

Summerland

Planning Advisory Committee

SunPAC Meeting #23

July 1, 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 – June 3, 2009

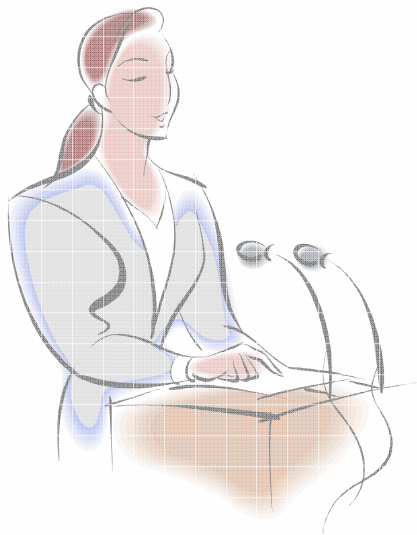
Item 4: Residential Design Guidelines:

- 2nd Draft



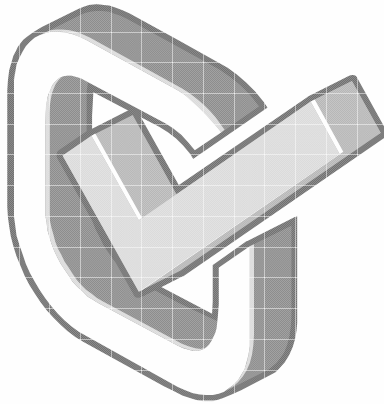
Public Comment


- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - June 1, 2009





**SUMMERLAND
Planning Advisory Committee
(SunPAC)**

June 3, 2009 Meeting #22 – Minutes

1. **Meeting Called to Order:** By Chair Donaldson at 5:05 pm.
2. **Pledge of Allegiance and Roll Call**

SunPAC Members Present: Robert (Robin) Donaldson, David (Tom) Evans, Betty Franklin, Paul Franz (dep. 8:00), David Hill (arr. 5:10), Nancy Kimsey, Suzanne Perkins (arr. 5:10 PM), and Wickson (Reeve) Woolpert.

SunPAC Members Absent: Mary Holzhauer

County Staff Present: Office of Long Range Planning: Supervising Planner David Lackie, Planner Holly Bradbury, and Planner Lucy Pendl.

Welcome: Chair Donaldson welcomed participants.
3. **Public Comment:** Jane Gray stated that the SunPAC is doing a great job.
4. **Minutes of May 28, 2009 SunPAC Meeting #21:**
ACTION: Member Evans moved, Member Franklin seconded, to approve the May 28, 2009 SunPAC Meeting #21 Minutes; motion carried by a vote of 8-0.
Yea: Evans, Donaldson, Franklin, Franz, Kimsey, Woolpert
Nay: None

Absent: Holzhauer, Perkins, Hill
Members Perkins and Hill arrived at 5:10.
5. **Staff Presentation:** Staff presented information previously requested by the SunPAC concerning current lighting standards in the LUDC, enforceability, and language for options regarding the regulation of security lights. Also presented were Chapters 1-10 of the second draft of the Summerland Residential Design Guidelines.
6. **Schedule Discussion:** It was decided that the SunPAC will continue to meet the first Wednesday of every month through the end of 2009. There was also a discussion concerning scheduling of a joint SunPAC and Summerland Citizens Association (SCA) meeting; the meeting will most likely occur September 9 at 7:00 pm, possibly at QAD. The SBAR will be reviewing the Residential Design Guidelines on July 10, 2009.
7. **Discussion of Outdoor Lighting Ordinance:** Security Lights were removed from the exemption clause. Purpose section of ordinance needs to be amended

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SBAR Review Date

- Changed from July 10 to July 24
- SBAR memo available on website
- Survey Results to be distributed to SBAR



Residential Design Guidelines

- 2nd Draft
 - Chapters 4-10:
 - Recent changes incorporated
 - Some graphics added]
 - FAR worksheet added





FLOOR AREA RATIO / ALLOWABLE RESIDENCE SIZE WORKSHEET

Page No. _____

1. LOT SIZE sq. ft.
 Line 1

2. MINUS ADJUSTMENTS (if any)

4-2 a. Easements sq. ft.
 b. Encroachments sq. ft.
 c. Abandoned ROW sq. ft.
 (Up to 50% of abandoned East/West rights-of-way may be credited towards the total lot area.)
 Adjustment Total sq. ft.
 Line 2

3. LOT SIZE NET (Line 1 minus Line 2) sq. ft.
 Line 3

4. MAXIMUM ALLOWABLE SQUARE FOOTAGE

4-4 a. Small Lot sq. ft. *
 OR FAR for lot size range x value from Line 3 = Line 4a

4-4 b. Medium Lot sq. ft. *
 OR 2,500 sq. ft. + 5% of Line 3 = Line 4b

4-4 c. Large Lot sq. ft. *
 OR 8,000 sq. ft. + 0.25% of Line 3 = Line 4c

* NOTE: This number may not exceed the Maximum Allowable Square Footage of _____ sq. ft., based on range for net lot size.

5. GARAGE PENALTY

4-2 Enter sq. ft. over allowable garage floor area sq. ft.
 (Line 4a, 4b OR 4c) - (Garage Penalty) = Line 5 sq. ft.

6. BASEMENT PENALTY sq. ft.

4-2 a. True Basement* count 0% floor area sq. ft.
 OR

4-2 b. Residential Basement* count 40% floor area sq. ft. (not to exceed 50% of Max. Allowable Sq. Ft. of primary dwelling(s))
 (Line 5) - (Basement Penalty) = Line 6 sq. ft.

7. EXCESS INTERIOR SPACE

4-2 Enter sq. ft. of Interior Space* exceeding 14 feet in height sq. ft.
 (Line 6) - (Excess Interior Space) = Line 7 sq. ft.

8. EXCESS RESIDENTIAL SECOND UNIT (RSU) FOR LOTS UNDER 10,000 SQ. FT.

4-3 Enter sq. ft. of RSU over 300 sq. ft. (maximum RSU size is 600 sq. ft.) sq. ft.
 (Line 7) - (Excess RSU) = Line 8 sq. ft.

ALLOWABLE RESIDENCE SIZE: _____ sq. ft.
 Value from Line 8

* Refer to Glossary for definition.

Pg. 11-5



Upcoming Meetings

■ SunPAC

- Wednesday, August 5 (5:00 pm)
 - County Admin Building
 - 4th Floor BOS Hearing Rm

■ SBAR

- Friday, July 24 (Afternoon)
 - County Admin Building
 - 1st Floor PC Hearing Rm

■ SCA, Summerland BAR, SunPAC

- SCA Presentation September 9
 - Location: QAD, 7:00 pm

