Donaldson, Franz

Absent: Fairbanks, Holzhauser

**ACTION:** Member Franz moved, Member Woolpert seconded, to approve the proposed methodology for calculation of Building Height, pending SunPAC review of case studies to ensure compatibility with existing Summerland residential structures; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay:

Absent: Fairbanks, Holzauer

**6. Brown Act:**

Deputy Director Johnson reminded SunPAC members that questions and significant issues should be directed to Chair Donaldson or Staff and/or discussed at the public SunPAC meetings.

**7. Adjournment:** Member Hill moved, Member Franklin seconded, to adjourn the meeting; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Holzauer

Meeting adjourned at 9:05 pm.

**Next Meeting:** Wednesday, February 4, 2009, 5:00pm  
123 East Anapamu Street, Santa Barbara  
Board of Supervisors Conference Room, 4<sup>th</sup> Floor

**Topic:** Continued Review of the Draft Residential Design Guidelines

**Minutes Approved:**



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Robert (Robin) Donaldson, Chair