



SUMMERLAND Planning Advisory Committee (SunPAC)

December 10, 2008 Meeting – Minutes

1. **Meeting Called to Order:** By Chair **Donaldson** at 6:02 pm.

2. **Pledge of Allegiance & Roll Call**

SunPAC Members Present: Robert (Robin) Donaldson, David (Tom) Evans, Jennifer Fairbanks, Betty Franklin, Paul Franz, David Hill, Mary Holzhauer, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

SunPAC Members Absent: None

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

Welcome: Chair **Donaldson** and Staff Member Derek Johnson welcomed participants and provided opening comments.

3. **Public Comment:** None.

4. **Minutes of October 8th, 2008 SunPAC Meeting:**

ACTION: Member Perkins moved, Member Franklin seconded, and carried by a vote of 11-0 to approve the October 8, 2008 SunPAC Meeting Minutes with no amendments.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

5. **Staff Presentation:** Staff Member Mendrin 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 Story Poles and Floor Area Ratio (FAR).

Story Pole Guidelines were proposed, requiring Story Poles for all new Commercial and Residential construction and for second-story Commercial additions. Several stipulations were added:

- Demarcation of finished floor levels and a scale are required, and a permanent benchmark must be used to place the Story Poles,
- A licensed surveyor must certify the Story Poles, and
- The County of Santa Barbara South Board of Architectural Review has discretion on Story Pole project requirements.

ACTION: Member Perkins moved, seconded by Member Hill, and carried by a vote of 11-0 to approve the Story Pole Guidelines as amended and to postpone the discussion of the Story Pole Thresholds.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

The SunPAC discussion of FAR yielded several conclusions:

- A 50% FAR credit will be given for lots with abandoned roads used for anything other than vehicular ingress/egress (e.g. landscaping). No FAR credit will be granted for abandoned roads, which are used for vehicular ingress/egress.
- A maximum square footage allowance should be set, with a sliding scale for calculating FAR limits for lots over 10,000 sq ft; Vice Chair Perkins recommended a cap of 12,000 sq ft for such properties. Chair Donaldson requested that staff create and present a sample sliding scale for determining maximum FAR on lots larger than 10,000 sq ft.

6. **Adjournment:** Member Hill moved, Member Franklin seconded, and carried by a vote of 11-0 to adjourn the meeting.

Yea: Donaldson, Evans, Fairbanks, Franklin, Franz, Hill, Holzhauer, Kimsey, Neumann, Perkins, Woolpert

Nay: None

Absent: None

Meeting adjourned at 9:08 pm.

Next Meeting: Wednesday, January 21, 2009, 6:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Continued Review of the Draft Residential Design Guidelines

Minutes Approved:

Robert (Robin) Donaldson, Chair