



# PLANNING & DEVELOPMENT DEPARTMENT

## LONG RANGE PLANNING DIVISION

### TRANSMITTAL MEMO

**DATE:** April 21, 2011

**TO:** SunPAC Members

**FROM:** Holly Bradbury, Project Planner

**cc:** Jeremy Tittle, Executive Assistant, 1<sup>st</sup> District Office  
Jeff Hunt, Director of Long Range Planning  
June Pujo, Supervising Planner

**SUBJECT:** SunPAC Meeting #31- Summerland Community Plan Update Project Components in Preparation for Environmental Review: Policy, Ordinance Amendments, and Design Guidelines

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The Attachments noted below have been included as part of the meeting materials for the April 28, 2011 meeting (*continued from April 6, 2011*). Please add these to your review of the Attachments from the March 31, 2011 Transmittal Memo. The April 6, 2011 meeting focused on Agenda item 4, Staff Presentation of Summerland Community Plan. The April 28, 2011 continued meeting will focus on a discussion of agenda items 5-8, which is a discussion of the plan update components.

Attachments from the March 31, 2011 Transmittal Memo for the meeting of April 6, 2011 are listed below and revised where noted:

1. **Meeting Agenda.** (*Revised April 28, 2011 Agenda attached to this memo*)
2. **Meeting Minutes.** (*Revised Minutes from January 6, 2010, October 30, 2010, and April 6, 2011 attached to this memo*)
3. **Project Description.** A summary of the project, providing the basis for environmental review.
4. **Revised Policy Changes.** Updated draft document accompanied by a chart listing substantial changes since the last meeting. This component includes the following draft sections of the Summerland Community Plan:
  - a) *Introduction:* Included are changes to the table of contents, a revised introduction paragraph, and other miscellaneous changes to the plan.
  - b) *Transportation, Circulation, and Parking Chapter.*
  - c) *Variance and Modifications:* Changes to the provisions in the "Visual and Aesthetics" section to clarify the ability to apply for a zoning Variance or Modification for Floor Area Ratio (FAR) and height in Summerland.
5. **Zoning Ordinance Amendments:** List of zoning ordinance component changes for incorporation into the County's Coastal (Article II) and Inland (LUDC) zoning ordinances, as well as, into the County's Sign Ordinance.

6. **Commercial Design Guidelines (CDG)**. Updated draft document accompanied by a chart listing substantial changes since the last meeting.
7. **Residential Design Guidelines (RDG)**. Updated draft document accompanied by a chart listing substantial changes since the last meeting.
8. **Summerland CDG/RDG Supplement**. This information will supplement and be distributed with the Commercial and Residential Design Guidelines.
9. **1992 Summerland Community Plan (SCP) Traffic, Circulation, and Parking Chapter**.

You may also download materials at the following webpage:

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

### **Additional Information:**

Below is a summary of additional information for the April 6, 2011 SunPAC Meeting listed by project component/agenda item.

#### *Summerland Community Plan Amendments (Attachment 4, Agenda Item 5)*

Priority Roadways: At the last SunPAC meeting the staff presentation featured a priority ROW focus item. Included as Policy CIRC-S-15 on page 19 of Attachment 4 is the following revised draft policy regarding ROW Abandonment:

**Policy CIRC-S-15**: Priority public rights-of-way (ROW) as shown in Figure 18, shall not be abandoned unless for the purpose of public education, public recreation, public trails, or public safety. Abandonment of any portion of a public right-of way may occur only if such abandonment does not adversely affect area circulation, access, recreation, or parking and unless it conforms to the provisions of this community plan.

The intent is to create a map. See the placeholder on page 21 of the Transportation, Circulation, and Parking Chapter, Attachment 4. During the SunPAC meeting staff will walk you through this item and would appreciate your comments.

#### *Ordinance Amendments (Attachment 5, Agenda Item 6)*

Storage of Junk and Vehicles: The County is currently considering ordinance amendments that would add the following new regulations for vehicle and material storage on residential zoned property County-wide:

- restrict on the number of motor vehicles that can be stored outside,
- limit the amount of yard area devoted to storage of materials, and
- provide screening requirements for both motor vehicles and material storage.

The ordinance will be going before the Montecito Planning Commission (MPC) on May 4, 2011 on April 27, 2011 and the County Planning Commission May 4. The MPC staff report with proposed ordinance language is available at:

<http://sbcountyplanning.org/PDF/boards/mpc/04-27-2011/11ORD-00000-00013/04-19-2011%20Montecito%20PC%20staff%20report%20General%20Package.pdf>

Accessory Structure Square Foot Limitations: At the April 6, 2011 meeting the SunPAC and public participants requested clarification of the accessory structure limitations presented in Draft Summerland Ordinance Amendments (Attachment 5).

At the meeting of July 1, 2009 ([Meeting #23](#)), the SunPAC discussed accessory structure limitations. While there was not a motion, there were informal SunPAC comments supporting limits on detached accessory structures on small urban lots to up to 10,000 square feet.

When reviewing the LUDC amendments, keep in mind the following existing zoning definition of accessory structure:

**Accessory Residential Structure or Use.** Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes the following attached and detached accessory structures, and other similar structures normally associated with a residential use of property. Accessory Agricultural Structures are separately defined. Examples of this land use include the following:

- |                              |                                      |
|------------------------------|--------------------------------------|
| artist studios               | spas and hot tubs                    |
| cabanas                      | storage sheds                        |
| garages                      | tennis and other onsite sport courts |
| gazebos                      | swimming pools                       |
| greenhouses (non-commercial) | workshops                            |
| guesthouses                  |                                      |

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use

Detached accessory structure proposed limitations of 500 cumulative square feet would severely limit accessory development on smaller lots such as swimming pools, hot tubs, sport courts, and gazebos. For example, a 9,900 square foot parcel with a 500 (e.g. 20x25) square foot swimming pool would not be able to also have a gazebo or detached cabana. During the SunPAC meeting staff will walk you through this item and would appreciate your comments.

*Design Guidelines, (Attachments 6-8, Agenda Items 7-8)*

Large Lot Styles: One of the SunPAC members requested SunPAC meeting discussion information on the large lot styles map in the Draft Residential Design Guidelines (Attachment 7, Page 5-4). The SunPAC endorsed Chapter 5 language allowing Spanish and Mediterranean styles in the Rural Area and on "lots of one acre or greater adjacent to the Rural Area" ([Meeting #18](#)).

For background on this section we have included the following March 31, 2011 Draft Residential Design Guidelines (Figure 1) and also the 1992 Summerland BAR Guidelines (Figure 2) large lot exception graphics:

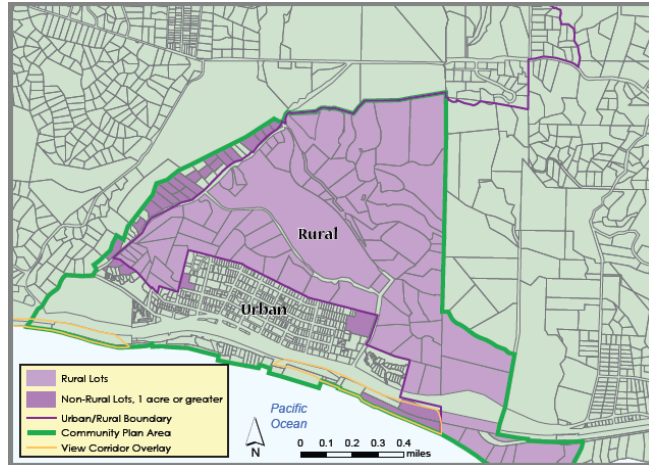


Figure 1: Map from Draft Residential Design Guidelines

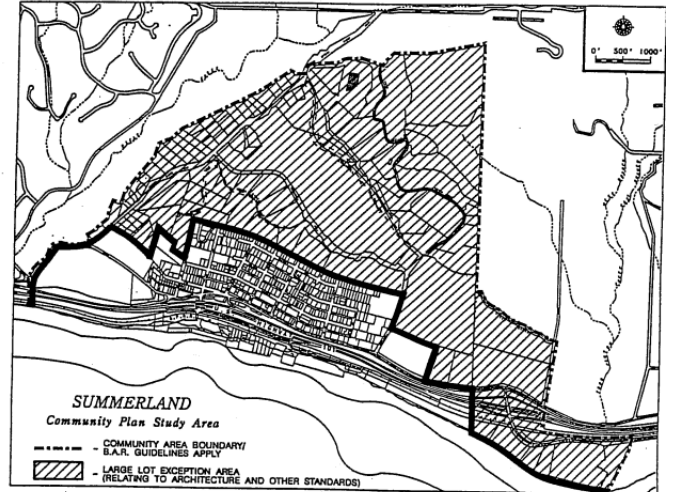


Figure 2: Map from 1992 BAR Guidelines

As shown in Figure 1, several lots on the western SCP border along Ortega Ridge Road are not technically directly adjacent to the Rural Area. Figure 2 shows the existing 1992 BAR Guidelines which include exemptions for lots in the Rural Area and Ortega Ridge Hill Road portion of the Urban Area. During the SunPAC meeting staff will walk you through this item and would appreciate your comments.

Each SunPAC member is encouraged to review the information in this transmittal memo and contact staff individually for any questions, suggestions, or other comments.

- Holly Bradbury, Project Planner, 568.3577 (hbradbur@co.santa-barbara.ca.us)
- June Pujo, Supervising Planner, 568.2056 (jpujo@co.santa-barbara.ca.us)
- Jeff Hunt, Long Range Planning Director, 568.2072 (jhunt@co.santa-barbara.ca.us)



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# Notice of Public Meeting

## Summerland Planning Advisory Committee (SunPAC)

*(Continued from April 6, 2011)*

**Date:** April 28, 2011

**Time:** 5:00 p.m.

**Location:** Summerland Presbyterian Church  
2400 Lillie Avenue  
Summerland, CA 93067  
*(Please note the location change from the April 6, 2011 meeting)*

**Attendees:** SunPAC members: Robert (Robin) Donaldson, Suzanne Perkins, David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Mary Holzhauser, Nancy Kimsey, Wickson (Reeve) Woolpert; County staff (see contact information below); and public participants

**Purpose/Discussion:** Summerland Community Plan (SCP) Update Project Components *(Revised Agenda, continued from April 6, 2011)*

Agenda Item	Discussion Topic
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### CALL TO ORDER

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# 1	<b>Pledge of Allegiance &amp; Roll Call</b>
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# 2	<b>Public Comment Period</b>
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*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.*

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# 3	<b>Administrative Items</b> (Revised for the April 28, 2011 meeting)
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- *January 6, 2010 SunPAC Meeting Minutes*
- *October 30, 2010 SunPAC Meeting Minutes*
- *April 6, 2011 SunPAC Meeting Minutes*

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# 4	<b>Staff Presentation: Overview of SCP Project</b> (Completed on April 6, 2011)
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- *Process*
- *Project Description (Attachment 3)*
- *Public Comment*

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Questions or comments about the Community Plan Update may be directed to Holly Bradbury at 805-568-3577 or [hbradbur@co.santa-barbara.ca.us](mailto:hbradbur@co.santa-barbara.ca.us) and further information may be obtained on the following web site: <http://countyofsb.org/plandev/comp/planareas/summerland>

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 County Long Range Planning Division 123 E. Anapamu St, 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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- #5 SunPAC Review of Summerland Community Plan Amendments (Action Item)**
- *Staff Presentation*
  - *Public Comment*
  - *SunPAC discussion and comments on the Introduction Chapter amendments (See Attachment 4a)*
  - *SunPAC discussion and comments on the new Transportation, Circulation, and Parking Chapter (See Attachments 4b)*
  - *SunPAC discussion and comments on the Visuals and Aesthetics Chapter amendments (See Attachment 4c)*
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- #6 SunPAC Review of Ordinance Amendment Components (Action Item)**
- *Staff Presentation*
  - *Public Comment*
  - *SunPAC Discussion and comments (See Attachment 5)*
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- #7 SunPAC Review of the Commercial Design Guidelines (Action Item)**
- *Staff Presentation*
  - *Public Comment*
  - *SunPAC Discussion and comments on the new Commercial - Guidelines (See Attachment 6)*
  - *SunPAC discussion and comment on the Guidelines Supplement (See Attachment 8)*
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- #8 SunPAC Review of the Residential Design Guidelines (Action Item)**
- *Staff Presentation*
  - *Public Comment*
  - *SunPAC Discussion and comments on the new Residential Guidelines (See Attachment 7)*
  - *SunPAC discussion and comment on the Guidelines Supplement (see Attachment 8)*
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**Adjourn**



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# SUMMERLAND Planning Advisory Committee (SunPAC)

April 6, 2011 Meeting #30 – Minutes

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1. **Meeting Called to Order:** By Chair Donaldson at 5:05 pm.

**Pledge of Allegiance and Roll Call:**

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

**SunPAC Members Absent:** Betty Franklin, Mary Holzhauer, Nancy Kimsey.

**County Staff Present:**

Jeff Hunt, Director, Long Range Planning Division  
June Pujo, Supervising Planner, Long Range Planning Division  
Holly Bradbury, Planner, Long Range Planning Division

**Welcome:** Chair Donaldson welcomed participants.

2. **Public Comment:**

**Carolyn Von Der Ahe.** Please allow unmaintained public road-right-of-way abandonment where appropriate to homeowners as part of the Summerland Community Plan Update Transportation, Circulation, and Parking Chapter.

3. **Administrative Items:**

**Minutes of January 6, 2010 SunPAC Meeting #29:** Approval of Minutes from Meeting #29 deferred to the next meeting pending confirmation of "any transfer of ownership" language in the right-of-way abandonment motion. Staff directed to include SCA/SunPAC meeting of October 30, 2010 minutes.

Long Range Planning staff provided an update on the environmental review and Plan adoption schedule.

4. **Staff Presentation: Overview of SCP Project:** Staff provided and overview of the three components of the focused Summerland Community Plan Update including:

- Summerland Community Plan Amendments
- Ordinance Amendments
- Design Guidelines and Supplement

**Public Comment:**

**Ed Hindeling:** Concerned about Variance Modification for FAR process under current ordinance.

**Robert Senn.** Representing Ed Hindeling. Concerned about the timing of the update and how it relates Variances/Modifications and basement definitions under the new update. When will the update apply to the area of Summerland outside the Coastal Zone?

**Chip Wullbrandt:** Concerned about Ordinance Amendments (Attachment 5) description of limitations on detached accessory structures on estate style lots. 14' Interior height FAR limitation is excessively restrictive.

**Adjournment:** Chair Donaldson moved, member Hill seconded, to adjourn the meeting. Motion carried by a vote of 6-0.

Yea: Donaldson, Evans, Hill, Perkins, Woolpert, Franz.

Nay: none.

Absent: Betty Franklin, Mary Holzhauer, Nancy Kimsey.

Meeting adjourned at 7:50 p.m.

**Next Meeting:** Thursday April 28, 2011, 5:00 p.m.  
Summerland Presbyterian Church  
2400 Lillie Avenue  
Summerland, CA 93067

**Minutes Approved:**

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Robert (Robin) Donaldson, Chair



# SUMMERLAND Planning Advisory Committee (SunPAC) Minutes

Summerland Presbyterian Church  
2400 Lillie Avenue  
Summerland, CA 93067

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1. **Meeting Called to Order:** By Chair Donaldson at 6:05 pm.

#### **Announcements:**

**Welcome:** Chair Donaldson welcomed participants, introduced the SunPAC members and staff, summarized the format of the meeting, and the roles of each body.

#### **Roll Call:**

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

**SunPAC Members Absent:** Suzanne Perkins (recused in writing).

#### **County Staff Present:**

County Counsel: Deputy County Counsel Michael Ghizzoni.  
Office of Long Range Planning: Director Jeff Hunt, Deputy Director Vicki Parker, Supervising Planner June Pujo, and Planner Holly Bradbury.

2. **County Counsel Presentation:** Explanation of the Ralph M. Brown Act and how 2008 and 2009 legislative changes affect SunPAC members discussions and actions when a quorum is present

3. **Public Comment:**

**Carol Iverson:** SunPAC meetings need to be held in Summerland rather than Santa Barbara.

**Hank Weedn:** SunPAC Meetings should be held in Summerland to include the community, including those with families or disabilities. A list of changes from the 1992 SCP should be clearly itemized and made available to the public.

4. **CalProp Presentation:** Representatives of the CalProp 1 and 2 presented the overall plan for the properties at 2279 Padaro Lane, estimated permits required, and provided an overview of the architectural direction.

5. **SunPAC Discussion.** During the presentation, the SunPAC requested clarification on plate height, actual square footage, and total development proposal under CalProp ownership.

a) Public Comments:

**Hank Weedn:** Padaro Lane is in a separate realm with completely different geology from Summerland, and the guidelines should not apply because there will be no impacts to Summerland. Discussion should only include items that pertain to Summerland. Who approved the Loon Point trail changes and why was the community not involved?

**Carol Iverson:** When will the community have the opportunity to provide input?

**Chris Roberts:** When considering this project it is important to talk about the public realm and the trail to the beach. Public beach trail is very important to the larger discussion. The trail is incrementally encroached upon, with the best elements removed. Any future planning update should consider views.

b) SunPAC Questions and Comments:

**Tom Evans:** Be careful of a setting a precedent. Potential subdivision may not be as straight forward as 4 lots at 3 acres each in for this site. View restriction on Lots 2 are in violation. The proposed project has merit. Make sure deed restricts are enforceable and be mindful of changing priorities as the parcel changes hands.

**Mary Holzhauer:** Supports not developing the parcels as allowed under their SCP designation.

**Wickson (Reeve) Woolpert:** Not concerned about what happens on the inside of the property. Concerned about SCP identified view corridors that the plan states "shall be protected" along Loon Point. Some views are lost and the trail is walled off. The continued need for the privacy of the owners should not encroach into the public realm of Loon Point. The community should be concerned with Cal Prop 3 and 4 and not 1 and 2.

**Nancy Kimsey:** The presentation only shows a part of the project, concerned about the full scope including placeholder for accessory structures and caretaker's residence on the 5-acre parcel.

**Betty Franklin:** Agree with SunPAC comments so far. The community plan update need to be in place as soon as possible.

**Paul Franz:** Concurs with other SunPAC member comments.

**Robin Donaldson:** General concurrence with SunPAC comments. Future plans attempts to provide opportunities where it is a benefit to the community. The trail discussion by Member Woolpert is particularly poignant. Future meets should be in Summerland when possible.

c) Adjourn SunPAC Meeting.

**6. Adjournment:** Chair Donaldson moved, Member Franklin seconded, to adjourn the meeting; motion carried by a vote of 8-0.

Yea: Donaldson, Evans, Franklin, Hill, Kimsey, Woolpert, Franz, Holzhauer.

Nay: None.

Absent: Perkins.

Meeting adjourned at 8:32 pm.

**Topic:** Final Draft Commercial and Residential Guidelines Presentation

**Minutes Approved:**

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Robert (Robin) Donaldson, Chair



# SUMMERLAND Planning Advisory Committee (SunPAC)

January 6, 2010 Meeting #29 – Minutes

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1. **Meeting Called to Order:** By Chair Donaldson at 5:05 pm.

**Pledge of Allegiance and Roll Call:**

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

**SunPAC Members Absent:** Paul Franz.

**County Staff Present:**

Derek Johnson, Director, Office of Long Range Planning  
Peter Imhof, Supervising Planner, Office of Long Range Planning  
Holly Bradbury, Planner, Office of Long Range Planning

**Welcome:** Chair Donaldson welcomed participants.

2. **Public Comment:**

**Paul Franz:** Email submitted into record. Member Franz is not in support of ROW abandonment.

3. **Administrative Items:**

Long Range Planning Director Derek Johnson thanked the SunPAC for their service and provided an update on the environmental review and adoption schedule.

Lieutenant Gary Greenfield and Public information Officer Larry Hockman from the California Highway Patrol briefed the SunPAC on parking enforcement options and the VIPER Program.

**Minutes of December 8<sup>th</sup>, 2009 SunPAC Meeting #28:**

**ACTION:** Member Franklin moved, Member Donaldson seconded, to approve the December 8, 2009 SunPAC Meeting #28 Minutes as amended and discussed. Motion carried by a vote of 5-0.

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

Nay: none

Abstain: Donaldson, Holzauer, Kimsey.

Absent: Franz.

#### 4. **ROW, Trails, and Circulation:**

Staff provided a presentation explaining ROW abandonment options and issues. Staff clarified the role of the PRT map and visual resources in the scope of the plan update as it relates to connectivity and circulation.

**ACTION:** Member Hill moved, Member Perkins seconded, to support the staff recommended language for ROW abandonment as approved the language as amended by the SunPAC:

**Policy CIRC S-18:** Existing public rights-of-way shall not be abandoned or otherwise conveyed unless to a public agency for the purpose of education, recreation, trails, or safety. 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. Any abandonment shall be conditioned to remain in public ownership in perpetuity and shall revert back to the County in the event that this condition is not met.

Motion carried by a vote of 8-0.

Yea: Franklin, Hill, Perkins, Woolpert, Evans, Donaldson, Holzauer, Kimsey.

Nay: none.

Absent: Franz.

**ACTION:** Member Franklin moved, Member Evans seconded, to support the staff recommendation language for trails as modified and approved by the SunPAC:

**Policy CIRC:** As a funding priority, the County shall develop a trail system, ~~which~~ including but not limited to stairs, pocket parks, vista points, and 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 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.

Motion carried by a vote of 8-0.

Yea: Franklin, Hill, Perkins, Woolpert, Evans, Donaldson, Holzauer, Kimsey.

Nay: none.

Absent: Franz.

**5. SBAR Review of Residential Design Guidelines:**

Staff summarized the SBAR comments and provided preliminary staff recommendations for the Planning Commission and Board of Supervisors. Individual SunPAC members commented on private view protections, voiced concerns on the format, and certification challenges.

**Adjournment:** Vice Chair Perkins moved, member Franklin seconded, to adjourn the meeting. Motion carried by a vote of 8-0.

Yea: Franklin, Hill, Perkins, Woolpert, Evans, Donaldson, Holzhauer, Kimsey.

Nay: none.

Absent: Franz.

**Minutes Approved:**

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Robert (Robin) Donaldson, Chair