



PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING
TRANSMITTAL MEMO

DATE: January 13, 2009

TO: SunPAC Members

FROM: Derek Johnson, Deputy Director
Lucy Pendl, Planner

SUBJECT: SunPAC Meeting #17

The items noted below have been included or referenced in preparation of the January 21, 2009 meeting.

1. **Meeting Agenda.** The meeting agenda for the January 21, 2009 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1 – Pages 3-4)
2. **Meeting Minutes.** Action Minutes from the December 10, 2008 meeting are included for your review and approval. (Attachment 2 – Pages 5-7)
3. **Proposed FAR changes for Large Lots.** Attached is draft language for Maximum Allowable square footage. (Attachment 3 – Pages 8-11)
4. **Background Information on Building Scale and Form.** A few minor edits to correct grammatical errors and clarify information were made to the Lot Size Information part of this handout, originally provided in the meeting transmittal memo of October 29, 2008 for meeting #15. The replacement pages are included for your information. (Attachment 4 – Pages 12-15)

Please refer to Transmittal materials provided to you for the November 5, 2008 and December 10, 2008 meetings. You may also download the materials at the following webpage:

<http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

MEETING AGENDA FOR JANUARY 21, 2009

Agenda Item 1

Pledge of Allegiance and Roll Call

Agenda Item 2

Public Comment period – This time is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.

Agenda Item 3

Meeting Minutes – Review and approval of the December 10, 2008 meeting minutes.

Agenda Item 4

Continued discussion of Chapter 4: Building Scale and Form:

Chapter 4 of the draft Residential Design Guidelines has been on the agenda for discussion for meetings #14, #15 (cancelled), and #16. At meeting #16 held on 12/10/08, the SunPAC discussed Floor Area Ratios and requested more information, including a sliding scale included in Attachment 3. Below are the remaining sections of Chapter 4 for discussion on January 21, 2009; at this meeting, staff is requesting SunPAC action to conclude the review of Chapter 4.

- Floor Area Ratio (FAR) – The SunPAC requested input from staff regarding FAR, and these calculations, including a sliding scale, have been included in Attachment 3.
- Building Height – This is a companion method to FAR, commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Changes have been proposed in the draft Residential Design Guidelines to ensure consistent application of height limits and measurement methodologies as used throughout the County.
- Building Form – This is another means used to adjust the apparent mass of a structure. Proposed guidelines address neighborhood scale, architectural mass, second stories and additions, solar access and façade articulation.

Please come prepared to finalize your comments on Chapter 4 of the Residential Design Guidelines.

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #18
Topic: Continued Review of the Draft Residential Design Guidelines
Wednesday, February 4, 2009, 6:00 PM
Board of Supervisors Conference Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st District Office
John McInnes, Director, Office Long of Range Planning