



# Summerland

*Planning Advisory Committee*

**SunPAC Meeting #21**

May 28, 2009



# SunPAC Meeting Agenda

## Call to Order

Item 1: Pledge of allegiance and roll call

Item 2: Public comment period

Item 3: Administrative Items:

- Meeting Minutes - April 1, 2009
- Adjustment of SunPAC Membership/Quorum

Item 4: RSUs on Williamson Act parcels

Item 5: Summerland Outdoor Lighting Ordinance

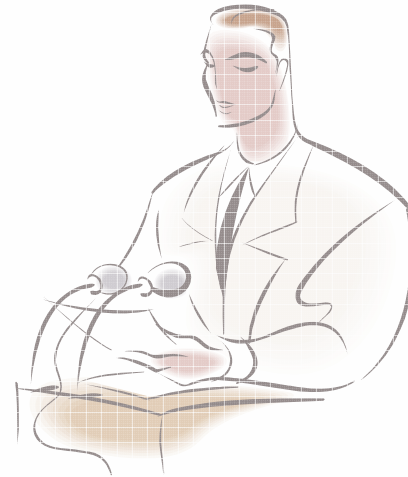
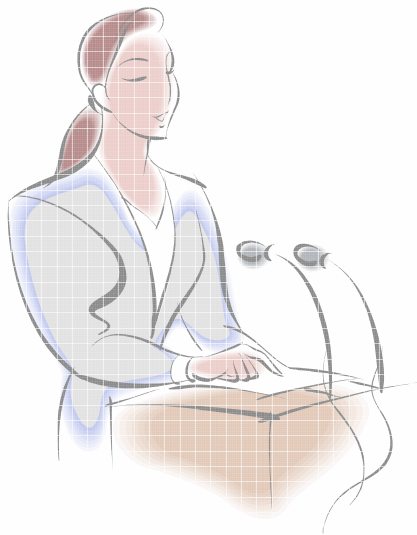
Item 6: Residential Design Guidelines:

- Ch 11 & 2<sup>nd</sup> Draft



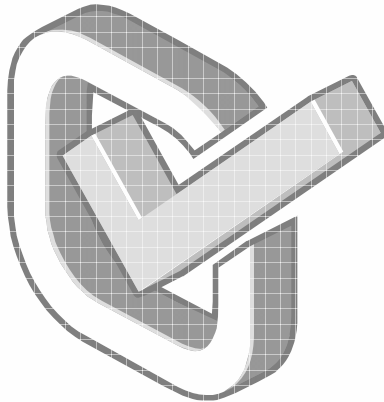
# Public Comment


- Please complete a speaker slip



# Meeting Minutes

- Review and Approve Meeting Minutes
  - April 1, 2009





**SUMMERLAND  
Planning Advisory Committee  
(SunPAC)**

April 1, 2009 Meeting #20 – Minutes

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- Meeting Called to Order:** By Chair Donaldson at 5:03 pm.
- Pledge of Allegiance and Roll Call**

**SunPAC Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Mary Holzhauer, Betty Franklin, Paul Franz, David Hill (arr. 5:07PM), Nancy Kinsey (dep. 6:58PM), Suzanne Perkins (arr. 5:08PM), and Wickson (Reeve) Woolpert.

**SunPAC Members Absent:** Jennifer Fairbanks.

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

**Welcome:** Chair Donaldson welcomed participants and announced that Deputy Director Johnson was promoted to Director of Long Range Planning. Director Johnson announced that Committee member Fairbanks resigned from the SunPAC.

**Public Comment:** None.
- Minutes of March 4, 2009 SunPAC Meeting #19:**

**ACTION:** Member Perkins moved, Member Woolpert seconded, to approve the March 4, 2009 SunPAC Meeting #19 Minutes with amendments to the language to correct the spelling of Carole Woolpert who provided Public Comment, to include the community survey in Joe Saplenza's Public Comment, and to state all applicable current standards (not just parking) must be met for nonconforming structures on lots smaller than 10,000 square feet to build up to a Floor Area Ratio (FAR) of 0.27; motion carried by a vote of 9-0.

Yea: Donaldson, Evans, Holzhauer, Franklin, Franz, Hill, Kinsey, Perkins, Woolpert

Nay: None

Absent: None
- Staff Presentation:** Staff presented some information previously requested by the SunPAC: the new definition of existing grade and a possible FAR credit for Certification by the Leadership In Energy and Environmental Design (LEED) program.

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# SunPAC Adjustment

- Board of Supervisors Hearing – 5/12
  - Membership – 9 members
  - Quorum – 5 members
    - Required to take any action  
(For the whole meeting)



# Residential Second Units (RSUs)

## ■ RSUs on Williamson Act contracted land

### □ Allowed

- RSUs are allowed on Williamson Act contracted land **where the use is permitted under the zoning ordinance**. Attached and detached RSUs are not permitted on a lot in addition to a Guest House. Furthermore, RSUs are not permitted on a lot in addition to agricultural employee housing within the Coastal Zone (Article II Sec. 35-142.7(i)).

### □ Location of RSUs

- “A guest house or RSU, where allowed under the zoning ordinance, **shall be included in the development envelope** and must clustered with the principal dwelling” (Uniform Rule 1-4.1E).



# Residential Second Units (RSUs)

**Table 1-3. Housing Opportunities on Lands under Williamson Act Contract**

Zone District	Principal Dwelling	Ag Employee Housing <sup>1</sup>		RAU <sup>2,3</sup>		Guest House <sup>2</sup>		Residential Second Unit <sup>2,4</sup>
AG-I-5	✓	✓	+	N/A	+	✓	or or or	✓
AG-I-10	✓	✓			+	✓		✓
AG-I-20	✓	✓			+	✓		✓
AG-I-40	✓	✓		+	✓	or	✓	N/A
AG-II-40	✓	✓		+	✓	or	✓	
AG-II-100	✓	✓		+	✓	or	✓	
AG-II-320	✓	✓		+	one or duplex	+	✓	
MT-TORO	✓	N/A			N/A	+	✓	
MT-GOL	✓	✓				+	✓	
RES	✓	N/A				+	✓	

<sup>1</sup> One or more based on demonstrated need.

<sup>2</sup> Limits on maximum size of unit (among other requirements).

<sup>3</sup> RAUs are only permitted on contracted land and are not permitted at all within the coastal zone.

<sup>4</sup> Residential second units are not permitted in addition to a guest house, or in the coastal zone in addition to agricultural employee housing (Santa Barbara County Code Chapter 35, Zoning).



# Ag Preserve Lots



# Outdoor Lighting Ordinance

- Installation/use of outdoor lighting
  - Outlines:
    - Approved materials and methods of installation
    - Prohibited lights
    - Exempted lights
    - General/submission requirements



# Residential Design Guidelines

- 2<sup>nd</sup> Draft
  - Chapter 11:
    - Reformatted Review Checklist
    - Green Building Design
  - Chapters 1-10:
    - Recent changes incorporated
    - Ch. 3 (Drainage) modified
    - Some graphics added



# Upcoming Meetings

- Residential Design Guidelines
  - Wednesday, June 3 (6pm)
    - SunPAC
      - County Admin Building – 4<sup>th</sup> Floor Board Hearing Rm
  - Friday, June 19 (9am)
    - South County BAR
      - County Admin Building – 1<sup>st</sup> Floor PC Hearing Rm
  - September (Tentative)
    - SCA, Summerland BAR, SunPAC
      - Location TBD

