



Summerland

Planning Advisory Committee

SunPAC Meeting #19

March 4, 2009

SunPAC Meeting Agenda

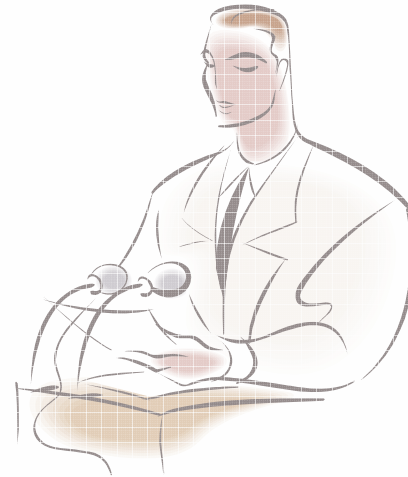
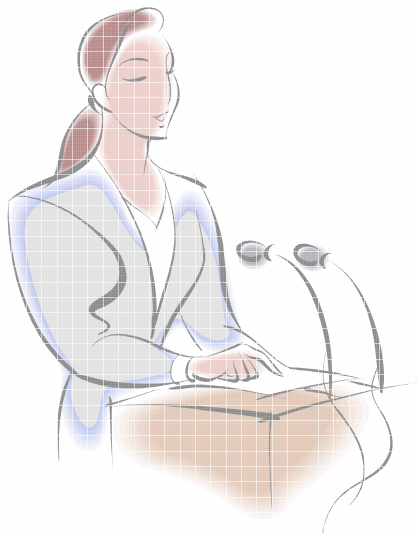
Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
 - February 4, 2009
- Item 4: CSFD Presentation
- Item 5: Cont'd Review of Draft Residential Design Guidelines – Ch. 4
- Item 6: Review of Draft Residential Design Guidelines – Ch. 6
- Item 7: Review of Draft Residential Design Guidelines – Ch. 7
- Item 8: Review of Draft Residential Design Guidelines – Ch. 8
- Item 9: Review of Draft Residential Design Guidelines – Ch. 9
- Item 10: Long-term Schedule Discussion



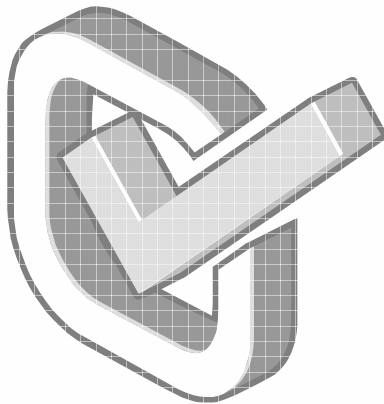
Public Comment


- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - February 4, 2009





**SUMMERLAND
Planning Advisory Committee
(SunPAC)**

February 4, 2009 Meeting #18 – Minutes

- Meeting Called to Order:** By Chair Donaldson at 5:09 pm.
- 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 Holzhauer.

County Staff Present: Office of Long Range Planning: Deputy Director Derek Johnson, Senior Planner Rosie Dyste, and Planner Lucy Pendt.

Welcome: Chair Donaldson and Deputy Director Johnson welcomed participants.
- Public Comment:** Barbara McClain expressed gratitude to the committee and urged the SunPAC Members to remember and consider the input provided by the community at previous workshops.

Cindy Saplenza also expressed gratitude to the committee and asked if there could be a briefing of the Summerland Citizens Association and the Summerland Board of Architectural Review, once the Summerland Design Guidelines are complete. Deputy Director Johnson suggested that Member Woolpert could be a point of contact between the SunPAC and the Summerland Citizens' Association.
- Minutes of January 21, 2009 SunPAC Meeting #17:**

ACTION: Member Perkins moved, Member Woolpert seconded, to approve the January 21, 2009 SunPAC Meeting #17 Minutes with amendments to the language for the Floor Area Ratio (FAR) "step" and correction of vote count for the final motion of Meeting 17; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Franz, Hill, Kimsey, Perkins, Woolpert
Nay: None
Absent: Fairbanks, Holzhauer
- Staff Presentation:**

Staff presented some information previously requested by the SunPAC: residential parking requirements, number of lots under 2500 sq. ft. and within

SunPAC Meeting 18 Action Minutes Page 1 of 2





CSFD Presentation

- Mr. Ed Foster

Carpinteria-Summerland Fire Protection District



Height Issue

- Defining Existing Grade
 - Spoke with Staff about using existing grade at the time of the most recent permit:
 - Difficult because of lack of records
 - Would require a survey of the area

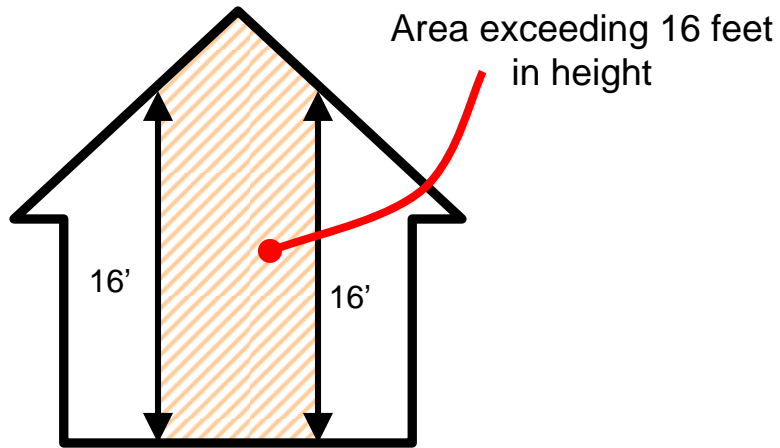


Draft Residential Design Guidelines

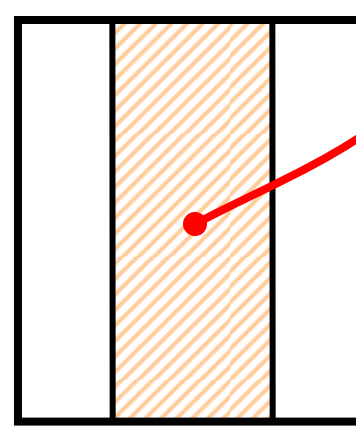
- CHAPTER 4 – BUILDING SCALE AND FORM
 - Building Form
 - Plate Height vs. Penalty for Excessive Height
 - 2nd floor plate heights should be less than 1st floor
 - Interior space exceeding 16' shall be counted twice
 - Duplex FAR
 - 0.27 FAR (max 3,600 sq. ft. of total living area for both units)
 - Passive Solar Design
 - Include in Residential Design Guidelines?
 - California Solar Shade Control Act
 - Contains exemptions for:
 - Trees producing commercial agricultural crops
 - Trees planted prior to installation of the solar collector
 - Replacement trees



Interior Space



Building Section



Plan View



SunPAC Comments

- CHAPTER 4 – BUILDING SCALE AND FORM
 - SunPAC Member Comments



Draft Residential Design Guidelines

- Chapter 6 – Building Details (pg. 6-1 to 6-4)
 - Exterior Materials
 - Acceptable and Encouraged
 - Conditionally Acceptable
 - Unacceptable
 - Firewise Materials and Construction
 - Building Color

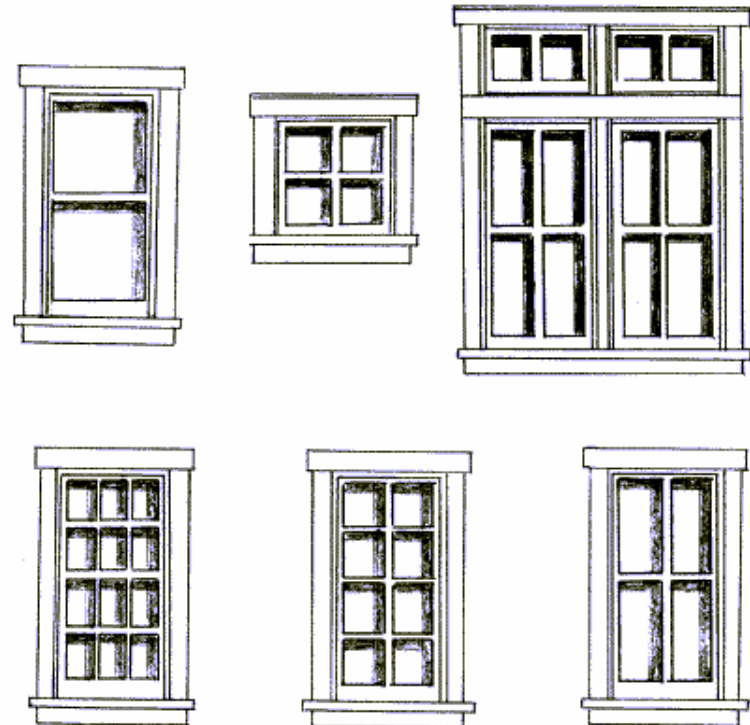


Draft Residential Design Guidelines

- Chapter 6 – Building Details (pg. 6-4 to 6-6)

- Architectural Details

- Windows and Doors



Window Configuration Examples

SunPAC Comments

- CHAPTER 6 – Building Details (pgs. 6-1 to 6-6)
 - SunPAC Member Comments



Draft Residential Design Guidelines

- Chapter 7 – Garage Conversions (pg. 7-1)
 - Exterior Materials & Features
 - Materials, colors, windows, doors - consistency
 - Parking pavement
 - Mitigate appearance
 - Firewise landscaping
 - Permeable Materials
 - Avoid offsite run-off



Draft Residential Design Guidelines

- Chapter 8 – Residential Second Units (pg. 8-1)
 - Location – minimize visibility
 - Varied appearance
 - Appropriate materials and colors



Draft Residential Design Guidelines

- Chapter 9 – Landscaping, Hardscape, Fencing and Outdoor Lighting (pg. 9-1 to 9-6)
 - Landscaping
 - Define character, create transition, provide privacy
 - Firewise
 - Hardscape
 - Soften appearance, Reduce runoff
 - Fencing and Walls
 - Outdoor Lighting



Next Meeting

- Residential Design Guidelines
 - Continued Review
 - Wednesday, April 1, 2009
 - County Administration Building
 - 4th Floor Hearing Room
 - Topic: Continued Review of the Draft Residential Design Guidelines (Chapters 10 and 11)



SunPAC Schedule Discussion

- Additional meetings to finish review of Residential Design Guidelines
- Preferred dates and time

