



PLANNING & DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING

TRANSMITTAL MEMO

DATE: October 1, 2008
TO: SunPAC Members
FROM: Derek Johnson, Deputy Director
Shaunn Mendrin, Senior Planner
SUBJECT: SunPAC Meeting #14

The items noted below have been included or referenced in preparation of the October 8, 2008 meeting.

1. **Meeting Agenda.** The meeting agenda for the October 8, 2008 meeting has been provided for your review. For further explanation, please see discussion below. (Attachment 1 – Page 4)
2. **Meeting Minutes.** Action Minutes from the September 3, 2008 meeting are included for you review and approval. (Attachment 2 - Pages 6-7)
3. **Chapter 4, Building Scale and Form.** Additional information addressing the key elements in this chapter and relation to what has been adopted for the Commercial Design Guidelines. (Attachment 3 - Pages 9-13)
4. **Tentative Meeting Schedule.** A revised tentative meeting schedule has been provided, based on the discussions at the last SunPAC meeting. (Attachment 4)

You may also download the SunPAC materials on the following webpage if you have difficulties accessing the files attached in the email:

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

MEETING AGENDA FOR OCTOBER 8, 2008

Agenda Item 1

Pledge of Allegiance and Roll Call

Agenda Item 2

Public Comment period – This item 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

The discussion will continue with Chapter 4 – Building Scale and Form. This chapter addresses the shape the scale and form of a structure through the application of Floor Area Ratio, Building Height and Building Form. Floor Area Ratio and Building Height are established numbers that influence the building envelope. Building Form addresses the apparent mass of a structure through the application of neighborhood scale, architectural mass, second story additions, solar access, and articulation. Attachment 3 provides additional information for reference and background for discussion.

Adjourn

Next meeting: SunPAC Community Plan Update Meeting #15
Topic: Continued Review of the Draft Residential Design Guidelines
Wednesday, November 5, 2008, 6:00 PM
Board of Supervisors Conference Room, 4th Floor

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

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Notice of Public Meeting

Summerland Planning Advisory Committee (SunPAC) Meeting #14

Date: Wednesday, October 8, 2008

Time: 6:00 PM

Location: Board of Supervisors Conference Room
123 East Anapamu Street, 4th Floor, Santa Barbara

Attendees: SunPAC Members, County Staff and Public Participants

Purpose/Discussion: Review of the Residential Design Guidelines

Material to Read: Draft Summerland Residential Design Guidelines
1992 Board of Architectural Review Design Guidelines for Summerland

Material to Bring: SunPAC Meeting Materials

Agenda Item	Discussion Topic
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CALL TO ORDER

# 1	Pledge of Allegiance and Roll Call
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# 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>
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# 3	Meeting Minutes from September 3, 2008
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# 4	Continued Review of Draft Residential Design Guidelines
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Adjourn	Next Meeting: SunPAC Meeting #15 Topic: Chapter 4, Building Scale and Form Wednesday, November 5, 2008 6:00 PM Board of Supervisors Conference Room 123 Anapamu Street, 4 th Floor, Santa Barbara
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Questions or comments about the Community Plan Update may be directed to Derek Johnson at 805-568-2072 or djohnson@co.santa-barbara.ca.us 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.

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SUMMERLAND Planning Advisory Committee (SunPAC)

September 3, 2008 Meeting – Minutes

1. **Meeting Called to Order:** By Chair **Perkins** at 6:05 pm.
2. **SunPAC Committee Members Present:** David (Tom) Evans, Betty Franklin, David Hill, Mary Holzhauser, Nancy Kimsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Members Robert (Robin) Donaldson, Jennifer Fairbanks Paul Franz and Andy Neumann were absent.

Staff Present: Office of Long Range Planning: Derek Johnson, Deputy Director, and Shaunn Mendrin, Senior Planner.
3. **Welcome:** Chair **Perkins** and Staff Member Derek **Johnson** welcomed participants, and provided opening comments.
4. **Public Comment:**
 1. Mr. Patrick Nesbit provided comment on Chapter 3, Site Design after staff and SunPAC provided an overview and answered questions. Mr. Nesbit provided comments on the following:
 - Page 3-1: Residential uses should be clarified in the second paragraph.
 - Page 3-2, Guideline 3-2: Concerned about requiring minimal visibility of buildings in the Rural area.
 - Page 3-3, Guideline 3-13: Unclear about the 30 foot requirement for Firewise and felt that is was inconsistent with the guidelines under the topography section.
 - Page 3-4, Guideline 3-19: The term "substantial" should be clarified.
 - Pages 3-4 and 3-7: Concerned that findings contained in the draft document addressing "private views" is too restrictive.
 - Page 3-6: The reference to locating private driveways on slopes of 20% or less is restrictive.
 - Page 3-7: Requiring specific color or shades in the Rural area is also too restrictive.

Action: None. The SunPAC considered Mr. Nesbit's comments during the deliberation on Chapter 3. Comments were added or addressed in the version edited by the SunPAC on September 3, 2008.
5. **Meeting Minutes:** SunPAC Member **Franklin** made a motion to approve the SunPAC Meeting Minutes from April 30, 2008. SunPAC Member **Evans** seconded. All were in favor. Motion carried 7-0, members Donaldson, Fairbanks, Franz and Nuemann absent.

6. Staff Member **Mendrin** provided an overview of the propose meeting schedule changes, which included changing the frequency of the SunPAC meetings to once a month. Staff Member **Mendrin** will update the meeting schedule accordingly and forward it to SunPAC members upon completion.
7. Staff Member **Mendrin** led a PowerPoint presentation to provide an overview of Chapter 3, Site Design of the Draft Residential Design Guidelines. The presentation also included a review of changes needed to address the soil and geologic conditions noted by member **Franz** at the August 20, 2008 meeting. Staff noted that Chapter 3 is currently being reviewed by Flood Control and Project Clean Water to ensure that this chapter provides the correct guidance needed.

The SunPAC reviewed and made changes to Chapter 3 – Site Design. The Draft document was modified by Staff Member **Mendrin** on the screen in real time. Revised chapters will be posted to the SunPAC webpage following each meeting.

8. **Adjournment:** Member **Franklin** moved to adjourn the meeting. SunPAC Member **Holzhauser** seconded the motion. All were in favor. Motion carried 6-0, members Donaldson, Fairbanks, Franz, Kimsey and Nuemann absent. Meeting adjourned at 8:20 pm.

Next Meeting: Wednesday, October 8, 2008, 6:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Continued Review of the Draft Residential Design Guidelines

Minutes Approved:

, Chair

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BACKGROUND

The development of the Working Draft of the Summerland Commercial Design Guidelines included major changes in methodology to bring the guidelines into a format that is consistent with the County of Santa Barbara. Major changes include the following:

- The measurement of floor area for Summerland has been modified to be measured to the interior surface of the exterior wall. This is consistent with the methodology for the rest of the County of Santa Barbara. This method resulted in a modest increase in the amount of floor area located on a lot. Consequently, the allowable commercial floor area was modified to compensate for the change.
- The definition of a “basement” for Summerland was modified to require that the basement is substantially under existing grade with an allowance for a portion of it to be exposed for ingress and egress.
- The Building Height Methodology was modified to be consistent with the methodology used in the Draft Commercial Design Guidelines and throughout the County of Santa Barbara.
- Plate Height was changed to guideline that does not influence the allowable floor area on a site.
- Understory was changed to guideline that does not influence the allowable floor area on a site.

The above changes have been carried over into the Draft Residential Design Guidelines. The goal is to provide consistency within County of Santa Barbara documents while retaining and enhance the unique character of each community. The draft guidelines include language to maintain and enhance the eclectic character of Summerland. The following discussion provides a brief overview of the main areas of Chapter 4 and identifies topics raised by the SunPAC or the public.

FLOOR AREA RATIO (FAR)

This topic area has been modified, consistent with the adopted floor area measurement change (methodology) similar to the Working Draft Commercial Design Guidelines. The existing FARs have been retained as they are in the 1992 BAR Guidelines for Summerland. During the review of the Draft Commercial Design Guidelines staff provided information regarding the proposed change in methodology and the resulting change in size of a structure. It was determined that the average was an approximate 6% increase, which translated into a 2% change in the floor area allowed on a site. The SunPAC has recommended to reduce the commercial floor area ratio by 2%.

FAR TOPICS

Floor area ratio influences the perceived size in combination with building height and other design guidelines. Several opportunities have been provided to allow the SunPAC and residents to voice concerns or points that need to be addressed. The following topics have been raised:

- **Application of Floor Area Ratio (FAR)**

The 1992 BAR Guidelines apply Floor Area Ratio limitations unit type (i.e., single-family or duplex) regardless of the designated land use area. This excludes accessory structures and second units. The application of FAR to structure type provides a means to regulate residential structure size regardless of the designated land use, such as residential and agriculture.

The Draft Residential Design Guidelines carried the language from the 1992 Guidelines with the addition of new language that was added in the Commercial Design Guidelines. Specifically, the Floor Area Net definition (page 4-2) that states that the FAR “applies to all buildings and structures on a parcel.” This is applicable in the commercial area; however, due to the varying land uses it may prove difficult for the areas outside the commercial corridor. Staff recommends that the sentence be changed as follows, “applies to all buildings and structures on a parcel.”

The next topics address structures that are accessory to the primary structure, such as a single-family home. These structures are not counted toward the allowable FAR on a lot. However, each type of accessory structure is limited in size and they have to meet specific criteria established with the zoning regulations.

- **Accessory Structures (LUDC 35.42.020)**

Accessory structures are structures accessory to the primary land use or to the primary structure, such as a garden shed larger than 120 square feet. Accessory structures in Summerland are treated the same throughout the County and they are subject to the following:

- Maximum size of 800 square feet
- Maximum height of 12 feet
- No kitchen or cooking facilities
- May be located in the rear setback
- Limited plumbing (washbasin or toilet)
- They may not be used as a guest houses, artist studios and cabañas unless specifically permitted
- No limit on the number of

As noted accessory structures are excluded from the FAR requirements; however, they are limited to a maximum size of 800 square feet. This would be above the maximum FAR allowed on a property based on the Draft Residential Design Guidelines. Accessory structures 120 square feet or less are exempt from permits per the building code.

- **Guest Houses, Artist Studios and Cabañas (LUDC 35.42.150)**

Guest Houses, artist studios and cabañas are accessory structures and their use shall be accessory to a primary residential use of the lot. These types of structures are treated similarly in the throughout the County and they are subject to the following:

- Maximum size of 800 square feet
- Maximum height of 16 feet
- Minimum lot size of 1 acre
- Wetbar allowed (No kitchen or cooking facilities)
- Must comply with setbacks

- o Use restrictions associated with each
- o A lot may have only one guest house or artists studio. A lot may have one cabaña in addition to on guest house or artists studio. These are also excluded from the FAR for a lot.

Guest houses, artists studios and cabanas exempt from the allowable FAR on a site.

• **Residential Second Units (RSUs) (LUDC 35.42.230)**

Attached and detached Residential Second Units (RSUs) provide housing opportunities for elderly, low-income and other economic groups. Currently, they are excluded from the FAR calculations on a lot. They are allowed in most residential zones and the following general standards apply:

- Not allowed in Special Problems Overlay Area unless specific findings can be made (LUDC 35.42.230.E).
- Minimum Lot Area
 - o Attached: 6,000 square feet for lots created before 1966 and 7,000 for lot created after 1966.
 - o Detached: 10,000 square feet.
- Maximum Size: relates only to the interior space of the RSU.

Type of Residential Second Unit	Lot Area	Maximum 2 nd Unit Size
Attached	6,000 -9,999 square feet	600 square feet
Attached and Detached	10,000 - 19,999 square feet	800 square feet
Attached and Detached	20,000 square feet or more	1,200 square feet

Note: Minimum square footage is 300 square feet.

- Development Standards
 - o Limitations for Attached and Detached RSU address the use, ownership and maximum site coverage of 40% for all covered structures.
- Setbacks: RSU must comply with the zoning setbacks.
- Design Review: Design review is limited to a cursory review by the Chair of the SABR. Generally, units should compliment the architecture of the main structure.

The Montecito Planning area is governed by the Montecito Community Plan and the Montecito Land Use Development Code. The LUDC requirements for RSUs in Montecito (34.442.160) are similar to the requirements in the County LUDC (Article II), with some minor differences. These minor differences include the following:

- Limited to R-1 and E-1 zones
- Minimum Lot Area
 - o Detached: 5 acres
- No Special Problems Overlay in Montecito

- Maximum Size:

Type of Residential Second Unit	Lot Area (unless specified = net lot area)	Maximum Second Unit Size (Gross Floor Area)
Attached	6,000 - 9,999 square feet	400 square feet
	10,000 - 19,999 square feet	600 square feet
	20,000 square feet - 1 acre	800 square feet
	Over 1 acre	1,000 square feet
Detached	5 acres (gross) or greater	1,000 square feet

This information on RSUs has been provided for reference and consideration as the SunPAC works through Chapter 4, Building Scale and Form. It is also important to note that RSU square footage did not appear to be an issue of concern in the Community Survey or the Saturday Workshop (see SunPAC materials for Meeting 12). In addition, State law has limited the ability of the County to perform design review on RSUs, which has resulted in the limited language in Chapter 8, Residential Second Units. Additional information regarding the RSUs will be provided for the Chapter 8 discussion, which is tentatively scheduled for February 4, 2009.

BUILDING HEIGHT

As noted above, the methodology for measuring building height has been changed to be consistent with the methodology used throughout the County and consistent with the Draft Summerland Commercial Design Guidelines. The following topic areas were points of discussion during the development of the Draft Commercial Design Guidelines. Each topic is followed by a brief discussion for reference:

- **Basement**

The basement definition developed for the Draft Commercial Design Guidelines has been carried over into the Draft Residential Design Guidelines to provide consistency between the documents.

- **Maximum Height**

The existing height maximums have not been changed for the areas outside the commercial area of Summerland. Currently, the height limits are 22 Feet in the Urban area and 16 Feet in the Rural area. Language has been added to allow modifications to building height through the Modification process in the LUDC.

The guidelines proposed on page 4-7 of the Draft Residential Design Guidelines encourage structures on slopes to step the structure, minimize the use of fill and the treatment of the downhill face of the structure. The SunPAC may consider additional guidelines to further address the perceived bulk, scale and mass of a structure.

BUILDING FORM

Building form provides an additional means to address bulk, scale and mass of a structure. Elements and considerations that influence building form are neighborhood scale, architectural mass, second stories and additions, solar access and façade articulation. These elements have been used in a similar manner as the Draft Commercial Design Guidelines, to provide consistency with Summerland documents. However, they have been focused on residential development. The following items are those that were in the 1992 BAR

Guidelines and modified during the development of the Draft Commercial Design Guidelines.

- **Plate Height**

The concept of plate height has been retained and used a guideline instead of a development standard that influenced the allowable FAR on a site. Plate height can significantly influence the perceived height of a building.

- **Understory**

Similar to the concept of Plate Height, the concept of understories have been retained and used as a guideline instead of a development standard that influenced the allowable FAR on a site.

The guidelines proposed on pages 4-12 through 4-13 use Plate Height and Understory to reduce the apparent mass of a structure. The intent is to focus on the design of the structure.

Summary

The above material has been provided for reference to assist with the discussions regarding the materials in Chapter 4. Not all materials in Chapter 4 have been addressed in this discussion as they are new and will be vetted through Chapter 4 discussions. Staff would like the SunPAC to provide direction pertaining to material in Chapter 4 and what additional information may be needed to assist future discussions and provide changes, if any, to the key sections outlined in this memo.

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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 September 3, 2008

Meeting/ Workshop Type	Date & Time	Location	Discussion Topics
Phase I: SunPAC Draft Commercial Design Guidelines			
SunPAC Meeting #1 COMPLETED	Wednesday, December 5, 2007 6:00 pm	Planning Commission Hearing Room	SunPAC Kick-Off Meeting <ul style="list-style-type: none"> o PAC Formation Setup o Adopt PAC Guidelines and Rules Process Overview o Purpose o Roles, Expectations, Commitments o Meeting Schedule and Topics Homework o Positive Elements of Design o Review Glossary of Terms
SunPAC Meeting #2 COMPLETED	Wednesday, January 9, 2008 6:00 pm	Planning Commission Hearing Room	Background and Preparation <ul style="list-style-type: none"> o Design Discussion: Identify Desirable and Undesirable Issues o Election of Officers
SunPAC Meeting #3 <i>Saturday Workshop</i> COMPLETED	Saturday, January 26, 2008 9:00 am	TBD	Commercial Design Guidelines Development <ul style="list-style-type: none"> o Existing Elements o Height o Floor Area Ratio o Draft Design Elements
SunPAC Meeting #4 COMPLETED	Wednesday, February 27, 2008 6:00 pm	Planning Commission Hearing Room	Review of Draft Commercial Design Guidelines <ul style="list-style-type: none"> o Workshop Summary o Review Draft o Discuss Elements o Summarize Comments o

Meeting/ Workshop Type	Date & Time	Location	Discussion Topics
SunPAC Meeting #5 COMPLETED	Wednesday, March 19, 2008 6:00 pm	Board of Supervisors Conference Room	Continued Review and Discussion of Draft Commercial Design Guidelines <ul style="list-style-type: none"> Review Meeting #4 Comments
SunPAC Meeting #6 COMPLETED	Monday, March 31, 2008 6:00 pm	Board of Supervisors Conference Room	Continued Review and Discussion of Draft Commercial Design Guidelines <ul style="list-style-type: none"> Review Meeting #5 Comments
SunPAC Meeting #7 COMPLETED	Wednesday, April 30, 2008 6:00 pm	Board of Supervisors Conference Room	Finalize Draft Commercial Design Guidelines <ul style="list-style-type: none"> Review Meeting #6 Comments Suggested Incorporation and Codification from Staff PAC Member Discussion Summarize Comments
SunPAC Meeting #8 COMPLETED	Wednesday, May 7, 2008 6:00 pm	Board of Supervisors Conference Room	Finalize Draft Commercial Design Guidelines <ul style="list-style-type: none"> Review Meeting #7 Comments Suggested Incorporation and Codification from Staff PAC Member Discussion Summarize Comments
SunPAC Meeting #9 COMPLETED	Wednesday, June 4, 2008 6:00 pm	Board of Supervisors Conference Room	Finalize Draft Commercial Design Guidelines <ul style="list-style-type: none"> Review Meeting #8 Comments Suggested Incorporation and Codification from Staff PAC Member Discussion Summarize Comments
SBAR Hearing #1 (SunPAC attendance not required)	Friday, May 23, 2008 3:00 pm Rescheduled: Friday, July 25, 2008 3:00 pm	Planning Commission Hearing Room	SBAR Preliminary Review of Draft Commercial Design Guidelines <ul style="list-style-type: none"> Staff Presentation Public Comment SBAR Comments and Questions

Meeting / Workshop Type	Date & Time	Location	Discussion Topics
Phase II: SunPAC Residential Design Guidelines Update			
SunPAC Meeting #10 COMPLETED	Wednesday, May 7, 2008 Rescheduled: Wednesday, July 16, 2008 6:00 pm	Board of Supervisors Conference Room	Residential Design Guidelines Background and Preparation <ul style="list-style-type: none"> o Design Discussion: Identify Desirable and Undesirable Issues
SunPAC Meeting #11 <i>Saturday Workshop</i> COMPLETED	Saturday, May 31, 2008 Rescheduled: Saturday, July 26, 2008	Summerland Presbyterian Church	Residential Design Guidelines Development <ul style="list-style-type: none"> o Existing Elements o Height o Floor Area Ratio o Draft Design Elements
SunPAC Meeting #12 COMPLETED	Wednesday, July 9, 2008 6:00 pm Rescheduled: Wednesday, August 20, 2008 6:00 pm	Board of Supervisors Conference Room	Review of Draft Residential Design Guidelines <ul style="list-style-type: none"> o Workshop Summary o Review Draft o Discuss Elements o Summarize Comments
SunPAC Meeting #13 COMPLETED	Wednesday, July 30, 2008 6:00 pm Rescheduled: Wednesday, September 3, 2008 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Chapter 3 – Site Design o Review Meeting #12 Comments o PAC Member Discussion o Summarize Comments
SunPAC Meeting #14	Wednesday, October 8, 2008 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #13 Comments o PAC Member Discussion of Chapter 4 (<i>Tentative</i>) o Summarize Comments

Meeting / Workshop Type	Date & Time	Location	Discussion Topics
Phase II: SunPAC Residential Design Guidelines Update			
SunPAC Meeting #15	Wednesday, November 5, 2008 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #14 Comments o PAC Member Discussion of Chapter 4 (<i>Tentative</i>) o Summarize Comments
SunPAC Meeting #16	Wednesday, December 10, 2008 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #15 Comments o PAC Member Discussion of Chapter 4 (<i>Tentative</i>) o Summarize Comments
SunPAC Meeting #17	Wednesday, January 21, 2009 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #16 Comments o PAC Member Discussion of Chapters 5 & 6 (<i>Tentative</i>) o Summarize Comments
SunPAC Meeting #18	Wednesday, February 4, 2009 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #17 Comments o PAC Member Discussion of Chapters 7 & 8 (<i>Tentative</i>) o Summarize Comments
SunPAC Meeting #19	Wednesday, March 4, 2009 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #18 Comments o PAC Member Discussion of Chapter 9 (<i>Tentative</i>) o Summarize Comments

Meeting / Workshop Type	Date & Time	Location	Discussion Topics
Phase II: SunPAC Residential Design Guidelines Update			
SunPAC Meeting #20	Wednesday, April 1, 2009 6:00 pm	Board of Supervisors Conference Room	Continued Review Draft Residential Design Guidelines <ul style="list-style-type: none"> o Review Meeting #19 Comments o PAC Member Discussion of Chapters 10 & 11 (<i>Tentative</i>) o Summarize Comments
SBAR Hearing #2 (SunPAC attendance not required)	Friday, June 5, 2009 Time TBD	Planning Commission Hearing Room	SBAR Preliminary Review of Draft Residential Design Guidelines <ul style="list-style-type: none"> o Staff Presentation o Public Comment SBAR Comments and Questions

Meeting / Workshop Type	Date & Time	Location	Discussion Topics
Phase III: SunPAC Community Plan, Traffic and Circulation Chapter Update			
SunPAC Meeting #21	<p>Wednesday, September 17, 2008 6:00 pm</p> <p>Rescheduled: Wednesday, May 6, 2009 6:00 pm</p>	Board of Supervisors Conference Room	<p>Traffic and Circulation Background Information and Terminology</p> <ul style="list-style-type: none"> o LOS o Roadway Classification o ADT and PHT <p>Prior Update Streetscape Plan</p> <ul style="list-style-type: none"> o Elements o Key Points
SunPAC Meeting #22	<p>Wednesday, October 8, 2008 6:00 pm</p> <p>Rescheduled: Wednesday, June 3, 2009 6:00 pm</p>	Board of Supervisors Conference Room	<p>Traffic and Circulation Update and Development</p> <ul style="list-style-type: none"> o Overview o Identify Issues o Full Discussion o Draft Goals and Policies o Summarize Comments
SunPAC Meeting #23	<p>Wednesday, November 5, 2008 6:00 pm</p> <p>Rescheduled: Wednesday, July 8, 2009 6:00 pm</p>	Board of Supervisors Conference Room	<p>Draft Traffic and Circulation Chapter</p> <ul style="list-style-type: none"> o Review Meeting #22 Comments o Present Draft Update o Review Workshop Elements o Discussion and Comments
SunPAC Meeting #24	<p>Wednesday, November 19, 2008 6:00 pm</p> <p>Rescheduled: Wednesday, August 5, 2009 6:00 pm</p>	Board of Supervisors Conference Room	<p>Finalize Draft</p> <ul style="list-style-type: none"> o Review Comments from Meeting #23 o Suggested Incorporation from Staff o PAC Discussion o Summarize Comments o Review Complete Draft o Incorporate Additional Comments <p>Finalize Draft</p>

Meeting / Workshop Type	Date & Time	Location	Discussion Topics
20-Day Interdepartmental Review			
Phase IV and V: Environmental Review and CEQA Adoption Process			
Planning Commission Hearing #1 (SunPAC attendance not required)	Wednesday, February 4, 2009 Time TBD Rescheduled: Wednesday, February 3, 2010 Time TBD	Planning Commission Hearing Room	Review of Draft Documents: <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update Public Testimony Board of Supervisors Comments Motion to Initiate Environmental Review
Board of Supervisors Hearing #1 (SunPAC attendance not required)	Wednesday, March 28, 2009 Time TBD Rescheduled: Wednesday, May 12, 2010 Time TBD	Board of Supervisors Hearing Room	Review of Draft Documents: <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update Public Testimony Board of Supervisors Comments Motion to Initiate Environmental Review
Environmental Review Process March 2009 June 2010 - September 2009 November 2010			
SunPAC Meeting #25	Wednesday, September 2, 2009 6:00 pm Rescheduled: Wednesday, October 20, 2010 6:00 pm	Board of Supervisors Conference Room	Overview and Next Steps <ul style="list-style-type: none"> o Review of Final Documents o Discussion and Comments o Next Steps o Review Draft Letter of Support

Meeting / Workshop Type	Date & Time	Location	Discussion Topics
Planning Commission Hearings (SunPAC attendance not required)	October 2009-February 2010 Rescheduled: November 2010-February 2011	Planning Commission Hearing Room	Review of Environmental Document Review of Draft Documents <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update Public Testimony Finalize Recommendations to Board of Supervisors
Board of Supervisors Hearings (SunPAC attendance not required)	April – June 2010 Rescheduled: April 2011 – February 2012	Board of Supervisors Hearing Room	Review of Environmental Document Review of Draft Documents <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update Public Testimony Finalize Recommendations
Coastal Commission Certification (SunPAC attendance not required)	June 2010 – July 2011 Rescheduled: March 2012 – March 2013	TBD	Review of Environmental Document Review of Draft Documents <ul style="list-style-type: none"> o Community Plan, Circulation Element Update o Residential Design Guidelines Update o Commercial Design Guidelines Update Public Testimony Finalize Recommendations
Finalize and Publish Documents			