



Summerland

Planning Advisory Committee

SunPAC Meeting #27

November 3, 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 – October 7, 2009
- Item 4: Circulation and trails
- Item 5: ROW
- Item 6: Parking
- Item 7: SBAR Review of Design Guidelines
- Item 8: Variance and Modification discussion



Public Comment

- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - October 7, 2009



SUMMERLAND Planning Advisory Committee (SunPAC)

October 7, 2009 Meeting #26 – 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, David (Tom) Evans, Betty Franklin, David Hill, Mary Holzhauer, Nancy Kimsey, Suzanne Perkins, Wickson (Reeve) Woolpert, Paul Franz.

SunPAC Members Absent: Mary Holzhauer.

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

Welcome: Chair Donaldson welcomed participants.

2. **Public Comment:** None.

3. **Administrative Items:**

Minutes of September 2, 2009 and September 9, 2009:

September 2, 2009 Minutes amended to include the SunPAC's comments.

ACTION: Member Franklin moved, Chair Donaldson seconded, to approve the September 2, 2009 SunPAC Meeting #25 Minutes as amended; motion carried by a vote of 5-0.

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

Nay: None.

Absent: Holzhauer.

Abstain: Woolpert, Franz.

September 9, 2009 Minutes amended to include the SunPAC's comments.

ACTION: Member Franklin moved, Chair Donaldson seconded, to approve the September 9, 2009 Joint SunPAC/SCA Meeting Minutes as amended; motion carried by a vote of 6-0.

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



Drafting SCP Circulation Chapter

- Meeting 26 recap
- Requested info: Mission Canyon Road with info and vacant lot storage info
- Goal tonight: finish policy matrix
- Items 7&8: SBAR Review of RDG and modification/variance discussion



Road Width and Storage

- Road width information
 - Mission Canyon
 - Public Works
 - Fire
 - APCD
- Vacant lot storage
 - No storage without primary use
 - City of SB definition for developed lots



Parking

- Meeting #26: no overnight parking for oversize/non-functional vehicles
- “Fog lines” associated with road width in Mission Canyon
- Increased parking requirements



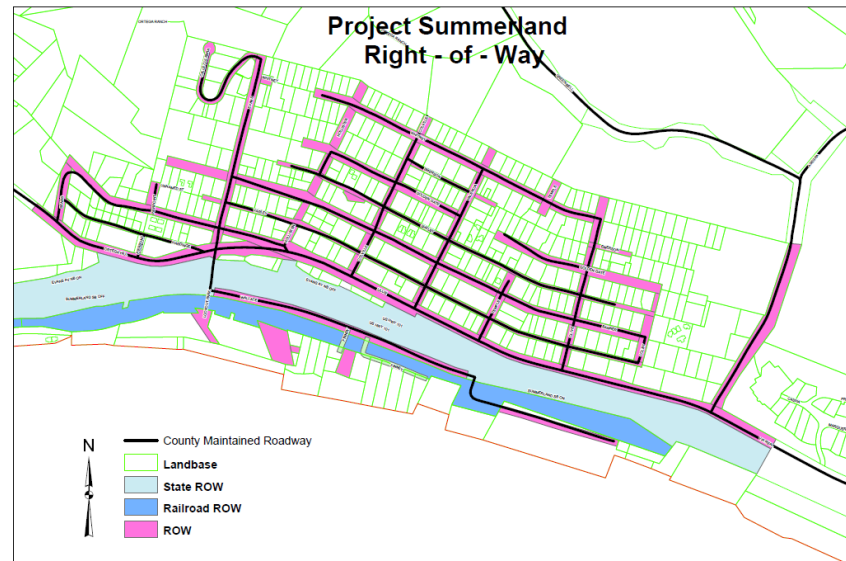
ROW Options

- See Countywide Encroachment Policy
- Encroachment legality finding
- Zoning Ordinance prohibiting long term storage
- Compatible uses for non-maintained ROW?

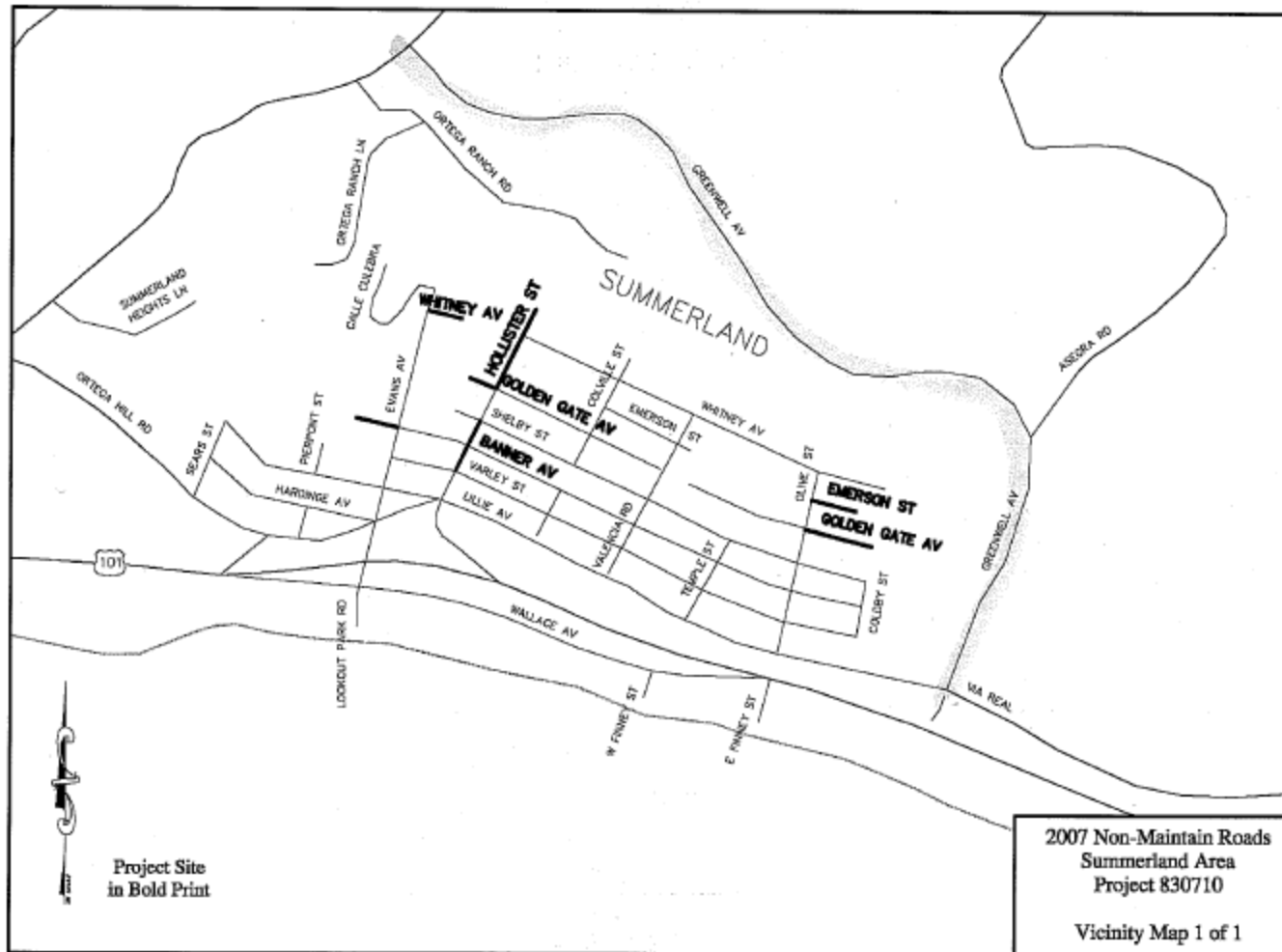
ROW

■ Parks Department:

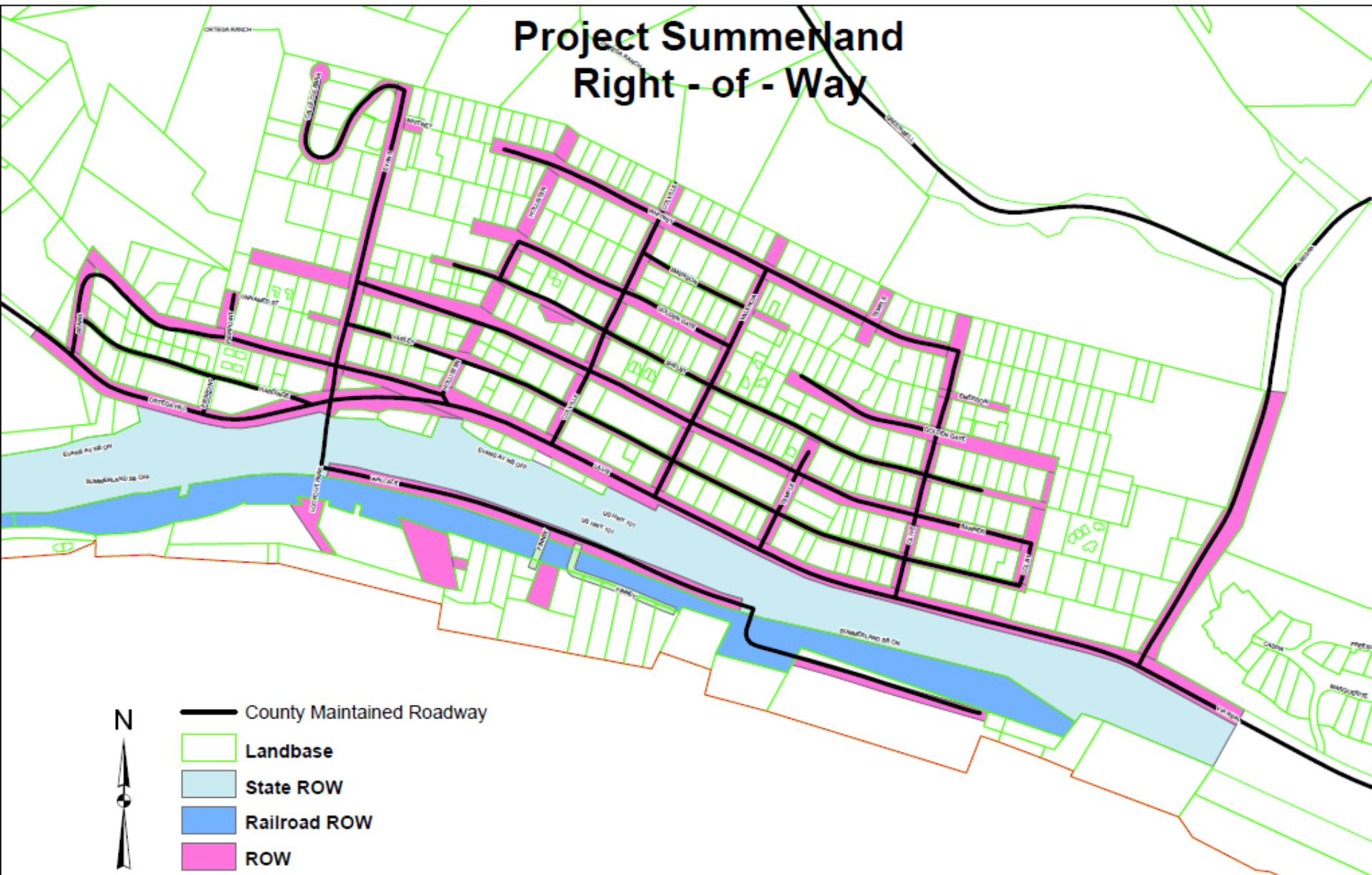
- Sloped ROW areas best for stairways and can be used for pedestrian circulation.
- Pocket parks and amenities good for areas with gentle slope.
- No Funding available, Greenwell preserve good example of private/public partnership



County Owned Non-maintained



Project Summerland Right - of - Way



SBAR Review

- Staff to incorporate major SBAR changes
 - Removal of private view protections
 - Eliminate items redundant in other policy documents
 - Define terms and interpretation flexibility (shall not, should not, could)
 - Chapter 5: graphics preferred over photos
- DRS comments
 - Height calculation consistent
 - Story Pole Guidelines to match County



Modifications and Variance

- Discretionary
- Subject to CEQA
- Not allowed for **FAR** and **height** in Summerland only

Action VIS-S-3.1: The maximum height for structures within the urban area shall be 22 feet and the maximum height for structures in the rural area shall be 16 feet.

Action VIS-S-3.2: The County shall amend the zoning ordinance to include height limitations which must be adhered to for all development in Summerland.

*Action VIS-S-5.1: the County shall amend the zoning ordinance to include FAR requirements which **must** be adhered to in Summerland.*



Modifications

- Increase height or FAR by 10% max
- Project specific
- SBAR review required
- Findings
 - Minor in nature, better design
 - Compatible with neighborhood
 - Not affecting on-street parking

Variance

- No upper limit
- Permanent change to Dev Standard
- Strict findings:
 - Special circumstances on property
 - Shall not grant of special privileges





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SunPAC Goal Development Workflow

