



SUMMERLAND Planning Advisory Committee (SunPAC) and Summerland Citizens Association (SCA) Draft Minutes

September 9, 2009 Meeting- Minutes
QAD Conference Room
1100 Innovation Place, Summerland

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1. **Meeting Called to Order:** By Chair Donaldson at 6:15 pm.

Announcements:

Cindy Sapienza, SCA: Next meeting to focus on SCA organizational business. Introduced SunPAC Chair Robin Donaldson.

Welcome: Chair Donaldson welcomed participants, introduced the SunPAC members and staff, summarized the progress and format of the meetings, and presented the intent of the Residential/Commercial Guidelines.

Roll Call:

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

SunPAC Members Absent: Wickson (Reeve) Woolpert, Suzanne Perkins, Mary Holzhauser.

County Staff Present: Office of Long Range Planning: Deputy Director Vicki Parker, Supervising Planner Peter Imhof, and Planner Holly Bradbury.

2. **Public Comment:** None.
3. **Office of Long Range Planning Staff Presentation:** Draft Residential and Commercial Design Guidelines structure overview.
4. **Public Comment:**

Chair Donaldson read two written comments letters into the record:

Pamela Massey: Lives at 2420 Golden Gate Ave next a tent lot. Concerned allowable FAR is too high and would negatively affect neighborhood. Can FAR be used to lessen setbacks? Adjacent lot is a fire hazard.

John Hillis (2418 Golden Gate): Opposed to larger houses on 25x60 lots, in favor of limiting square footage as much as legally possible. Larger FAR's would be an incentive for smaller lots to be developed and/or subdivided.

Speaker Slip Comments:

Kelley Haeseker: Represents owners of 85-acre parcel at 370 Ortega Ridge Road. Property owners have improved neglected orchards and entered back into a Williamson Act contract. The parcel is in agriculture (avocado and citrus) without intent to develop or subdivide; owners are preservationists, conservationists, and environmentalists. Concerned about uniform application of the guidelines; standards, findings, and variances should apply equally to every parcel. Owners involved in process since inception and were told no variance for height is possible.

Tom Evans ([SunPAC Member](#)): Concerned about [effective increase in FAR](#) under Residential Design Guidelines [and lesser setbacks](#). Additional findings must be required for height and FAR modifications. Naples ruling set a precedent for recognizing small lots. If additional small lots are recognized, [subdivided](#), and developed under the proposed FAR limit it would result in negative impacts [on neighboring properties and then](#) to the character of Summerland. [Additional findings must be required if modifications to height and FAR are allowed.](#)

John Sirois: Appreciative of efforts and supports protection of private views and restricting lighting. Against bare light bulbs [in the new light fixtures](#) on Lillie, ~~Varley, and Banner~~; they are a waste of energy and [spill over Varley and Banner](#) ~~look bad~~ in the fog. Preservation of views is important. Not in support of nearby CalTrans solar installation.

Staff Response: FAR and setbacks are independent of each other and every project must adhere to both. Variance findings are difficult to make but anyone may submit an application. Caltrans solar array not under purview of SunPAC.

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

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

Nay: None.

Absent: Woolpert, Franz, Perkins, Holzhauser.

Meeting adjourned at 7:55 pm.

Next SunPAC Meeting: Wednesday, October 7, 2009, 5:00pm
105 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Phase III Summerland Community Plan Circulation:
ROW, Parking

Minutes Approved:



Robert (Robin) Donaldson, Chair