



PLANNING & DEVELOPMENT DEPARTMENT

OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: August 28, 2009

TO: SunPAC Members

FROM: Vicki Parker, Deputy Director *VP*
Peter Imhof, Supervising Planner *PI*
Holly Bradbury, Associate Planner *HB*

SUBJECT: SunPAC Meeting # 25- September 2, 2009

The Attachments noted below have been included or referenced in preparation for the September 2, 2009 meeting.

1. **Meeting Agenda.** The agenda for the September 2, 2009 meeting has been provided for your review. For further explanation, please see discussion below.
2. **Meeting Minutes.** Action Minutes from the August 5, 2009 meeting are included for your review and approval.
3. **Schedule.** Overall project timeline and Phase III meeting schedule.
4. **Revised Greenwell/Lillie Intersection Plans.**
5. **FAR Worksheet.**
6. **New Basement Graphics and Text.**
7. **Goals from 1992 SCP with Worksheet.**

Please refer to Transmittal materials provided to you for recent meetings. You may also download the materials at the following webpage:

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

MEETING AGENDA FOR SEPTEMBER 2, 2009

Agenda Item 1

Pledge of Allegiance and Roll Call.

Agenda Item 2

Public Comment Period – This time 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.

Agenda Item 3

Administrative Items-

- **Meeting Minutes:** Review and approval of the August 5, 2009 draft meeting minutes.
- **SBAR Review of Residential Design Guidelines:** Summary of comments from the August 28, 2009 hearing.
- **Status of Public Works Follow-up Item:** Please see the revised Lillie/Greenwell Intersection Improvements included as Attachment #4.
- **Tentative Long Term Schedule:** Attachment #3 to this memorandum is an updated meeting schedule and overall timeline. Staff has included proposed dates with focused objectives. The meetings for Phase III are broken down by issue area. The draft of the section of the Chapter pertaining to an issue area discussed will be distributed to the SunPAC for review at the subsequent meeting. During the upcoming meetings, we will revisit the proposed timeline for Phase III of the SunPAC process to review how and when the SunPAC and staff will work toward an updated draft Traffic, Circulation, and Parking Chapter. Please also see the timeline of the proposed schedule from inception through completion.

Agenda Item 4

Cal-Prop/Loon Point discussion.

Agenda Item 5

Two remaining items pertaining to the Summerland Residential Design Guidelines need to be resolved. The remaining items include:

1. Basement definition and graphics.
2. FAR worksheet.

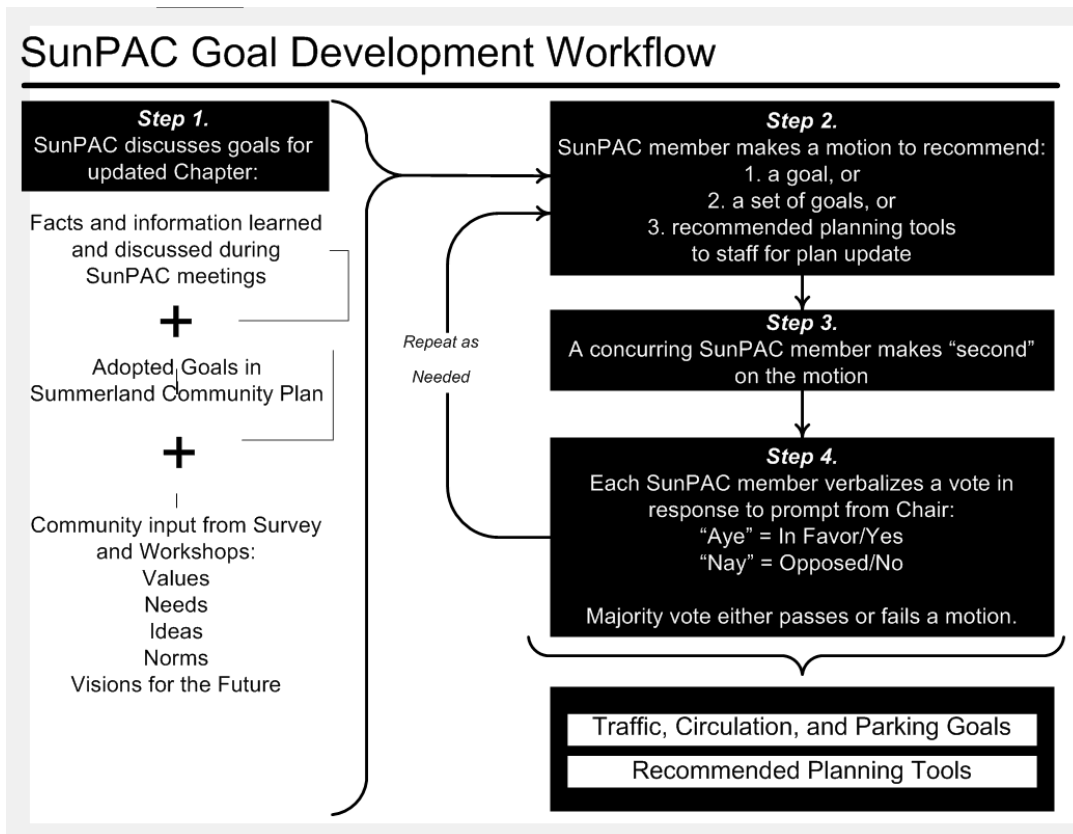
Please see Attachment #5 and #6 for revised graphics and language.

Agenda Item 7

The objective of SunPAC meeting #25 is to finalize the goals and priorities for traffic, parking, and circulation for the following issue areas:

- Parking
- Road-Right of Way
- Circulation
- Trails

Staff encourages the SunPAC to come prepared with recommendations for goals in the above categories. The SunPAC will first discuss these recommendations as a whole, then the SunPAC should take action to officially recommend the goals or set of goals to staff. The following diagram depicts the process by which the SunPAC proposes, discusses, and takes action to recommend a goal or a set of goals for the Traffic, Parking, and Circulation Chapter:



For Meeting #25, staff will facilitate an issue-area based SunPAC discussion of current Traffic, Parking, and Circulation goals and record the motions and actions of the SunPAC to recommend goals for inclusion and implementation in the updated Chapter. The 1992 Summerland Community Plan defines a goal as follows:

Goal - A goal is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning efforts are directed. A goal is a general expression of community values and, therefore is abstract in nature (e.g., "An aesthetically pleasing community," or "Quiet residential streets"). Verbs are usually not included in the goals.

The SunPAC is tasked with recommending Traffic, Circulations, and Parking goals based on:

- Technical data, facts, and information learned and discussed during SunPAC meetings.
- Adopted Goals in the 1992 Summerland Community Plan.
- Community Input from the Survey and Workshop.

The existing Traffic, Parking, and Circulation Chapter does not contain goals; however, the following goals are on page 16 of the SCP for the entire plan relate to parking, circulation, and traffic:

- Identify land for acquisition and development of coastal recreation resources, biological and scenic resources, parking, a community center, and a trails system.
- Promote beach access and public beach area improvements.

- Promote community circulation and parking improvements in both the commercial and residential areas for the benefit of pedestrians, bicycles, and vehicles.
- Develop implementation program and explore funding sources for parking, under-grounding utilities, drainage improvements and other improvement projects.

As Attachment #7 to this document, staff has included a worksheet that you should use to organize and record your recommendations for each topic prior to the upcoming meeting. It provides a side-by-side comparison of the above goals adopted for the 1992 Summerland Community Plan. The SunPAC can use the spaces provided to log your own recommended goals for the update. For each line, you also have the opportunity to check the box of an existing goal from 1992 that you believe is adequate for update in lieu of writing a new goal. Staff encourages the SunPAC to also record and report planning tools for the issue areas that would be appropriate to implement the Traffic, Parking, and Circulation Update. Staff will provide Attachment #7 to you as a Microsoft Word document for you to modify electronically if you prefer. This document has been provided as a tool to aid in collating your ideas and recommendations; however, it is not necessary that this document be used exclusively in the goal-making exercise. We will be using an issue area focused (ROW, parking, circulation, trails) version of the worksheet as an interactive tool for documenting the adopted goals at this meeting.

Each SunPAC member is encouraged to review this draft information and contact staff individually should any questions, suggestions, or other comments arise. Staffs contact details:

- Derek Johnson, 568.2072
- Vicki Parker, 568.2057
- Peter Imhof, 568.3543
- Holly Bradbury, 568.3577

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #26

Topic: Phase III, Traffic, Circulation, and Parking Update

Development: ROW Charrette

Wednesday, October 7, 2009, 5:00 PM

Board of Supervisors Hearing Room, 4th Floor

CC: Jeremy Tittle, Executive Assistant, 1st District Office
Derek Johnson, Director of Long Range Planning

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Notice of Public Meeting

Summerland Planning Advisory Committee (SunPAC) Meeting #25

Date: Wednesday, September 2, 2009
Time: 5:00 pm
Location: Board of Supervisors Hearing Room
105 East Anapamu Street, 4th Floor, Santa Barbara
Attendees: SunPAC Members, County Staff, and Public Participants
Purpose/Discussion: Phase III - Traffic, Parking, and Circulation Goals and Priorities
Material to read: Summerland Community Plan: Traffic, Circulation, and Parking
Material to bring: SunPAC Meeting Materials
Residential Design Guidelines
Summerland Community Plan: Circulation, Parking, and Traffic Chapter

Agenda Item	Discussion Topic
CALL TO ORDER	
# 1	Pledge of Allegiance & Roll Call
# 2	Public Comment Period: <i>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.</i>
# 3	Administrative Items: Meeting Minutes from August 5, 2009 SBAR review of Residential Design Guidelines summary Review of Phase III schedule Response to Meeting #24 Public Works Lillie/Greenwell improvement questions
# 4	Cal-Prop/Loon Point Discussion
#5	Residential Design Guidelines Wrap-up: Basement definition and graphics FAR worksheet
#6	Traffic, Circulation, and Parking: Formation of goals and priorities

Adjourn

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or djohnson@sbcao.org and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

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.

Next Meeting

SunPAC Meeting #26

Topic: Phase III, Traffic and Circulation Update: Road Right-of-Way Charrette

Wednesday, October 7, 2009, 5:00 PM

Board of Supervisors Hearing Room, 4th Floor

Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or djohnson@sbcaco.org and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/summerland/summerland.php>

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SUMMERLAND Planning Advisory Committee (SunPAC)

August 5, 2009 Meeting #24 – Minutes

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

Pledge of Allegiance and Roll Call:

SunPAC Members Present: Robert (Robin) Donaldson, Suzanne Perkins, David (Tom) Evans, Betty Franklin, Paul Franz (8:30 dep.), Mary Holzhauer (7:00 dep.), Nancy Kimsey.

SunPAC Members Absent: Wickson (Reeve) Woolpert, David Hill.

County Staff Present: Office of Long Range Planning: Supervising Planner Peter Imhof, Planner Holly Bradbury. Public Works: Deputy Director Transportation Dace Morgan, Transportation Manager Gary Smart.

Welcome: Chair Donaldson welcomed participants and Public Works staff.

2. **Public Comment:** None.

3. **Administrative Items:**

Minutes of July 1, 2009 SunPAC Meeting #23:

ACTION: Chair Donaldson moved, Vice Chair Perkins seconded, to approve the July 1, 2009 SunPAC Meeting #23 Minutes; motion carried by a vote of 7-0.

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

Nay: None.

Absent: Wickson (Reeve) Woolpert, David Hill.

Discussion of SCA/SunPAC Presentation: SunPAC would prefer staff to present the Commercial and Residential Guidelines in manner similar to the SBAR presentation focusing on major changes and their relation to the community survey. Emphasis should be on view protection, height, balancing FAR to plate height, FAR changes, differences between Commercial and Residential Design Guidelines, and basements. Noticing will need to be as early as possible.

4. **Staff Presentation:** Staff presented background information on Traffic, Circulation, and Parking.

5. **Public Works Presentation:** Dace Morgan and Gary Smart from Public Works Traffic Division presented information on Summerland Circulation Improvements, Phase 2 proposal and ARRA funding, Greenwell slide repairs,

trailer and RV options, one-way streets, road-right of way vacations, and encroachment issues and options.

Public Works to provide further information on 2008 traffic count study and "bulb-out" specifics for Greenwell/Lillie.

Phase III Discussion: The SunPAC discussed SCP Traffic, Circulation, and Parking chapter issues.

General Discussion: Need to maintain some level of rural street "funkiness" and variation. SunPAC advocates "slow streets", and supports pedestrian safety. Concern was voiced over the lack of community input regarding ARRA funded improvements. One way street signs would be a potential visual issue. SunPAC expressed support for a "bulb-out" sidewalk (similar to Castillo and Cabrillo) on Lillie Ave. at the Greenwell/Lillie intersection and circulation pattern to discourage a 101 "third lane." PW staff indicated that they had studied a bulb-out at Lillie and Greenwell and determined that it was not feasible, noting timing of project was linked to ARRA funding. PW staff indicated that they would re-look at this question. Walkability and beach access are priorities.

ROW: The SunPAC supports the conversion of unused ROW to pocket parks or trails. Options other than abandonment need to be considered. SunPAC discussed the need to explore ROW cul-de sac, and ROW encroachment enforcement on all new permits. SunPAC will consider criteria for allowing encroachments to replace inflexible blanket prohibition of new encroachments. SunPAC requested a ROW "charrette" and possibility of planning specific to each undeveloped ROW. All consideration of ROW policies must consider unintended consequences. SunPAC is in majority agreement that limited encroachments may be allowed in certain cases with specific criteria or findings. The plans should have a policy requiring ROW legality finding prior to issuance of any zoning permit.

Parking: Support for parking ordinance restricting overnight RV/boat street parking. Need to incorporate enforcement mechanisms in plan for encroachments and oversized vehicles and include definitions of "large vehicle" and "overnight." Restaurant employee and intensive parking uses must be evaluated.

Core Issues: Enforcement, large vehicles, discouraging 101 "third lane", walkability, maintaining character.

P&D staff directed to return with info on: APN Map of unused ROW, investigate options for exploration of encroachment permits, i.e., 7' shoulder. Future agenda to include: Current SCP policy analysis, high use parking, and possible language for ROW encroachment findings.

6. Adjournment: Chair Donaldson moved, Co-chair Perkins seconded, to adjourn the meeting; motion carried by a vote of 5-0.

Yea: Evans, Donaldson, Franklin, Kimsey, Perkins.

Nay: None.

Absent: Holzhauer, Franz, Woolpert, Hill.

Meeting adjourned at 9:15 pm.

Next Meeting:

Wednesday, September 2, 2009, 5:00pm
105 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Phase III Summerland Community Plan Circulation
Goals and Priorities, Design Guidelines Wrap up,
Schedule, PW Works Follow-up

Minutes Approved:

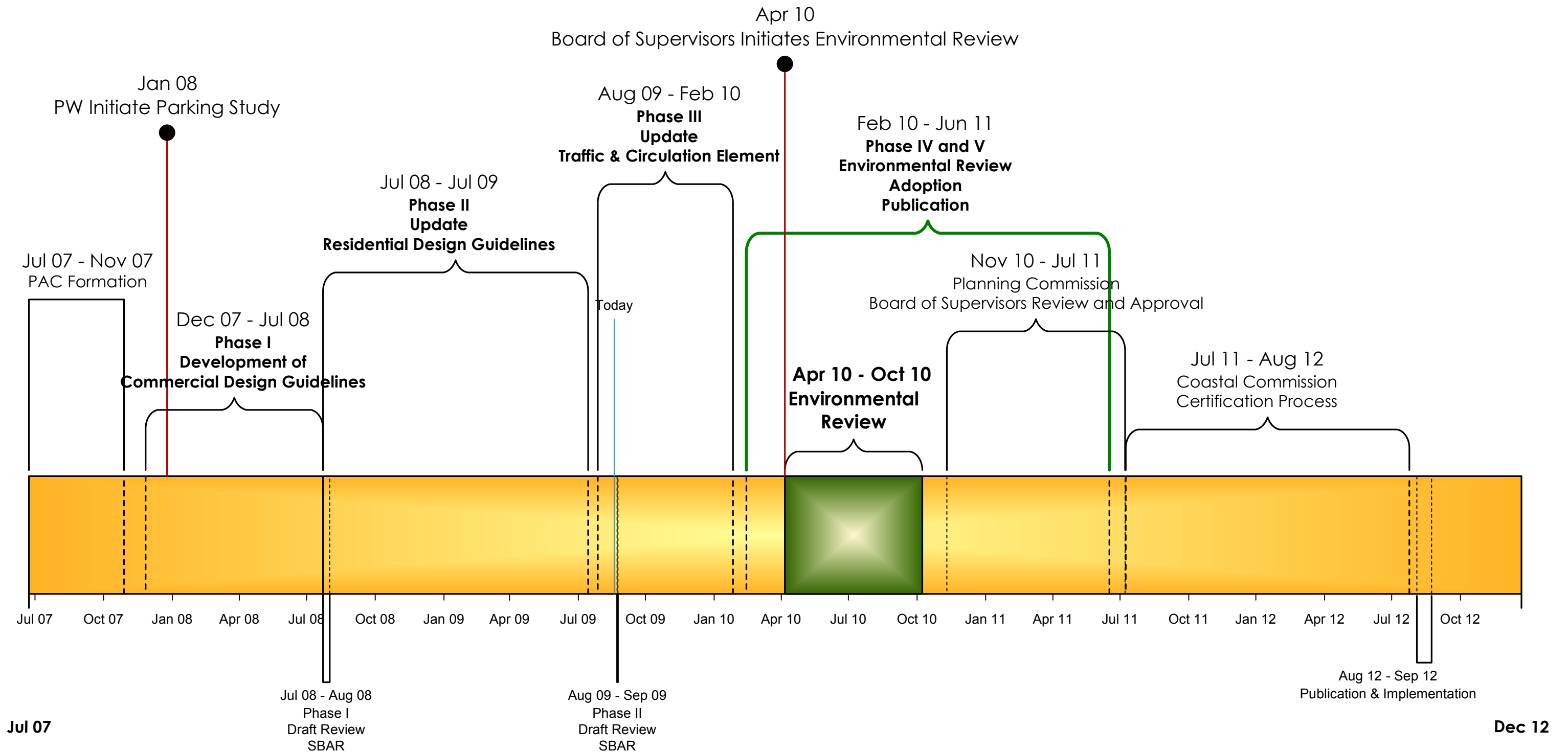
Robert (Robin) Donaldson, Chair

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Summerland Long Range Planning Process



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SUMMERLAND COMMUNITY PLAN UPDATE

Tentative Meeting, Workshop, Hearing Dates, and Discussion Topics
(Meeting dates, times and location are subject to change)

Updated as of August 28, 2009

Phase III: SunPAC Community Plan, Traffic and Circulation Chapter Update

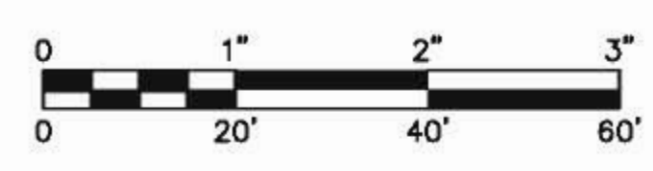
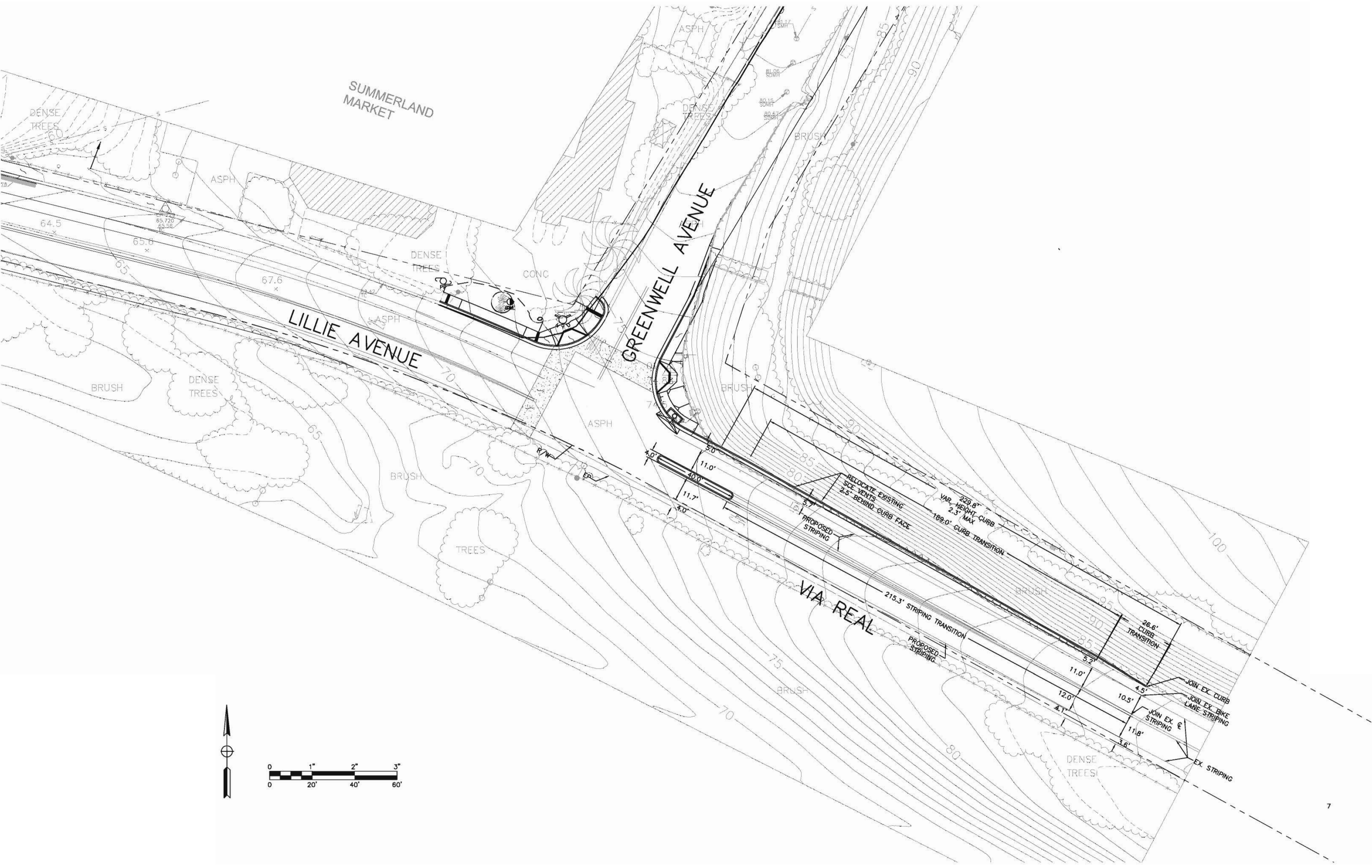
Meeting / Workshop Type	Date & Time	Location	Discussion Topics
SunPAC Meeting #24 COMPLETED	Wednesday, November 19, 2008 6:00 pm Rescheduled: Wednesday, August 5, 2009 6:00 pm	Board of Supervisors Conference Room	Traffic and Circulation Chapter Background and Introduction <ul style="list-style-type: none"> o Review Meeting #23 Comments o Public Works Presentation o Background Discussion Discussion and Comments
SBAR Hearing #2 COMPLETED	Friday, August 28, 2009 Time 1 pm	Planning Commission Hearing Room	SBAR Preliminary Review of Draft Residential Design Guidelines <ul style="list-style-type: none"> o Public Comment SBAR Comments and Questions
SunPAC Meeting #25	Wednesday, September 2, 2009 5:00 pm	Board of Supervisors Hearing Room	Traffic and Circulation Chapter Goals <ul style="list-style-type: none"> o Review Comments from Meeting #24 o Discuss and summarize SCP Completed Action Items o Finalize SCP Circ Goals o Summarize Comments o Discuss SBAR review of Design Guidelines o Wrap up Residential Design Guidelines Discuss SCA presentation
SunPAC/SCA Joint Meeting	Wednesday, September 9, 2009 6:00 pm	QAD	Presentation summary of Residential and Commercial Design Guidelines

SunPAC Meeting #26	Wednesday, October 7, 2009 5:00 pm	Board of Supervisors Hearing Room	Traffic and Circulation Chapter ROW focused charette <ul style="list-style-type: none"> o Review Comments from Meeting #25 o Discussion of specific ROW Options Summarize Comments
SunPAC Meeting #27	Wednesday, November 4, 2009 5:00 pm	Board of Supervisors Hearing Room	Traffic and Circulation Chapter Parking <ul style="list-style-type: none"> o Discuss meeting #26 o Specifics on High intensity uses o ROW parking o Recreational vehicle parking Summarize comments
SunPAC Meeting #28	Wednesday, December 2, 2009 5:00 pm	Board of Supervisors Hearing Room	Traffic and Circulation Chapter Circulation and Trails Review Draft Traffic Section <ul style="list-style-type: none"> o Review Meeting #27 Comments o Circulation/Trails Option Discussion Summarize Comments
SunPAC Meeting #29	Wednesday, January 2, 2009 5:00 pm	Board of Supervisors Hearing Room	Traffic and Circulation Chapter Review First Draft <ul style="list-style-type: none"> o Review Meeting #27 Comments o Incorporate Additional Comments Finalize Draft
SunPAC Meeting #30	Wednesday February 3, 2009 5:00 pm	Board of Supervisors Hearing Room	Traffic and Circulation Chapter Final Draft <ul style="list-style-type: none"> o Review Meeting #29 o Comments o Present Final Draft o Update Schedule Phase III Wrap-up
20-Day Interdepartmental Review			
Phase IV and V: Environmental Review and CEQA Adoption Process			

<p>Planning Commission Hearing #1</p> <p>(SunPAC attendance not required)</p>	<p>Wednesday, February 4, 2009 Time TBD</p> <p>Rescheduled: Wednesday, April 3, 2010 Time TBD</p>	<p>Planning Commission Hearing Room</p>	<p>Review of Draft Documents:</p> <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update <p>Public Testimony Board of Supervisors Comments Motion to Initiate Environmental Review</p>
<p>Board of Supervisors Hearing #1</p> <p>(SunPAC attendance not required)</p>	<p>Wednesday, March 28, 2009 Time TBD</p> <p>Rescheduled: Wednesday, May 12, 2010 Time TBD</p>	<p>Board of Supervisors Hearing Room</p>	<p>Review of Draft Documents:</p> <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update <p>Public Testimony Board of Supervisors Comments Motion to Initiate Environmental Review</p>
<p>Environmental Review Process March 2009 April 2010 – September 2009 October 2010</p>			
<p>SunPAC Meeting #31</p>	<p>Wednesday, September 2, 2009 6:00 pm</p> <p>Rescheduled: Wednesday, October 20, 2010 6:00 pm</p>	<p>Board of Supervisors Conference Room</p>	<p>Overview and Next Steps</p> <ul style="list-style-type: none"> o Review of Final Documents o Discussion and Comments o Next Steps o Review Draft Letter of Support

<p>Planning Commission Hearings</p> <p>(SunPAC attendance not required)</p>	<p>October 2009- February 2010</p> <p>Rescheduled: November 2010- February 2011</p>	<p>Planning Commission Hearing Room</p>	<p>Review of Environmental Document Review of Draft Documents</p> <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update <p>Public Testimony Finalize Recommendations to Board of Supervisors</p>
<p>Board of Supervisors Hearings</p> <p>(SunPAC attendance not required)</p>	<p>April - June 2010</p> <p>Rescheduled: April 2011 - February 2012</p>	<p>Board of Supervisors Hearing Room</p>	<p>Review of Environmental Document Review of Draft Documents</p> <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update <p>Public Testimony Finalize Recommendations</p>
<p>Coastal Commission Certification</p> <p>(SunPAC attendance not required)</p>	<p>June 2010 - July 2011</p> <p>Rescheduled: March 2011 - March 2012</p>	<p>TBD</p>	<p>Review of Environmental Document Review of Draft Documents</p> <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update <p>Public Testimony Finalize Recommendations</p>
<p>Finalize and Publish Documents</p>			

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FLOOR AREA RATIO / ALLOWABLE RESIDENCE SIZE WORKSHEET

Guidelines
Page No.

1. **LOT SIZE** sq ft
Line 1

2. **ADJUSTMENTS** (if any)

4-2 a. Easements..... sq ft

4-2 b. Encroachments..... sq ft

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

Total Adjustments sq ft
Line 2

4-2 3. **LOT AREA NET** (Line 1 minus Line 2)..... sq ft
Line 3

4. **MAXIMUM ALLOWABLE FLOOR AREA**

4-4 a. Small Lot (<12,000 sq ft) x sq ft = sq ft*
OR FAR for lot size range value from Line 3 Line 4a

4-4 b. Small Lot (≥12,000 sq ft & <10 acres)..... 2,500 sq ft + sq ft = sq ft*
OR 0.05 x Line 3 Line 4b

4-4 c. Medium Lot (≥10 acres & <20 acres) 8,000 sq ft + sq ft = sq ft*
OR 0.0025 x Line 3 Line 4c

4-4 d. Large Lot (≥20 acres & <40 acres) 8,000 sq ft + sq ft = sq ft*
OR 0.0025 x Line 3 Line 4d

4-4 e. Large Lot (≥40 acres)..... 8,000 sq ft + sq ft = sq ft*
0.0025 x Line 3 Line 4e

*NOTE: This number may not exceed the Maximum Allowable Square Footage of sq ft, based on range for net lot size found on Page 4-4.

4-2 5. **GARAGE ADJUSTMENT**
Enter any sq ft over allowable garage floor area..... sq ft
Line (4a, 4b, 4c, 4d OR 4e) - Garage Adjustment = sq ft
Line 5

4-2 6. **EXCESS INTERIOR SPACE**
Enter floor area of Interior Space** exceeding 14 feet in height sq ft
Line 5 - Excess Interior Space = sq ft
Line 6

4-3 7. **EXCESS RESIDENTIAL SECOND UNIT (RSU) FOR LOTS UNDER 10,000 SQ FT**
Enter floor area of RSU over 300 sq ft (maximum RSU size is 600 sq ft)..... sq ft
Line 6 - Excess RSU = sq ft
Line 7

4-2, 4-5 8. **BASEMENT ADJUSTMENT** sq ft

4-2, 4-5 a. True Basement** exclude 100% basement floor area
OR

4-2, 4-5 b. Residential Basement** exclude 60% basement floor area (not to exceed 50% of Max. Allowable Sq. Ft. of primary dwelling(s))

Line 7 - Basement Adjustment = sq ft
Line 8

ALLOWABLE RESIDENCE SIZE: sq ft
Value from Line 8

** Refer to Glossary for definition.

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BUILDING HEIGHT

Building height limitations are a companion method to Floor Area Ratio (FAR) commonly used to limit the mass of a structure by establishing a maximum vertical distance between an established floor or grade and an established highest point of the structure. Building height is regulated by the Summerland Community Plan, and it is broken down into two categories: Urban and Rural. For the purposes of this section, "Urban Area" and "Rural Area" are identified on the Summerland Map in Chapter 1.

DEFINITIONS

Basement, Residential – Summerland: Residential Basements shall be defined as the portion of habitable or potentially habitable under-floor space where the distance between the lower of the existing grade or finished grade and the elevation of the finished floor directly above does not exceed 4 feet; except for the portion of the basement which daylights at some locations, this 4 feet may not be exceeded at any point around the entire perimeter of the structure (see Figure 4.3).

Basement, True – Summerland: A true basement shall be defined as any habitable or potentially habitable under-floor space where the distance between the lower of the existing grade or finished grade around the entire perimeter of the structure and the elevation of the finished floor directly above does not exceed 18 inches at any point.

Existing Grade: The existing condition of the ground elevation of the surface of a building site as documented under the previously approved building or grading permit application, if documentation is available; if such documentation is not available, the existing condition of the ground elevation of the surface of a building site at the time of the current permit application, including Board of Architectural Review applications, that represents either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation including grading approved in conjunction with the subdivision of the site.

Finished Grade: The height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Finished Grade, Average: The average height of the manufactured grade of that portion of the lot covered by the structure following the completion of an approved grading operation.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

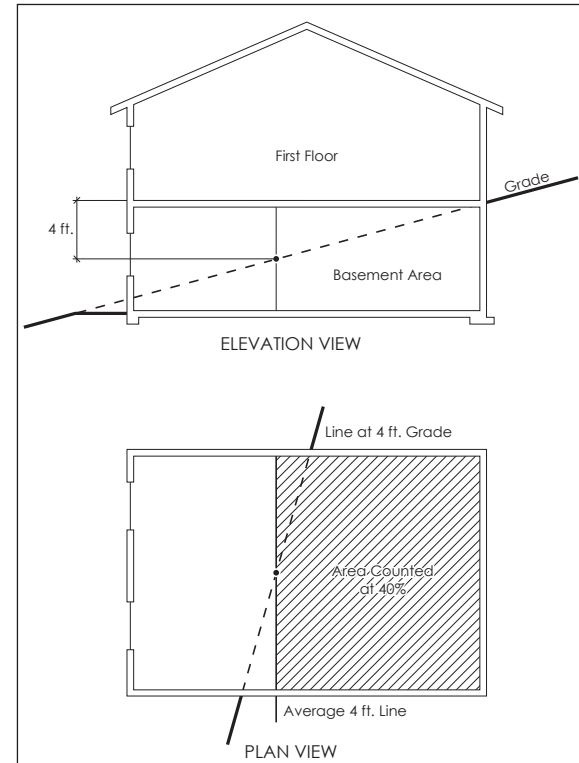


Figure 4.3 - Summerland Residential Basement

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SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

SunPAC Meeting #25: Wednesday, September 2, 2009

1991 Summerland Community Plan Goals (from Intro)	2009 Recommended SunPAC Goals		
	Retain 1992 Goal	Add New Goal/Modify existing goals as shown in next column	New Goals
Identify land for acquisition and development of coastal recreation resources, biological and scenic resources, parking, a community center, and a trails system.	<input type="checkbox"/>	<input type="checkbox"/>	
Promote beach access and public beach area improvements.	<input type="checkbox"/>	<input type="checkbox"/>	
To ensure that land use planning conforms to noise element guidelines.	<input type="checkbox"/>	<input type="checkbox"/>	
Promote community circulation and parking improvements in both the commercial and residential areas for the benefit of pedestrians, bicycles, and vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	
Develop implementation program and explore funding sources for parking, under-grounding utilities, drainage improvements and other improvement projects.	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

SunPAC Traffic, Circulation, and Parking Goal-Making Matrix

Recommended Planning Tools:

-
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-
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-