



SUMMERLAND Planning Advisory Committee (SunPAC)

December 5, 2007 Meeting – Staff Notes

1. **Meeting Called to Order:** By Derek Johnson, Deputy Director, Office of Long Range Planning, at 6:12 p.m. A quorum was not present; the meeting proceeded as informal meeting.

2. **Roll Call**

SunPAC Committee Members Present: Robert (Robin) Donaldson, David (Tom) Evans, Mary Holzhauer, Nancy Kimsey, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Members Jennifer Fairbanks, Betty Franklin, Paul Franz, David Hill and Andy Neumann were absent.

Staff Present: Salud Carbajal, First District Supervisor, Jeremy Tittle, Executive Staff Assistant, Michael Cooney, Planning Commissioner, David Allen, County Counsel, Derek Johnson, Deputy Director, Office of Long Range Planning, Shaunn Mendrin, Senior Planner, Office of Long Range Planning, and Amy Donnelly, Assistant Planner, Office of Long Range Planning.

3. **Welcome:** Supervisor Carbajal welcomed and thanked the committee members for their participation. He stressed that the group should work towards consensus when trying to resolve policy differences. Commissioner Cooney seconded Supervisor Carbajal in welcoming the committee and explained the importance of the Community Plan, and the SunPAC's involvement with the plan update process. Commissioner Cooney offered himself as a resource should the SunPAC have any questions or concerns throughout the process.

4. **Brown Act:** David Allen, County Counsel, provided an overview of the Brown Act, including a definition of a meeting, consensus and concurrence (and appearance of), meeting noticing and public input and comment. Mr. Allen noted that he was available via staff to answer any specific questions should they arise during the course of the process.

5. **Oath of Office:** David Villalobos, County Hearing Support staff member, administered the oath of office to the committee members. Committee members in attendance accepted the oath.

6. **Presentation:** Derek Johnson Presented background information pertaining to the Planning Advisory Committee, purpose of the SunPAC, its role and legal responsibilities, and meeting logistics. Shaunn Mendrin provided an overview of the planning area, and the area's governing documents.

Mr. Johnson requested the committee members review the tentative meeting schedule, and submit signed copies of SunPAC bylaws, member agreement and

ground rules. He also suggested the committee consider appointment of officers and County staff as secretary at the next meeting.

At the request of County staff, the committee members introduced themselves and discussed their backgrounds, reasons for involvement, likes, and concerns for Summerland.

The Committee voiced the following issues and concerns regarding Summerland:

- Traffic issues on both Hwy. 101 and Lillie Avenue
- Traffic issues including road widths, parking and circulation within Summerland
- Streamline and strengthen BAR guidelines
- Inconsistencies in enforcement of County guidelines and requirements
- Maintain the unique character of Lillie Avenue
- Retain the rural and unique feel of Summerland and guard against the "bigger is more" building trend
- Trash, junk, and vehicles and boats in the streets
- Rising crime in the area
- Summerland could be enhanced but not necessarily need to be changed
- Development occurring at the edges of town
- Reconnect the community with the ocean
- Preservation of scenic views

7. Public Comment:

1. Mr. Raymond Appleton commented he has been a land use planner for 29 years and would like the committee to address Summerland's lack of consistency with the rest of the County in two specific areas: height requirements and floor area ratio (FAR) calculations.
2. Mr. Pat Nesbitt commented that the Summerland Planning Area consists of many large lots, and as a large lot owner, conveyed concerns that these property owners were not represented on the SunPAC. Mr. Nesbitt discussed his concerns about flooding at the east end of town on Greenwell Avenue, and the area's significant fire risk. He also noted he has plans to solve these issues and would the committee to consider implementing these plans.
3. Ms. Suzanne Perkins, SunPAC member, responded to Mr. Nesbitt's concerns by noting there are committee members who own large lots, including Nancy Kimsey, who owns a large 20 acre piece of property within Summerland.

8. ACTION: No actions taken as only six out of eleven committee members were present; one member short of a quorum.

9. Adjournment: 7:30pm

Next Meeting: Wednesday, January 9, 2008, 6:00pm
Planning Commission Hearing Room
123 East Anapamu Street, Santa Barbara, CA 93101

Topic: Election of SunPAC officers, background and discussion on Commercial Design Guidelines for Lillie Avenue.