



# SUMMERLAND Planning Advisory Committee (SunPAC)

March 4, 2009 Meeting #19 – Minutes

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1. **Meeting Called to Order:** By Chair Donaldson at 5:10 pm.

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

**SunPAC Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Mary Holzhauser, Paul Franz, David Hill, Nancy Kimsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

**SunPAC Members Absent:** Jennifer Fairbanks, Betty Franklin.

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

**Welcome:** Chair Donaldson welcomed participants.

3. **Public Comment:** Carol Woolpert expressed a renewed appreciation for the trail system in Summerland and gratitude for the SunPAC committee members and the hard work they do.

Joe Sapienza expressed gratitude to the committee and urged the SunPAC Members to remember and consider the input provided by the community at previous workshops.

4. **Minutes of February 4, 2009 SunPAC Meeting #18:**

**ACTION:** Member Woolpert moved, Member Perkins seconded, to approve the February 4, 2009 SunPAC Meeting #18 Minutes with amendments to the language to specify which Floor Area Ratio (FAR) 'step' (the 10-acre 'gap') was discussed; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Franklin

5. **Carpinteria Summerland Fire District Presentation:** Ed Foster from the Carpinteria Summerland Fire District gave a presentation regarding new Fire Codes and regulations.

6. **Staff Presentation:** Staff presented some information previously requested by the SunPAC: difficulties defining existing grade, plate height and excessive interior space, duplex FAR, Passive Solar Design, and exemptions within the California Solar Shade Control Act.

**ACTION:** Member Hill moved, Member Perkins seconded, to conceptually approve the Countywide Height Methodology, defining Existing Grade as the Existing Grade at the time of the previously approved building and/or grading permit, if documentation is available (if such documentation is not available, use the Existing Grade as defined countywide) and for staff to propose language for such a definition. Motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Franklin

**ACTION:** Member Evans moved, Member Woolpert seconded, to approve the proposed language for a reduction in FAR by counting interior space higher than 14 feet twice for lots within the urban area; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Fairbanks, Franklin

Note: Chair Donaldson left the meeting at this point.

**ACTION:** Member Franz moved, Member Evans seconded, to approve the Duplex FAR of 0.27; for existing nonconforming structures on lots smaller than 10,000 square feet, the duplex FAR will be 0.27 only if the minimum number of required parking spaces are provided; motion carried by a vote of 7-0.

Yea: Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

**ACTION:** Member Franz moved, Member Hill seconded, to strike the Passive Solar section from the 1992 Summerland Design Guidelines, to add a paragraph summarizing the 'green' goals of Summerland and referencing federal, state, and county passive-solar sources of information; motion carried by a vote of 7-0.

Yea: Evans, Holzhauer, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

## 7. Discussion of Chapter 6:

**ACTION:** Member Woolpert moved, Member Evans seconded, to conceptually approve Chapter 6 with amended language, including the addition of Guideline 6-20, regarding the use of earth-tone colors and materials that are compatible with the natural surroundings; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

**8. Discussion of Chapter 7:**

**ACTION:** Member Woolpert moved, Member Kimsey seconded, to approve Chapter 7 as amended, including the insertion of a note that garages constructed under the garage-FAR exception shall remain permanently as garages; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

**9. Discussion of Chapter 8:**

**ACTION:** Member Evans moved, Member Woolpert seconded, to approve Chapter 8 as amended, including the insertion of a note that RSUs located on lots less than 10,000 square feet will be allowed up to 300 square feet of floor area free but square footage over 300 square feet, up to the 600 maximum, will be deducted from the maximum floor area allowed for a residence on a lot, and the deletion of Guideline 8-2 regarding the use of a combination of horizontal and vertical elements to avoid a boxy appearance; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

**10. Discussion of Schedule:**

Staff raised the issue of subsequent meetings; it was agreed that the SunPAC will add one meeting in early May to complete the Commercial and Residential Design Guidelines. A meeting in early July will begin the update of the Traffic, Circulation and Parking section of the Summerland Community Plan.

**11. Adjournment:** Member Hill moved, Member Woolpert seconded, to adjourn the meeting; motion carried by a vote of 7-0.

Yea: Evans, Holzhauser, Franz, Hill, Kimsey, Perkins, Woolpert

Nay: None

Absent: Donaldson, Fairbanks, Franklin

Meeting adjourned at 8:54 pm.

**Next Meeting:** Wednesday, April 1, 2009, 5:00pm  
123 East Anapamu Street, Santa Barbara  
Board of Supervisors Hearing Room, 4<sup>th</sup> Floor

**Topic:** Continued Review of the Draft Residential Design Guidelines

**Minutes Approved:**

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Robert (Robin) Donaldson, Chair