



PLANNING & DEVELOPMENT DEPARTMENT

LONG RANGE PLANNING DIVISION

TRANSMITTAL MEMO

DATE: May 5, 2011

TO: SunPAC Members

FROM: Holly Bradbury, Project Planner

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

SUBJECT: SunPAC Meeting #32- Summerland Community Plan Update Project Components in Preparation for Environmental Review: Design Guidelines

The Attachments noted below have been included as part of the meeting materials for the May 10, 2011 meeting (*continued from April 28 and 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. The April 28, 2011 continued meeting completed the review and discussion of items 5 & 6. The May 10, 2011 meeting will focus on items and 7&8, the Commercial and Residential Design Guidelines.

Attachments from the March 31, 2011 Transmittal Memo for the meeting of May 10, 2011 are listed below and revised where noted:

1. **Meeting Agenda.** (*Revised May 10, 2011 Agenda attached to this memo*)
2. **Meeting Minutes.** (*Revised Minutes from November 30, 2010, and new April 28, 2011 minutes are attached to this memo*)
3. **Project Description.**
4. **Revised Policy Changes.**
5. **Zoning Ordinance Amendments.**
6. **Commercial Design Guidelines (CDG).**
7. **Residential Design Guidelines (RDG).**
8. **Summerland CDG/RDG Supplement.**
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>

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Notice of Public Meeting

Summerland Planning Advisory Committee (SunPAC)

(Continued from April 28, 2011)

Date: May 10, 2011

Time: 5:00 p.m.

Location: Summerland Presbyterian Church
2400 Lillie Avenue
Summerland, CA 93067

Attendees: SunPAC members: Robert (Robin) Donaldson, Suzanne Perkins, David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Mary Holzauer, 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 28, 2011)*

Agenda Item	Discussion Topic
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CALL TO ORDER

1 Pledge of Allegiance & Roll Call

2 Public Comment Period

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.

3 Administrative Items (Revised for the May 10, 2011 meeting)

- *November 30, 2010 SunPAC Meeting Minutes*
 - *April 28, 2011 SunPAC Meeting Minutes*
-

4 Staff Presentation: Overview of SCP Project

(Completed on April 6, 2011)

- *Process*
 - *Project Description (Attachment 3)*
 - *Public Comment*
-

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 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)**
(Completed on April 28, 2011)
- *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)**
(Completed on April 28, 2011)
- *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) Minutes

Meeting of November 30, 2011

Summerland Presbyterian Church
2400 Lillie Avenue
Summerland, CA 93067

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

Announcements: Introduction of SunPAC special meeting purpose and format. (Special Meeting of the Summerland Citizens Association (SCA), the Summerland Board of Architectural Review (BAR)).

Welcome: Chair Donaldson welcomed participants, the SCA, and the Summerland BAR. Chair Donaldson introduced the SunPAC members and staff, summarized the format of the meeting, and defined the roles of the SCA and Summerland BAR at this meeting of each body.

Roll Call:

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

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 22779 and 2781 Padaro Lane. The subject properties total 3 acres in size, are zoned 3-E-1, and are each developed with an approximately 8,000 square foot residence with various accessory structures. The property owners will propose a lot line adjustment resulting in a 5 acre (Cal Prop 1) and 8 acre (Cal Prop II) parcel. Existing Zoning and Summerland Community Plan (SCP) Land Use Designations allow applications for CalProp parcels 1 and 2 to be subdivided into a maximum of four parcels. The existing CalProp house would be demolished and enlarged to approximately 12,000 square feet plus full basement. The expansion would require a variance from FAR limits. In exchange the applicants would record a deed restriction prohibiting subdivision of CalProp parcels 1 and 2.

~~estimated permits required, and provided an overview of the architectural direction.~~

4.5. SunPAC Discussion of CalProp Proposal. During the presentation, the SunPAC requested clarification on the variance request, 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 ~~the CalPropere~~ 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 in the CalProp project?

Chris Roberts: When considering the CalProp project it is important to talk about the public trail to the beach; it is 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 on the CalProp Proposal:

Tom Evans: Be careful of setting a precedent. Potential subdivision may not be as straight forward as 4 lots at 3 acres each for this site. The view corridor restriction on Lots 2 ~~should be considered in violation~~. ~~The proposed project has merit.~~ Make sure any deed restrictions are enforceable and be mindful of changing priorities as the parcels change hands.

Mary Holzauer: Supports this proposed project rather than ~~not~~ developing to the full potential 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 the SCP view corridors on Cal Prop 3 and 4 and not residential development on CalProp 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 supporting the project ~~comments so far~~. -The community plan update need to be in place as soon as possible.

Paul Franz: Concurs with ~~other~~ SunPAC member comments supporting the project.

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 meet should be in Summerland when possible.~~ I would support opportunities that could benefit the community.

c) Adjourn SunPAC Meeting.

5-6. Adjournment: Chair Donaldson moved, Member Franklin seconded, to adjourn the SunPAC component of the -meeting; motion carried by a vote of 8-0.

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

Nay: None.

Absent: Perkins.

Meeting adjourned at 8:32 pm.

Minutes Approved:

Robert (Robin) Donaldson, Chair



SUMMERLAND Planning Advisory Committee (SunPAC)

April 28, 2011 Meeting #31 – Minutes
Summerland Presbyterian Church
2400 Lillie Avenue
Summerland, CA 93067

1. **Meeting Called to Order:** By Chair Donaldson at 5:15 pm.

Pledge of Allegiance and Roll Call:

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

SunPAC Members Absent: 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:**

Hank Weedn: Plan update should analyze and consider abandonment of oil and gas structures. Responsibility and clean-up are essential for health and safety.

3. **Administrative Items:**

Two public comment letters submitted into the record:

1. Edward Hindeling- April 22, 2011
2. Patrick Nesbitt- April 26, 2011

Meeting Minutes

January 6, 2010 SunPAC Meeting #29 Minutes

ACTION: Member Hill moved, Member Perkins seconded, to approve the January 6, 2010 SunPAC Meeting #29 Minutes included as Attachment #2. Motion carried by a vote of 6-0.

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

Nay: None

Abstain: Franz

Absent: Holzhauer, Kimsey

November 30, 2010 SunPAC/SCA Meeting Minutes

ACTION: Member Hill moved, Member Franklin seconded, to continue the November 30, 2010 SunPAC/SCA Meeting Minutes to the next meeting pending further edits. Motion carried by a vote of 6-0.

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

Nay: none

Abstain: Perkins.

Absent Holzhauer, Kimsey

April 6, 2011 SunPAC Meeting #31 Minutes

ACTION: Member Hill moved, Member Franklin seconded, to approve the April 6, 2011 SunPAC Meeting #31 Minutes as amended. Motion carried by a vote of 6-0.

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

Nay: None

Abstain: Franklin.

Absent: Holzhauer, Kimsey

Public Comment:

Chip Wullbrandt- Provided comments and clarifications on the minutes.

4. Agenda Item 5: SunPAC Review of Summerland Community Plan Amendments

Discussion of acceptable capacity, format, folk art definitions, and Road Right of Way (ROW) value as it relates to abandonment recommendations.

Members Perkins and Woolpert departed at 8:00.

ACTION: Member Franklin moved, Member Franz seconded, to endorse the Preliminary Summerland Community Plan Amendments Project Description (Attachment 4) for environmental review as amended by the SunPAC. With the exception of the ROW abandonment policy and map which is to be continued to the next meeting.

Motion carried by a vote of 4-1.

Yea: Donaldson, Franklin, Franz, Hill

Nay: Evans

Abstain: None

Absent: Holzhauer, Kimsey, Perkins, Woolpert

Public Comment:

Chip Wullbrandt- State laws may require abandonment in certain circumstances. Any ROW MAP needs to be correct. A separate sub-committee should address the ROW issue.

Robert Senn (representing Ed and Miki Hindeling)- The Modification and Variance components of the plan update and timeframe are important, particularly in the Inland Areas.

5. Agenda Item 6: SunPAC Review of Ordinance Amendment Components

Brief staff presentation focusing on the format, timing, and purpose of ordinance amendments

ACTION: Member Franklin moved, Member Franz seconded, to endorse the Preliminary Draft Ordinance Amendments Section (Attachment 5) as the project description for environmental review as amended at the meeting.

Motion carried by a vote of 5-0.

Yea: Donaldson, Evans Franklin, Franz, Hill.

Nay: none

Abstain: none

Absent: Holzhauer, Kimsey, Perkins, Woolpert

Public Comment:

Chip Wullbrandt- Because there is already a maximum height limit, a ceiling height limit does not serve the public good. The interior ceiling height limitation would not be visible from the outside. Floor Area Ratios (FAR) should be adjusted to account for lots 2.5-10 acres; the large lot categories are wasteful and misleading.

Robert Senn (representing Ed and Miki Hindeling)- Provided clarifications to Hindeling Letter. Basement definition for residential needs to be clarified. Basements should be able to daylight for a portion and not count towards FAR.

Adjournment: Chair Donaldson moved, member Hill seconded, to adjourn the meeting and continue items agenda items 7 and 8 to the next meeting. Motion carried by a vote of 5-0.

Yea: Donaldson, Evans, Franklin Hill, Franz

Nay: None

Absent: Holzhauer, Kimsey, Perkins, Woolpert

Meeting adjourned at 9:10 p.m.

Next Meeting: TBD

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