



SUMMERLAND Planning Advisory Committee (SunPAC)

May 10, 2011 Meeting #32 – 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, Paul Franz, David Hill, Nancy Kimsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

SunPAC Members Absent: Mary Holzhauer, Betty Franklin.

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:**
3. **Administrative Items:**

Meeting Minutes

November 30, 2010 SunPAC/SCA Meeting Minutes

ACTION: Member Hill moved, Member Franklin seconded, to approve November 30, 2010 SunPAC/SCA Meeting Minutes as amended. Motion carried by a vote of 5-0.

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

Nay: none

Abstain: Perkins

Absent Holzhauer, Franklin

April 28, 2011 SunPAC Meeting #31 Minutes

ACTION: Member Franz moved, Member Woolpert seconded, to approve the April 28, 2011 SunPAC Meeting #32 Minutes. Motion carried by a vote of 4-0.

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

Nay: none

Abstain: Kimsey

Absent: Holzhauer, Franklin

ACTION: Member Franz moved, Member Hill seconded, to reconsider item the SunPAC motion on Item #4 at Meeting #32.

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

Nay: none

Abstain: none

Absent Holzhauer, Franklin.

ACTION: Member Hill moved, Member Evans seconded, to direct staff to approve the original Item #4 Motion from meeting 32 with the exception of the staff recommendation for Modification and Variance Staff directed to return with new or additional findings for view protections, neighborhood compatibility, massing, distinguishing between urban grid vs. large lot and rural findings.

Motion carried by a vote of 4-3.

Yea: Evans, Franz, Hill, Woolpert

Nay: Perkins, Kimsey, Donaldson

Abstain: None

Absent Holzhauer, Franklin

Public Comment: Chip Wullbrandt and Robert Senn.

4. Agenda Item 7: Commercial Design Guidelines

ACTION: Member Perkins moved, Member Evans seconded, to endorse the staff recommendation to allow Residential FAR standards to be used for Single Family development in the C-1 Zone District.

Motion carried by a vote of 7-0.

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

Nay: Evans

Abstain: none

Absent Holzhauer, Franklin.

ACTION: Member Hill moved, Member Woolpert seconded, to direct staff to return with Commercial Parking Basement definition language and graphics including the 80 percent existing grade and 66% finished grade stipulations with a sliding scale to allow both types of basements within the same structure.

Motion carried by a vote of 7-0.

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

Nay: none

Abstain: None

Absent: Holzhauer, Franklin

ACTION: Member Woolpert moved, Member Evans seconded to remove the 500 square feet parking exemption for every 6000 square feet of lot area for exclusively commercial parking.

Motion carried by a vote of 6-1.

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

Nay: Perkins

Abstain: None

Absent: Holzhauer, Franklin

ACTION: Member Hill moved, Member Woolpert seconded to add the 250 square foot parking space language from the Residential Design Guidelines to the mixed use parking exemption.

Motion carried by a vote of 7-0.

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

Nay: None

Abstain: None

Absent: Holzhauer, Franklin

ACTION: Member Franz moved, Member Perkins seconded, to endorse the Preliminary Draft Summerland Commercial Design Guidelines (Attachment 6) as the project description for environmental review with the following exceptions:

Figures 3.3 and 3.4 to be amended consistent with SunPAC Direction

Staff to return with Commercial Parking Basement information consistent with motion.

Motion carried by a vote of 5-1.

Yea: Donaldson, Hill, Kimsey, Perkins, Woolpert

Nay: Evans

Abstain: Franz

Absent: Holzhauer, Franklin

Public Comment: Chip Wullbrandt and Robert Senn.

5. Agenda Item 8: Residential Design Guidelines

ACTION: Member Franz moved, Member Hill seconded, to include on page 4-5 of the Residential Design Guidelines (an implementing Zoning Ordinance Amendments) and allow parcels in the Existing Developed Rural Neighborhood (EDRN) to have a height of 25 feet with no roof pitch exception, consistent with the Summerland Urban Area.

Motion carried by a vote of 5-2.

Yea: Donaldson, Franz, Hill, Perkins, Woolpert

Nay: Evans, Kimsey,

Abstain: None

Absent: Franklin, Holzhauer

Public Comment: Chip Wullbrandt and Robert Senn

ACTION: Member Woolpert moved, Member Kimsey seconded, to apply to the original 1992 styles map to the style exclusions.

Motion carried by a vote of 7-0.

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

Nay: none

Abstain: none

Absent: Franklin, Holzhauer

ACTION: Member Perkins moved, Member Evans seconded, to prohibit white and encourage subdued colored fences in the Rural Area.

Motion carried by a vote of 5-0.

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

Nay: None

Abstain: Kimsey, Donaldson

Absent: Franklin, Holzhauer

ACTION: Member Hill moved, Member Perkins seconded, to endorse the Preliminary Draft Summerland Residential Design Guidelines (Attachment 7) as the project description for environmental review, the exception of the following:

Residential Basements: Direct staff to return with an comparison of the following for Residential Basements: perimeter percentage, area measurement, and allowing True and Residential Basement in the same space.

Modification and Variance: Staff to return with findings consistent with the motion.

Motion carried by a vote of 6-0.

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

Nay: None

Abstain: Evans

Absent: Holzhauer, Franklin

Public Comment: Chip Wullbrandt and Robert Senn

Adjournment and continue remaining items to the next Meeting:

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

Nay: None

Absent: Holzhauer, Franklin

Meeting adjourned at 9:40 p.m.

Next Meeting: May 17, 2011
Location TBD

Minutes Approved:

Robert (Robin) Donaldson, Chair