



SUMMERLAND Planning Advisory Committee (SunPAC)

November 4, 2009 Meeting #27 – Minutes

1. **Meeting Called to Order:** By Chair Donaldson at 5:03 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.

SunPAC Members Absent: Paul Franz.

County Staff Present: Office of Long Range Planning: Supervising Planner Peter Imhof and Planner Holly Bradbury.

Welcome: Chair Donaldson welcomed participants.

2. **Public Comment:**

None.

3. **Administrative Items:**

Minutes of October 7th, 2009 SunPAC Meeting #26:

Minutes amended to include the SunPAC's comments regarding policy language with staff to verify changes.

ACTION: Member Kimsey moved, Member Franklin seconded, to approve the October 7, 2009 SunPAC Meeting #27 Minutes as amended; motion carried by a vote of 8-0.

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

Nay: None.

Absent: Franz.

December 2, 2009 SunPAC Meeting #28:

Not all SunPAC members can attend on the evening of December 2; the meeting shall be rescheduled. Staff to verify date, SunPAC would prefer December 2 or December 8.

4. **Phase III-Circulation and Trails:** At Meeting #26, the SunPAC began developing goals, policies, actions, and development standards pertaining to

circulation. Staff was directed to return with road width information from Mission Canyon regarding roads widths and draft policy language for vacant lot storage.

Policies developed at the meeting (no motion):

Policy CIRC: Long-term Goal: Highway 101 is to be under-grounded from Padaro to Sheffield to reconnect Summerland to the ocean.

Policy CIRC: To facilitate emergency vehicle ingress/egress, the County shall study the feasibility of "fog lines" or other similar means to delineate travel lanes in the inner-urban area, provided that suitable traffic calming measures can be implemented to ensure that vehicular speed does not increase and that loss of on-street parking spaces is minimized. A circulation plan shall strive to improve Varley Street vehicle passage, reduce vehicle clutter, and preserve the "slow street" character of inner-urban Summerland.

5. **Phase III-ROW:** The discussion was to the meeting. The SunPAC voices support for opening Hollister and/or Coleville between Shelby and Banner, and for stairs Colville between Shelby and Varley.

The following policy was developed in response to concerns that existing and proposed Summerland trails have not been incorporated into the county PRT Matrix.

Policy CIRC: As a funding priority, the County shall develop an urban trail system that includes stairs, pocket parks, vista points, access corridors utilizing existing and future trail easements and public rights of way. All existing and proposed Summerland trails shall be incorporated into the PRT map.

6. **Phase III- Parking:**

Action: Member Perkins moved, Member Kimsey seconded to approve the following policy language; motion carried by a vote of 7-1.

Policy CIRC:

A. No visible portion of any front yard setback, shall be used for the permanent storage of vehicles, trailers, or parts thereof, or appliances, junk, tents, storage containers garbage or rubbish/recycling receptacles, compost piles, or similar items. Nothing in this policy shall be construed to prohibit folk art.

B. Permanent storage, as used in this section, shall mean storage for a period of forty-eight (48) or more consecutive hours.

C. Building materials for use on the same premises may be stored thereon during the time that a valid permit is in effect for construction on the premises.

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

Nay: Woolpert.

Absent: Franz.

Action: Member Woolpert moved, Member Perkins seconded to strike Action S-15-1 as amended by staff; motion denied by a vote of 3-5.

Policy CIRC-S-15-1: The LUDC shall be amended to include that all new single-family home developments on a minimum of a 7,500 sq. ft. parcel shall provide one off-street guest parking space in addition to the normal parking requirement. The amendment shall provide for two guest parking on larger lots (e.g., 10,000 sq. ft. and greater) and shall provide relief if the guest parking requirement cannot be met due to physical or other constraints.

Yea: Donaldson, Holzhauer, Perkins.

Nay: Evans, Hill, Franklin, Kimsey, Woolpert.

Absent: Franz.

Motion failed by majority vote. Policy CIRC-S-15-1 shall remain in the final document as amended by staff. Staff will work with counsel to ensure requirement would be worded such that it would be effectuated in the Zoning Ordinance not the Community Plan.

Action: Member Evans moved, Member Hill seconded to include Policy CIRC-S-15-1 and the following policy: motion carried by a vote of 8-0.

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

Nay: None.

Absent: Franz.

Policy CIRC: Where possible, driveway lengths of at least 18 feet from property line to garage to accommodate temporary guest parking shall be encouraged.

Action: Member Perkins moved, Member Woolpert seconded, to adopt Action CIRC-S-16.2 As amended by staff to include the anticipated loss of parking and Wallace Avenue to due to erosion; motion carried by a vote of 8-0.

Action CIRC-S-16.2: The County shall delineate on-street parking on the north and south sides of Wallace Avenue to maximize parking spaces as indicated on Figures X and X (Parking Plans) subject to available funding. County shall investigate relocating the sidewalk on the south side of Wallace to realize this goal. This policy anticipates the loss of Wallace Avenue and parking due to erosion. The County shall study possible alternatives for beach parking and access in this area.

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

Nay: None.

Absent: Franz.

Policy 16.3 from original plan deleted as a Finney is a private road.

Action: Member Hill moved, Member Franklin seconded to adopt the following polices; motion carried by a vote of 8-0.

Policy CIRC-S: If needed in the commercial core, adequate short-term parking in front of businesses should be available for customers and existing parking constraints in the business district should be alleviated.

Action CIRC-S: Planning and Development shall coordinate with SCA to examine methods such as shared parking or conjunctive use credits for mixed-use projects.

DevStd CIRC-S: Impervious surface paving should be reduced to allow increased water infiltration.

DevStd CIRC-S: All construction-related vehicle and equipment parking shall be located on-site, or at a designated off-site location approved by Planning & Development.

Yea: Evans, Donaldson, Franklin, Kimsey, Holzauer, Hill, Woolpert, Franz, Perkins.

Nay: None.

Absent: Franz.

Action: Member Woolpert moved, Member Perkins seconded, seconded to adopt the following policy; motion carried by a vote of 8-0.

DevStd CIRC: County shall explore commercial overflow parking opportunities, such as valet parking plans using under-utilized parking areas, removal of Lookout Park gates during evening hours, and other innovative parking solutions consistent with the character of Summerland.

Yea: Evans, Donaldson, Franklin, Kimsey, Holzauer, Hill, Woolpert, Franz, Perkins.

Nay: None.

Absent: Franz.

7. SBAR Review Of Residential Design Guidelines: Continued to Meeting #28.

8. Variance and Modifications: Continued to Meeting #28.

Adjournment: Chair Donaldson moved, Vice Chair Perkins seconded, to adjourn the meeting; motion carried by a vote of 8-0.

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

Nay: None.

Absent: Franz.

Meeting adjourned at 9:00 pm.

Next Meeting:

Tuesday, December 8, 2009, 5:00pm
105 East Anapamu Street, Santa Barbara
Planning Commission Hearing Room, 1st Floor

Topic: Phase III Summerland Community Plan Circulation:
ROW, Review of Draft

Minutes Approved:

Robert (Robin) Donaldson, Chair