





PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING
TRANSMITTAL MEMO

DATE: December 30, 2009

TO: SunPAC Members

FROM: Peter Imhof, Supervising Planner 
Holly Bradbury, Associate Planner 

cc: Jeremy Tittle, Executive Assistant, 1st District Office
Derek Johnson, Director of Long Range Planning
Vicki Parker, Deputy Director Long Range Planning

SUBJECT: SunPAC Meeting # 29 - January 6, 2010

The Attachments noted below have been included or referenced in preparation for the January 6, 2010 meeting.

1. **Meeting Agenda.** The agenda for the January 6, 2010 meeting is provided for your review. For further explanation, please see discussion below.
2. **Meeting Minutes.** Action Minutes from the SunPAC December 8, 2009 meeting are included for your review and approval.
3. **Draft Policy Matrix.** The worksheet is in draft form and changes will be made interactively similar to previous meetings. Outstanding items are on the first page.
4. **Summerland Trails Map:** Page 58 of the Summerland Community Plan.
5. **Approved July 24 and August 28, 2009 SBAR Minutes.** Staff will summarize SBAR comments to the Residential Design Guidelines for SunPAC consideration and discussion.

You may also download the materials at the following webpage:

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

MEETING AGENDA FOR JANUARY 6, 2010

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

Administrative Items-

- **Meeting Minutes:** The December 8, 2009 meeting minutes are included for your review and approval.
- **Guest speaker:** LT. Greenfield from the California Highway Patrol will address the SunPAC on parking enforcement.

Agenda Item 4

ROW and Trails-

ROW: At Meeting #28, the SunPAC developed ROW policies for encroachment and landscaping. Abandonment is the only issue remaining before the traffic chapter is complete and was briefly discussed at the August meeting during goal formation. The SCP currently prohibits the abandonment of ROW. Staff has identified two options, which include:

1. **Keep Policy S-18:** This policy would continue to prohibit abandonment of County-owned rights of way under any circumstances. Encroachments into public rights-of-way would still be allowable under limited circumstances with an encroachment permit.
2. **Modify Policy:** Allowing abandonment for public benefit or public facilities would allow greater flexibility in ROW use (see the Public Works Summerland School example). Suggested language:

Policy CIRC S-18: Existing public rights-of-way shall not be abandoned unless for public benefit or public facilities. Abandonment of any portion of a public right-of way may occur only if such abandonment does not adversely affect public access, recreation or parking and there is no impact to traffic circulation or access to private property.

Staff recommends the second option, modifying the existing policy to allow ROW abandonment under limited circumstances to allow greater flexibility and address legitimate public needs.

The Committee may wish to discuss other circumstances in which abandonment of public rights of way are supportable. The following list includes examples of possible circumstances, which the Committee could include in this policy:

Circumstances Supporting ROW Abandonment
Public Use or Benefit
Public Facilities
Landscaping Easements
Drainage Improvements
Beach Access
Parks
Schools
Parking Facilities

Trails: At Meeting #28, the SunPAC requested staff explore how role the current Community Plan update pertains to modernizing the Visual Resources/Aesthetics and Parks, Recreation, and Trails (PRT) Chapters of the SCP. Though overlap exists between the Circulation and PRT Chapters, the Project Charter developed by the SunPAC in 2007 is specific that this update pertains only to Design Guidelines and the Circulation Chapter. Review of and analysis of visual resources or public land acquisition is outside of the budget and scope of the current update. Trail alignment connectivity is within the scope of this project, whereas public land acquisition analysis and evaluation of visual resources are not.

An update of the Transportation and PRT Chapters of the County-wide General Plan is presently being considered as a future work program item. Support for an update stems from the desire for improved trail and park systems in other Community Plan areas and from recent State legislation. Passed in 2008, SB 375 requires jurisdictions to link their General Plans to greenhouse gas reduction goals. If support for this program exists and the update is initiated, trails throughout the County would be comprehensively evaluated to facilitate greater connectivity.

Action 2.2 from the PRT map states that the County should design a program for the siting and acquisition of trails. Summerland-specific programs would primarily be funded through a special assessment tax or development impact fees in the absence of a County-wide General Plan PRT Chapter update.

At past meetings, a policy was developed requiring an urban trail plan for public ROW and integration of the Summerland PRT Map (see Attachment 4) into the County-wide adopted map. The SunPAC may elaborate on this policy and designate specific areas of the ROW to prioritize for use as pedestrian or multi-use trails. Enhancing connectivity through multi-use trails is within the scope of this update. Attachment 4 shows the existing and proposed trails in Summerland.

Based on the above considerations, staff recommends amending the previously developed ROW policy to anticipate future updates (additional wording in bold italics).

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. ***Existing and proposed Summerland trails, including the urban trail system, shall be included in any future General or Community Plan update and be consistent with any future program under Action PRT 2.2.***

Agenda Item 5

SBAR Review of Residential Design Guidelines- Please see Attachment 6 for the complete minutes. Attachment 7 is a chart that tracks the SunPAC, SBAR, and staff recommendation for issue areas where there is disagreement. This will be provided to the decision makers during the adoption process. The staff recommendation shown in the attachment is subject to change.

Each SunPAC member is encouraged to review this draft information and contact staff individually should any questions, suggestions, or other comments arise. Staffs contact details follow:

- Vicki Parker, 568.2057
- Peter Imhof, 568.3543
- Holly Bradbury, 568.3577

Adjourn



Notice of Public Meeting



Summerland Planning Advisory Committee (SunPAC) Meeting #29

Date: Wednesday, January 6, 2010

Time: 5:00 pm

Location: Planning Commission Hearing Room
123 East Anapamu Street, Room 17, Santa Barbara

Attendees: SunPAC Members, County Staff, and Public Participants

Purpose/Discussion: Phase III: Traffic, Circulation, and Parking Draft Chapter

Materials to read: Summerland Community Plan: Traffic, Circulation, and Parking

Materials to bring: SunPAC Meeting Materials
Summerland Community Plan: Circulation, Parking, and Traffic Chapter
Non-Maintained Roadway Review

Agenda Item	Discussion Topic
CALL TO ORDER	
# 1	Pledge of Allegiance & Roll Call
# 2	Public Comment Period: <i>The Public Comment period 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.</i>
# 3	Administrative Items: Meeting Minutes from December 8, 2009. Guest speaker: LT. Greenfield from the California Highway Patrol.
# 4	Phase III-ROW Abandonment and Trails: Creation of Goals, Policies, Actions Items, and Development Standards.
# 5	SBAR Review of Residential Design Guidelines: Summary and discussion.

Adjourn

Next Meeting SunPAC Meeting #30
Topic: Overview and Next Steps
Fall 2010, Location TBD

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara

Questions or comments about the Community Plan Update may be directed to Vicki Parker at 805-568-2057 or vparker@co.santa-barbara.ca.us and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

County Office of Long Range Planning 30 E. Figueroa Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.

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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, Holzauer, 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, Holzauer, 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

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SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

Applicable 1992 Summerland Community Plan Policies	2009 Recommended SunPAC Policies
ROW	
<p>Policy CIRC-S-18: Existing public rights-of-way shall not be abandoned</p>	<p>Policy CIRC S-18: Existing public rights-of-way shall not be abandoned unless for public benefit or public facilities. Abandonment of any portion of a public right-of way may occur only if such abandonment does not adversely affect public access, recreation or parking and there is no impact to traffic circulation or access to private property.</p>
Trails	
	<p>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. Existing and proposed Summerland trails, including the urban trail system, shall be included in any future General or Community Plan update and be consistent with any future program under Action PRT 2.2.</p>

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

		Add New Policy/Modify existing goals as shown in next column	New Policy
Roadway Capacity/Land Use			
<p>Policy CIRC-S-3: The County shall regularly monitor the operating conditions of designated roadways and intersections in Summerland. If any roadway or intersection is found to exceed the acceptable capacity level defined by this community plan, the County shall reevaluate, and if necessary, amend the community plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:</p> <ul style="list-style-type: none"> * redesignating roadways and/or intersections to a different classification; * reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and * changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation. <p>Policy CIRC-S-9:</p> <p>The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Summerland Planning Area is "B." However, due to existing traffic volumes and the impracticality of widening Ortega Hill Road west of the US 101 onramp, that section of Ortega Hill Road may operate at LOS "C."</p>			<p>Original:</p> <p>Policy CIRC-S-3: The County shall regularly monitor the operating conditions of designated roadways and intersections in Summerland. If any roadway or intersection is found to exceed the acceptable capacity level defined by this community plan, the County shall re-evaluate, and if necessary, amend the community plan in order to re-establish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:</p> <ul style="list-style-type: none"> • redesignating roadways and/or intersections to a different classification; • reconsidering proposed land uses to alter traffic generation rates, circulation patterns, etc.; and • changes to the County's Capital Improvement Program including reevaluation of alternative modes of transportation. <p>Policy CIRC-S-9: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Summerland Planning Area is "B." However, due to existing traffic volumes and the impracticality of widening Ortega Hill Road west of the US 101 onramp, that section of Ortega Hill Road may operate at LOS "C."</p>

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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.</p>
Alternative Transport			
<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Original 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.</p>
<p>Policy CIRC-S-7 New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.</p> <p>Policy CIRC-S-8 In its long-range land use planning efforts, the County should seek to provide access to retail, commercial, recreational and educational facilities via transit lines, bikeways and pedestrian trails.</p> <p>Action CIRC-S-7.1 Site design shall encourage pedestrian and bicycle access to adjacent walkways and paths.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Original Policy CIRC-S-7 New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.</p> <p>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.</p> <p>Action CIRC-S-7.1 Site design shall encourage pedestrian and bicycle access to adjacent walkways and paths.</p> <p>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.</p> <p>New Suggestions 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. Action CIRC: The County shall develop standards for an aesthetically pleasing and functional bicycle parking design for integration into Commercial Design Guidelines.</p>
Road Right of Way (ROW)			

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

<p>Policy CIRC-S-17 New encroachment of structures, fences, walls, landscaping, etc. into existing road rights-of-way shall not be permitted.</p> <p>Action CIRC-S-17.1: All new landscaping within and immediately adjacent to public rights-of-way (R.O.W.) shall be consistent with the continued use and availability of the R.O.W. for its eventual intended use. No major trees shall be planted with public road R.O.W where that roadway is proposed for eventual installation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Opening Hollister and/or Coleville between Shelby and Banner</p> <p>Original Altered:</p> <p>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.</p> <p>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.</p> <p>New Suggestions</p> <p>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.</p> <p>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.</p> <p>DevStd ROW #: 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.</p> <p>DevStd ROW #: 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.</p>
<p>Policy CIRC-S-18: Existing public rights-of-way shall not be abandoned.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Original Altered: See above</p>
<p>Policy CIRC-S-19 Public on-street parking shall be maximized and large trucks and other vehicles shall be discouraged from parking along the roadside for long periods of time in Summerland.</p>			<p>Original Altered:</p> <p>Policy CIRC-S-19 Public on-street parking shall be maximized and parking of recreational vehicles, boats, and other oversize vehicles shall be prohibited.</p> <p>New Suggestions</p> <p>Action Item CIRC #: The County Code shall be amended to include parking restrictions consistent with Policy CIRC-S-19 in Chapter 23 of the County Code.</p>
Rural Considerations			
<p>No language in SCP</p>			<p>New Suggestions</p>

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

			<p>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.</p> <p>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.</p>
Parking			
<p>Policy CIRC-S-13 The County shall provide safe and legal on-street parking in the residential areas of Summerland to accommodate existing residential parking needs where feasible and when funding is available.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Policy CIRC: Overnight parking of Commercial, RV's, trailers, detached equipment (i.e boats, trailers, etc), and non-functional vehicles shall be prohibited in the Summerland Community Plan area.</p> <p>Policy CIRC: No overnight parking of any vehicle shall be permitted in the rural and outer-urban areas.</p> <p>Policy CIRC:</p> <p>A. No visible portion of any front yard setback, shall be used for the permanent storage of vehicles, trailers, or parts thereof, or appliances, junk, tents, storage containers garbage or rubbish/recycling receptacles, compost piles, or similar items. Nothing in this policy shall be construed to prohibit folk art.</p> <p>B. Permanent storage, as used in this section, shall mean storage for a period of forty-eight (48) or more consecutive hours.</p> <p>C. insert construction materials wording from City</p> <p>Policy CIRC: No abandoned or non-operable vehicles shall be stored in the front yard setback.</p> <p>Action CIRC-S-11.5: The County shall consider the installation of signs to regulate parking to one side of the street on paved and maintained rights-of-way. (See Mission Canyon CP.)</p>
<p>Policy CIRC-S-15 The County shall not grant a modification or variance that will reduce the number of required off-street parking spaces, unless the finding is made that the modification or variance will not result in an increase in on-street parking.</p> <p>Action CIRC-S-15.1: County RMD shall consider developing guidelines that require all new single-family home developments on a minimum of a 7,500 sq. ft. parcel to provide one off-street guest parking space in addition to the normal parking requirement. The guidelines shall provide for two guest parking on larger lots (e.g., 10,000 sq. ft. and greater) and shall provide relief if the guest parking</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Original Altered:</p> <p>Policy CIRC-S-15 The County shall not grant a modification or variance that will reduce the number of required off-street parking spaces on commercial properties, unless the finding is made that the modification or variance will not result in an increase in on-street parking.</p> <p>Policy CIRC: Sharing of available commercial parking shall be encouraged.</p> <p>Policy CIRC: Valet service utilizing the public ROW shall require a Minor Conditional Use Permit.</p> <p>Policy CIRC-S-15-1: The LUDC shall be amended to include that all new single-family home developments on a minimum of a 7,500 sq. ft. parcel shall provide one off-street guest parking space in addition to the normal parking requirement. The amendment shall provide for two guest parking on larger lots (e.g., 10,000 sq. ft. and greater) and shall provide relief if the guest parking requirement cannot be met due to physical or other constraints.</p> <p>New Suggestions</p>

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

<p>requirement cannot be met due to physical or other constraints.</p>			<p>Policy CIRC: Where possible, driveway lengths of at least 18 feet from property line to garage to accommodate temporary guest parking shall be encouraged.</p>
<p>Policy CIRC-S-16 Additional public parking at beach access areas in Summerland shall be provided and, where existing, shall be improved if necessary.</p> <p>Action CIRC-S-16.2: The County shall provide on-street parking on the north and south sides of Wallace Avenue as indicated on Figures 18 and 19 (Parking Plans) subject to available funding</p> <p>Action CIRC-S-16.3: When funding is available, the County shall pave and stripe the parking area at the west end of Finney Street and provide parallel parking along the south side of Finney Street as shown in Figure 20.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Original Altered:</p> <p>Policy CIRC-S-16 Additional public parking at beach access areas in eastern areas of Summerland shall be provided and, where existing, shall be improved if necessary.</p> <p>Action CIRC-S-16.2: The County shall delineate on-street parking on the north and south sides of Wallace Avenue to maximize parking spaces as indicated on Figures 18 and 19 (Parking Plans) subject to available funding. County shall investigate relocating the sidewalk on the south side of Wallace to realize this goal. This policy anticipates the loss of Wallace Avenue and parking due to erosion. The County shall study possible alternatives for beach parking and access in this area.</p> <p>New Suggestions</p> <p>Policy CIRC-S If needed in the commercial core, adequate short-term parking in front of businesses should be available for customers and existing parking constraints in the business district should be alleviated.</p> <p>Action CIRC-S: Planning and Development shall coordinate with SCA to examine methods such as shared parking or conjunctive use credits for mixed-use projects.</p> <p>DevStd CIRC: Impervious surface paving should be reduced to allow increased water infiltration.</p> <p>DevStd CIRC: All construction-related vehicle and equipment parking shall be located on-site, or at a designated off-site location approved by Planning & Development.</p> <p>DevStd CIRC: County shall explore commercial overflow parking opportunities, such as valet parking plans using under-utilized parking areas, removal of Lookout Park gates during evening hours, and other innovative parking solutions consistent with the character of Summerland.</p>
<p>Circulation</p>			
<p>Policy CIRC-S-10 Roadway safety and circulation for pedestrians and vehicles along Lillie Avenue/Ortega Hill Road shall be improved.</p> <p>Policy CIRC-S-11 Roadway safety and circulation for pedestrians and vehicles along Summerland's residential streets shall be improved.</p> <p>Policy CIRC-S-12: Circulation shall be improved for pedestrians and bicyclists to increase safety. Bicyclists and pedestrians shall be encouraged to use the Class I</p>	<input type="checkbox"/>	<input type="checkbox"/>	<p>CIRC #: The County shall create a master circulation plan for the inner-urban Summerland Community Plan area with community input. At such time the study is completed and adopted, the items below would need to conform to the master circulation plan. Until a plan is adopted, the policies below shall be in place.</p> <p>Parameters for new plan:</p> <p>1. Policy CIRC-S The County shall provide a circulation system with adequate access for emergency vehicles and safe emergency egress for residents and visitors.</p> <p>2. Policy CIRC-S The Summerland circulation network should be modified to reduce automobile travel speed for compatibility with cyclists and pedestrians.</p> <p>3. Policy CIRC-S Traffic signals are not considered compatible with the semi-rural character of Summerland, and should only be considered when no other</p>

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

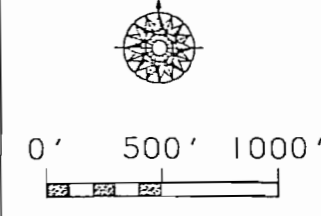
<p>bicycle paths and trails, when developed.</p> <p>Action CIRC-S-10.4: The County shall prioritize anticipated Measure D funds and place at the top street maintenance relative to paving and potholes.</p> <p>Action CIRC-S-11.1: The County shall encourage residents on east-west streets in residential areas to petition to change to one-way streets. These possibility of one-way streets shall then be investigated by the County and, if appropriate and funding is available, implemented.</p> <p>Action CIRC-S-11.2: The County shall provide information to the Summerland Citizen's Association regarding the existing County petition process for neighborhood street lighting. When funding is available, the County shall provide additional street lighting in residential areas which are aesthetically designed and shielded to prevent glare to residents, where appropriate.</p> <p>Action CIRC-S-11.3: Upon receipt of a request/petition from the Summerland Citizens Association, the County shall conduct a study which identifies the appropriate location for stop signs. The stop signs shall then be installed if found to be warranted and funding is available.</p> <p>Action CIRC-S-11.4: Upon receipt of a request/petition from the Summerland Citizens Association, the County shall consider improvement of specified substandard road sections within the Summerland community to enhance vehicular travel and parking. If appropriate, such improvements should be placed on the Measure D funding list.</p> <p>Action CIRC-S-11.5: The County shall consider the installation of signs to regulate parking to one side of the street on east-west residential streets with a right-of-way of 30 feet or less.</p> <p>Action CIRC-S-12.3: The County shall</p>			<p>form of intersection improvement is feasible, or when warranted to protect public safety. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and addressed to the maximum extent feasible.</p> <p>Original Altered:</p> <p>Policy CIRC-S Roadway safety and circulation for pedestrians, bicycles and vehicles throughout Summerland shall be improved. (Circ S-11, -10, and -12 folded together)</p> <p>Action CIRC-S-10.4: The County shall prioritize use of Measure D funds toward street maintenance for paving and potholes.</p> <p>Action CIRC-S-11.1: The County shall encourage residents study on east-west streets to petition to change it to a one-way street. The County shall then investigate this possibility and, if appropriate and funding is available, implement it.</p> <p>Action CIRC-S-11.2: When funding is available, the County shall provide additional street lighting at appropriate locations in inner-urban areas. It shall be aesthetically designed and shielded to prevent glare to residents, where appropriate.</p> <p>Action CIRC-S-11.3: The County shall conduct a study which identifies the appropriate location of traffic calming measures.</p> <p>Action CIRC-S-11.4: The County shall consider improvement of specified substandard road sections within the Summerland community to enhance vehicular travel and parking. If appropriate, such improvements should be placed on the Measure A funding list:</p> <p>Specific roadways:</p> <p>Action CIRC-S-12.3: The County shall study and implement a Class I multi-use and bicycle path on or near Wallace Avenue adjacent to the Southern Pacific Railroad or Caltrans ROW which ties into Padaro Lane and the planned City of Carpinteria bicycle route to the south. (Insert new Map, place as highest action item. Research funding and implementation.)</p> <p>Action CIRC-S-12.4: The County shall, paint centerlines along Greenwell at Asegra Road to increase safety for motorists, bicyclists, and pedestrians.</p> <p>New Suggestions</p> <p>DevStd CIRC: Vehicle traffic lanes of streets should not be wider than necessary. Wide streets encourage higher automobile speeds.</p> <p>Action CIRC: Public Works shall review and, where feasible, implement traffic calming devices and techniques that does not eliminate parking.</p> <p>DevStd: Wherever possible, streets shall accommodate pedestrian and bicycle traffic.</p> <p>Action CIRC: Public Works and the County Parks Department should, where feasible, create pedestrian and bicycle routes to connect established trails and coastal routes along the perimeter of and through Summerland.</p> <p>Action CIRC: The County shall work with Caltrans and SBCAG to study and install a new over/under crossing over 101 to connect pedestrians and bicyclists from the inner-urban area to the beach between Greenwell and Valencia. Preference for underpass or solution which minimizes visual impact of freeway and crossing solution.</p> <p>Long-term Goal: Highway 101 is to be undergrounded from Padaro to Sheffield to reconnect Summerland to the ocean.</p> <p>To facilitate emergency vehicle ingress/egress, the County shall study the feasibility of "fog lines" or other similar means to delineate travel lanes in the inner-urban area, provided that suitable traffic calming measures can be implemented to ensure that vehicular speed does not</p>
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SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

<p>study and implement (if the study determines feasibility and subject to available funding) a Class I off road bicycle path on Wallace Avenue adjacent to the Southern Pacific Railroad which ties into Padaro Lane and the planned City of Carpinteria bicycle route to the south...</p> <p>Action CIRC-S-12.4:The County shall, when funding is available, paint edge lines along...Ortega Hill Road, Lillie Avenue, Via Real, Ortega Ridge Road, and Greenwell Avenue to increase safety for motorists, bicyclists and pedestrians</p>		<p>increase and that loss of on-street parking spaces is minimized. A circulation plan shall strive to improve Varley Street vehicle passage, reduce vehicle clutter, and preserve the "slow street" character of inner-urban Summerland.</p>
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SunPAC Meeting #29: Wednesday, January 6, 2010

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- | N# | Name |
|-------|--|
| 1 | Wallace Ave beach ramp |
| O 2 | Cary Place |
| O 3 | Lookout Park horse trail |
| O 4 | Lookout Park seawall |
| 4a | Lookout Park seawall, trail to beach |
| 5 | Lookout Park beach ramp |
| O 6 | Loon Point |
| F 7 | Toro Canyon Creek |
| 8 | Beach access from bluff |
| 8a | Additional beach access |
| F 9 | Colby St. to Lillie Av. |
| F 9a | Varley St. to Lillie Av. |
| 10 | Banner Av. to Greenwell Park |
| F 10a | Greenwell Park connector over creek |
| F 10b | Greenwell Park connector |
| 11 | Golden Gate Av. to Greenwell Park |
| F 12 | Whitney Av. to Greenwell Park |
| F 13 | Greenwell Park |
| O 14 | Olive St. |
| F 14a | Olive St. extension |
| O 15 | Temple St. |
| F 15a | Temple St. extension |
| FO 16 | Valencia Rd. |
| F 16a | Valencia Rd. extension |
| O 17 | Colville St. |
| F 17a | Colville St. extension |
| O 18 | Hollister St. to Ortega Ranch |
| F 19 | Whitney Av. to Evans Av. |
| F 19a | Golden Gate to Evans Av. |
| F 19b | Shelby St. to Evans Av. |
| O 20 | Hollister St./ Whitney to Golden Gate |
| O 21 | Hollister St./ Shelby to Banner |
| O 21a | Hollister St./ Banner to Varley |
| O 22 | Colville St./ Shelby to Banner |
| 23 | Emerson St. stairway |
| F 24 | Golden Gate to Valencia Replacement |
| F 25 | Temple St. replacem'V Whitney to She |
| O 26 | Colby St. |
| FO 27 | Shelby St. |
| F 28 | Varley St. to Pierpont |
| F 29 | Lillie Ave. to trail 30 |
| 30 | Ortega Ridge Rd. to Lillie Ave. trail |
| F 30a | Trail 30 to Pierpont |
| F 31 | Ortega Hill loop trail |
| F 31a | Ortega Hill class I bikeway (preferred location) |
| F 32 | Ortega Hill loop trail |
| 33 | Banner to Ortega Ridge |
| 34 | Calle Culebra to Ortega Ranch |
| 35 | Greenwell Ave./ Ortega Ridge to Road Y. |
| 35a | Greenwell Ave./ Road Yd. to Lillie Ave. |
| F 36 | Ortega Ridge Rd. lower |
| F 36a | Ortega Ridge Rd. upper |
| 36b | Ortega Ridge hillside (Ketcham trail) |
| F 37 | Greenwell Av. to Ames trail |
| F 37a | Greenwell Av. to Ames trail/ ag. all. |
| 38 | Old Greenwell Av. |
| F 39 | Barranca trail |
| 40 | Old Edison Rd. |
| 41 | James Ames trail |
| F 42 | East Valley ridge |
| 43 | East Valley ridge to East Valley Rd. |
| 44 | Hunt Dr. |
| F 45 | Cameron property trail |
| F 46 | Asega Rd. |
| 47 | Vista Oceano to Greenwell Ave. |
| 48 | Vista Oceano north |
| F 49 | Vista Oceano |
| F 50 | Vista Oceano to Via Real |
| F 51 | Serena property |
| 52 | Lambert Rd. |
| F 53 | Lambert Rd. to East Valley Rd. (lower) |
| F 54 | Lambert Rd. to East Valley Rd. (upper) |
| F 55 | Wallace Ave. bike path |
| FO 56 | Via Real |
| F 57 | Beach access over/under freeway (East) |
| F 58 | Beach access over/under freeway (Mid) |
| F 59 | Careaga trail |
| 59a | Careaga trail/ alternate |

F indicates possible future trail
O indicates open space

TRAIL, OPEN SPACE AND VISTA MAP
SUMMERLAND

Specific Plan Study Area

- PROPOSED SPECIFIC PLAN AREA
- TRAIL
- VISTA POINT

Figure 15

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COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of July 24, 2009**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Will Rivera, at 9:15 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair
Laurie Romano	Vice Chair
Martha Gray	
Jeremy Roberts	
Glen Morris	
Steve Willson	
Anita Hodosy-McFaul	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 5±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

II. AGENDA STATUS REPORT: Roberts moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) to:

- Continue Item #4 09BAR-00000-00112 to be heard later at 1:00 p.m.

III. MINUTES: Willson moved, seconded by Gray and carried by a vote of 4 to 0 (Morris absent) approve the Minutes of July 10, 2009.

IV. CONSENT AGENDA:

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Very concerned about filing SBAR membership. Requested that Staff pursue.

VI. STAFF UPDATE: Brief update on changes in Planning and Development structure.

VII. STANDARD AGENDA:

11. Discussion Summerland Draft Design Guidelines Summerland
(Derek Johnson, Director)

Request of the office of Long Range Planning, that the South County Board of Architectural Review (SBAR) receive and review the Draft Residential Design Guidelines for Summerland.

COMMENTS:

Public speakers: Tom Evans, Patrick Nesbitt

SBAR COMMENTS:

- a. Clarify whether partial basements are allowed.
- b. Guidelines need additional graphics.
- c. On pg 11-7, clarify use of scale; revise graphic for clarity.
- d. Could use examples of appropriate exterior lighting that conforms to different styles.
- e. Staff to distribute revised guidelines on 8/14 for further SBAR review on 8/28

Discussion item only, no action is taken. Item continued to the August 24, 2009 SBAR meeting for further discussion.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Glen Morris, and carried by a vote of 5 to 0 that the meeting was adjourned until 9:00 A.M. on Friday, August 14, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 3:00 P.M.



COUNTY OF SANTA BARBARA

**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of August 28, 2009**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Will Rivera	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Glen Morris	
Steve Willson	
David Villalobos	Hearing Support Supervisor
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: None.

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT:

- II. AGENDA STATUS REPORT:** Rivera moved, seconded by Gray and carried by a vote of 5 to 0 to:
- Drop Item No. 4 09BAR-00000-00073 Schulz Residence Addition/Remodel from the agenda at the request of the applicant.
 - Continue Item No. 10 09BAR-00000-00031 Warzocha Residence Additions and New Garage to the meeting of September 11, 2009 at the request of the applicant.

III. MINUTES: Roberts moved, seconded by Rivera and carried by a vote of 4 to 0 (Willson abstained) to approve the Minutes of August 14, 2009.

IV. CONSENT AGENDA:

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: None.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Toro Canyon/Summerland/Carpinteria Areas

11. Discussion Summerland Draft Design Guidelines Summerland

(Derek Johnson, Director)

Request of the office of Long Range Planning, that the South County Board of Architectural Review (SBAR) receive and review the Draft Residential Design Guidelines for Summerland. (Continued from 7/24/09)

Project was a discussion item only.

Overall SBAR Comments:

- a. SBAR voiced support for document.
- b. A mechanism needs to be in place to record problems and issues so that the draft document may be changed/final document amended as needed.
- c. Concerned over wording and flexibility in interpretation: standardize use of “shall not,” “should not” and “could.”
- d. Include in Preface: good architecture and design may exist in any form, the incorporation of architecture into the fabric Summerland is at the discretion the SBAR.
- e. Remove G’s from Guideline bullet points
- f. SBAR role is not to be an arbiter of private views, remove language pertaining to private views.
- g. Items which are included in Chapter 11 and other sections which duplicate the LUDC or any other SB county policy document (e.g., definitions and story pole guidelines) should reference the parent document only to avoid potential inconsistencies and procedurally difficult changes to Guidelines in future. Such items would be reference materials to be included in a “Summerland package” to avoid redundant changes to Guidelines.

Chapter 1:

- SBAR always recommends good neighbor policies and supports projects which are sensitive to the needs of surrounding neighbors
- Annotate the permit flow chart to include consultation with the Summerland BAR and reflect recent noticing changes.

Chapter 2:

- SBAR wants picture/raking shot of existing street with desirable texture, good setback, and relationship; try Google maps street view. Avoid confusing users with this image.
- Page 2-4 Paragraph 6, sentence 3: remove “preferred” and define preferred scale earlier in chapter.
- Add different images that give the flavor of Summerland.

Chapter 3

- G3.2: make specific statement about urban vs. rural or highlight the section pertaining to applicability for urban versus rural in Chapter 1.
- For G3.17, include language to emphasize permeable pavers with acknowledgement of what is and what is not permeable.
- Drainage plans are not be reviewed and approved by the SBAR. 3.29 should reference a conceptual drainage plan for reference only.
- Page 3-7: Finding 1: “The applicant has designed a project which ~~limits impacts on his/her neighbors views~~ *is appropriate to the neighborhood context*”.
- G3.21 Proposed designs should consider views from public spaces, such as parks, roadways and open space, and should minimize impacts *where feasible* ~~to or enhance those public views and where feasible private views should also be protected or enhanced.~~

Chapter 4

- Fig. 4.2: More descriptive graphic needed, specify if a mezzanine would be included in FAR twice in such a situation.
- FAR calculations need to be simplified to allow use of formula by all (applicants, planners, BAR).
- Fig. 4.3 and Page 4-5: Basement methodology is confusing. How does this relate to the Building Code and required ventilation/access?
- Fig. 4.8: Simpler forms without articulation have worked well in Summerland. Consider removal of graphic.

- G4.13 and 4.14: See Goleta Design Guidelines discussion of “side loading” and provide language to describe how elements should be balanced and to allow SBAR discretion. Fig. 4.13: Should show decks, bay windows or balconies as described in G4.22. Replace 4.13 with another image (e.g., Fig. 2 from the existing Guidelines). Figure 5.1 would be an acceptable substitute.
- **Chapter 5**
 - Fig. 5.1: Can staff find an example of a California bungalow on a sloped site? Existing photograph is more typical of a flat site. Important to have examples of all recommended design styles on sloped sites. Examples all need to be of good architecture.
 - Drawings preferred over photos for examples of styles.
 - SBAR is conformable with flat roofs if done correctly.
 - Fig 5.7: would prefer a drawing. The selected photo is not a good example of a garage treatment.
 - Fig. 5.8: Lighten/brighten photo. Too dark.
 - G5.12: Sloped or pitched roof forms are preferred over flat roofs: ~~flat roofs or roof parapet tops are discouraged in the urban area, except for green roofs or roofs not visible by neighbors~~
 - G5.15: Replace should with “could.”
 - G5.16: Deleted.

Chapter 6

- Please include a preference for sustainable/recycled materials or reference green building resources.
- Page 6-2: skylights should have the same pitch and be parallel with roof, low profile.
- Fig. 6.4: Correct starter board position.
- Fig. 6.5: “~~Dark mirrored~~ reflective glazing.”
- Fig 6.6: Windows only represent Victorian, not contemporary.
- Would prefer different window in Fig. 6.5 and more examples in Fig. 6.7
- G6.15: Clarify that only pertains to urban area.
- G6.20: “All colors ~~shall~~ are encouraged to blend in with the surrounding soils, vegetations, and rock out cropping.”

Chapter 7

- No comments.

Chapter 8

- Remove chapter. RSUs are exempt from BAR review.

Chapter 9

- Support language that landscape plan *shall* be required.
- G9.8 Delete.
- Fig 9.3: Work in “should” language regarding Example C.
- Fig 9.4 and 9.5: Not actually permeable after 90% compaction. Use chipseal example.
- G9.27: Fences should be less than 6 feet. Mention 3.5-foot limit from text.
- G9.28: Change to a placeholder for when this issue is addressed as part of Phase III.
- Fig. 9.8: Include that opaque glass is acceptable.
- Want specification for lumens on outdoor lighting; research and reflect appropriate LZ standards.
- Page 9-7: Supports 3.5 foot fence height limitation in front yard setback.

Chapter 10 and 11

- Remove or reference content as appropriate (e.g., eliminate findings, checklist, noticing rules). Include as Summerland supplemental package with applications to avoid the need to amend the document every time the LUDC or other BOS-adopted documents are amended.
- FAR worksheet appears complicated.

Public Comment: Tom Evans

New document gives SBAR more discretion with plate height and understories, FAR limits higher than Montecito. Private Views are the #1 concern in Summerland and original SBAR Design Guidelines protected them. Does not like flat roofs and would prefer photos to drawings

in Chapter 5 as better representing typical Summerland architecture. Community, not SBAR, needs to decide on reflective roofs. Modular housing not successful. Outdoor lighting approval shouldn't be wattage dependent. Presents enforcement headache.

SBAR Response:

- Private views are not under the purview of the SBAR.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Steve Willson moved, seconded by Martha Gray, and carried by a vote of 4 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, September 11, 2009 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:15 P.M.