



PLANNING & DEVELOPMENT DEPARTMENT

OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: March 26, 2009

TO: SunPAC Members

FROM: Derek Johnson, Director
Rosie Dyste, Senior Planner
Lucy Pendl, Planner

SUBJECT: SunPAC Meeting #20

The items noted below have been included or referenced in preparation of the April 1, 2009 meeting.

- 1. Meeting Agenda.** The meeting agenda for the April 1, 2009 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1)
- 2. Meeting Minutes.** Action Minutes from the March 4, 2009 meeting are included for your review and approval. (Attachment 2)
- 3. Draft Height Calculation Methodology:** The new definition of Existing Grade (in red and underlined), as approved at Meeting 19, has been incorporated into the Height Calculation Methodology sheet, which has been included here for your review and approval. (Attachment 3)
- 4. Draft FAR credit for LEED certification.** This section, suggested at Meeting 19, is for inclusion in Chapter 4 and outlines a possible Floor Area Ratio credit for new or remodeled buildings that achieve environmental goals and are rated Platinum, Gold, Silver or Certified by the US Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System. (Attachment 4)
- 5. Draft Language regarding Green Design.** The Passive Solar Design section from the 1992 Summerland Design Guidelines was struck, to be replaced by a synopsis of the 'green' goals of Summerland and references to appropriate sources of information. Draft language, including references to green programs from other jurisdictions and specific Summerland characteristics, is proposed for inclusion in Chapter 11. (Attachment 5)

Please refer to Transmittal materials provided to you for recent meetings and the August 2008 Draft Residential Design Guidelines. You may also download the materials at the following webpage:

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

MEETING AGENDA FOR APRIL 1, 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 March 4, 2009 meeting minutes.

Agenda Item 4

Continued discussion of Chapters 4 and 8: Several outstanding issues remain from prior meetings, including:

- draft language for Existing Grade for Height calculation methodology (Attachment 3)
- FAR credits for certification by US Green Building Council Leadership in Energy and Environmental Design and the Summerland Green Design paragraph (Attachment 4 &5)
- Williamson Act parcels in the coastal zone – must choose among Residential Second Unit, Guest House or Agricultural Employee Housing

Agenda Item 5

Discussion of Chapter 9 (Landscaping, Hardscape, Fencing and Outdoor Lighting): These elements of a property impact site drainage, affect the project site and surroundings, and should be appropriate for the neighborhood.

Agenda Item 6

Discussion of Chapter 10 (Additions and Alterations to Buildings of Potential Historic or Architectural Merit): Structures with historic or architectural significance can provide a glimpse into the past of a community and, in some cases, should be preserved.

Agenda Item 7

Discussion of Chapter 11 (Supplemental Materials): This section provides additional information regarding the South County Board of Architectural Review, Notification Requirements, Green Building Design, the Glossary, and suggested Plant Species (native, non-invasive and/or firewise).

Agenda Item 8

Long term schedule discussion: This item is on the agenda to determine if there is a need to reschedule future meetings to finish review of the Residential Design Guidelines. Please bring your calendar with you so that we can review meeting dates.

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #21

Topic: Continued Review of the Draft Residential Design Guidelines
Wednesday, May 6, 2009, 5:00 PM
Board of Supervisors Hearing Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st District Office