



SUMMERLAND Planning Advisory Committee (SunPAC)

December 8, 2009 Meeting #28 – Minutes

1. **Meeting Called to Order:** By Vice Chair Perkins at 5:08 pm.

Pledge of Allegiance and Roll Call:

SunPAC Members Present: David (Tom) Evans, Betty Franklin, David Hill, Suzanne Perkins, Wickson (Reeve) Woolpert.

SunPAC Members Absent: Paul Franz, Robert (Robin) Donaldson, Mary Holzhauer, Nancy Kimsey.

County Staff Present:

Glenn Russell, Director, Planning and Development
Derek Johnson, Director, Office of Long Range Planning
Vicki Parker, Deputy Director, Office of Long Range Planning
Peter Imhof, Supervising Planner, Office of Long Range Planning
Holly Bradbury, Planner, Office of Long Range Planning

Welcome: Vice Chair Perkins welcomed participants.

2. **Public Comment:**

Michel Mingee: Representing the Carpinteria Summerland Fire Protection District (CDFPD). The CDFPD urges the SunPAC to consider how Summerland will accept future public facilities. Written comment submitted into the record.

Cindy Sapienza: The Summerland Citizens Association (SCA) has three concerns relating to the traffic update:

- The SCA supports the proposal for a fire station in Summerland on Lillie Avenue.
- Circulation safety and emergency ingress/egress are essential.
- Unsightly trash enclosures along gateways in commercial corridors need to be addressed.

Hank J. Weedn: Summerland is an antiquated subdivision and many smaller lots have nor can accommodate off-street parking. Summerland has a rich diving and fishing history and boats are consistent with the community character. If boat parking is banned, the community needs local commercial storage.

3. **Administrative Items:**

Vice Chair Perkins introduced Planning and Development Director Glenn Russell.

Staff provided an update on the County's Census 2010 Campaign.

Minutes of November 4th, 2009 SunPAC Meeting #27:

Minutes amended to refine Item#5.

ACTION: Member Kimsey moved, Member Franklin seconded, to approve the October 7, 2009 SunPAC Meeting #28 Minutes as amended. Motion carried by a vote of 4-1.

Yea: Franklin, Hill, Perkins, Woolpert.

Nay: Evans.

Absent: Franz, Donaldson, Holzauer, Kimsey.

4. Variance and Modification Discussion:

Staff provided a presentation explaining the differences between Variances and Modifications, and background on why they are prohibited for FAR and height in Summerland.

ACTION: Member Franklin moved, Member Hill seconded, to allow Modifications and Variances to height and FAR consistent with the rest of the County. Motion denied by a vote of 3-2.

Yea: Franklin, Perkins.

Nay: Woolpert, Hill, Evans.

Absent: Franz, Donaldson, Holzauer, Kimsey.

ACTION: Member Franklin moved, Member Hill seconded, to allow Modifications and Variances to height and FAR for public facilities in Summerland. Motion carried by a vote of 5-0.

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

Nay: None

Absent: Franz, Donaldson, Holzauer, Kimsey.

5. Draft Circulation Chapter:

SunPAC Members reviewed, modified, and added to the draft Circulation, Parking, and Traffic Chapter. Corrections include investigating the workshop reference, correct road usage on page 9, changing eastern to central regarding the beach access description, and adding the Coastal Resource Enhancement Fund (CREF) as a possible funding source.

Staff summarized Sections A-D of the draft Chapter. Sections B and C of the draft Chapter stipulates the minimum Level of Service (LOS) and is unchanged from the original plan. Staff provided a presentation on LOS for Summerland intersections and roadways in relation to other areas in the County. The SunPAC discussed the benefits and consequences of changing the minimum from "LOS B" in Summerland.

ACTION: Member Hill moved, Member Franklin seconded, to approve the format and direction of the draft Chapter with changes and the acknowledgement that it will continue to be amended. Motion carried by a vote of 5-0.

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

Nay: None.

Absent: Franz, Donaldson, Holzhauer, Kimsey.

ACTION: Member Franklin moved, Member Perkins seconded, to eliminate Policy CIRC S-9 from the Community Plan, which would result in "LOS C" standards for Summerland. Motion denied by a vote of 3-2. Policy CIRC-S-9 will remain in the plan.

Yea: Franklin, Perkins.

Nay: Woolpert, Hill, Evans.

Absent: Franz, Donaldson, Holzhauer, Kimsey.

6. **Phase III-ROW, Alternative Transit, and Rural Considerations:**

Rural Considerations:

ACTION: Member Woolpert moved, Member Perkins seconded, to delete the staff suggestion of limited parking in agricultural area and approve the following new polices:

Policy CIRC: The rural and semi-rural character and ambiance of roads shall be maintained outside the Inner-urban Area. Noise, light, volume appropriate for Inner-urban areas needs to be evaluated differently for Rural.

DevStd CIRC: The County shall balance the need for new road improvements with protection of the area's semi-rural character. All development shall be designed to respect the area's environment and minimize disruption of the semi-rural character.

Motion carried by a vote of 5-0.

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

Nay: None

Absent: Franz, Donaldson, Holzhauer, Kimsey.

Alternative Transit

ACTION: Member Franklin moved, Member Hill seconded, to approve the following original 1992 SCP and staff recommended polices:

Policy CIRC-S-6: The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not

limited to, an updated bicycle plan, park and ride facilities and transportation demand management ordinances.

Policy CIRC-S-7: New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.

Policy CIRC-S-8: In its long-range land use planning efforts, the County should seek to provide access to retail, commercial, recreational, public, and educational facilities via transit lines, bikeways, and pedestrian trails.

Action CIRC-S-7.1: Site design shall encourage pedestrian and bicycle access to adjacent walkways and paths.

Action CIRC-S-7.2 Higher intensity residential and commercial development should be located in close proximity to transit lines, bike paths, and pedestrian trails.

Action CIRC: The County shall develop standards for an aesthetically pleasing and functional bicycle parking design for integration into Commercial Design Guidelines.

DevStd CIRC: Commercial development shall include adequate bicycle racks and storage to accommodate both employees and customers. Community parks should also provide sufficient bicycle racks to accommodate park users.

Motion carried by a vote of 5-0.

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

Nay: None.

Absent: Franz, Donaldson, Holzhauer, Kimsey.

ACTION: Member Hill moved, Member Franklin seconded, to and approve the following policy from the 1992 community plan:

Policy CIRC-S-5: The County shall strive to permit reasonable development of parcels within the community of Summerland based upon the policies and land use designations adopted in this Community Plan, while maintaining safe roadway and intersections that operate at acceptable levels.

Motion carried by a vote of 5-0.

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

Nay: None.

Absent: Franz, Donaldson, Holzhauer, Kimsey.

Road-Right of Way

At Meeting #27, the SunPAC began developing goals, policies, actions, and development standards pertaining to Road Right of Way. The SunPAC

discussed staff recommended changes and Public Works ROW encroachment enforcement history and issues. Support voiced for road encroachment permits to receive SBAR approval and noticing.

ACTION: Member Hill moved, Member Woolpert seconded, to and approve the following ROW policies as amended by the SunPAC:

Policy CIRC-S-17: New encroachment of structures, fences, walls, landscaping, etc., into existing road rights-of-way (R.O.W.) shall be allowed subject to an encroachment permit and BAR review and approval only under the following conditions:

(a) the encroachment preserves unobstructed a minimum distance of 7 feet from edge of pavement in urban areas and 10 feet in rural areas and either (b) the encroachment would widen the right-of-way area for maximum public benefit (e.g., pedestrian and bicycle passage) or add public parking spaces, (c) the encroachment is necessary for access into a privately owned property adjacent to the ROW, or (d) the encroachment is necessary to protect an existing legal structure (e.g., from slope failure) and there is no feasible onsite alternative.

Action CIRC-S-17.1: All new landscaping within and immediately adjacent to public rights-of-way shall be consistent with the continued use and availability of the R.O.W. for its eventual intended use. No trees or hedges shall be planted with public road R.O.W without approval of an encroachment permit.

Policy CIRC: Landscaping within and adjacent to the road right-of-way is aesthetically valuable to the community and shall be preserved and maintained subject to an encroachment permit to the extent that it does not compromise public safety, block public or private views, impede pathways, trails, or bikeways, or interfere with applicable County or Caltrans sight distance standards.

Action CIRC: Standards and definition of desirable and un-desirable encroachments shall be included in appropriate areas of the County Code and/or any ROW policy documents.

DevStd CIRC: In order to provide for pedestrian safety, pathways should be encouraged within the County road right-of-ways. Priority shall be given to providing and protecting pathways, trails, and bikeways when the County grants encroachment permits along County roadways to private landowners.

DevStd CIRC: On all public roads, the Public Works Department shall require ROW improvements to current standards to the maximum extent feasible on any project which requires Special Problems Committee review.

Policy CIRC: As a funding priority, the County shall develop an urban trail system, which includes stairs, pocket parks, vista points, access corridors utilizing existing and future trail easements and public rights of way. All existing and proposed Summerland trails shall be incorporated into the PRT map.

Action CIRC: Stairs on Colville between Shelby and Varley.

Motion carried by a vote of 5-0.

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

Nay: None.

Absent: Franz, Donaldson, Holzhauer, Kimsey.

The SunPAC discussed the value of and options for the different types of types of vegetation in the ROW of the Summerland Inner-Urban area.

7. SBAR Review Of Residential Design Guidelines: Continued to Meeting #29.

Adjournment: Vice Chair Perkins moved, member Perkins seconded, to adjourn the meeting. Motion carried by a vote of 5-0.

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

Nay: None.

Absent: Franz, Donaldson, Holzhauer, Kimsey.

Next Meeting:

Wednesday, January 6, 2010, 5:00pm
123 East Anapamu Street, Santa Barbara
Planning Comission Hearing Room, 1st Floor

Topic: Phase III Summerland Community Plan Circulation:
Review of Draft

Minutes Approved:

Robert (Robin) Donaldson, Chair