



SUMMERLAND Planning Advisory Committee (SunPAC)

January 9, 2008 Meeting Minutes

1. **Meeting Called to Order:** By Derek Johnson, Deputy Director, at 6:05pm

2. **Roll Call**

SunPAC Committee Members Present: Robert (Robin) Donaldson, David (Tom) Evans, Jennifer Fairbanks, Betty Franklin, David Hill, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Members Paul Franz and Mary Holzauer were absent.

Staff Present: Jeremy Tittle, Executive Staff Assistant, 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. **Administrative Items:**

Business and Community Surveys: Derek Johnson thanked the PAC for their input on the Business and Community Surveys, noting County staff canvassed Lillie Avenue on 1/8/08 to distribute an informal Business Owner Survey requesting input from the public on Commercial Design Guidelines for Lillie Avenue. Derek noted the Community Survey will be sent this week by mail to all Summerland residents. Derek explained these surveys are informal and meant to gauge general public sentiment rather than serve as an exact statistical analysis. Staff expects to tabulate and distribute the results in advance of the 2/27/08 SunPAC meeting.

Election of Officers:

Action: Perkins moved to elect Robin Donaldson as Chair. **Donaldson** accepted and **Kimsey** seconded the motion, and carried by a vote of 9-0 to approve.

Action: Woolpert made a motion to elect County staff to serve as recording secretary. **Perkins** seconded the motion and carried by a vote of 9-0 to approve.

Action: Woolpert made a motion to elect **Perkins** to serve as Vice Chair. **Perkins** accepted and **Kimsey** seconded the motion and carried by a vote of 9-0 to approve.

Staff Notes from 12/5/07: Staff Notes from the 12/5/07 SunPAC meeting were considered as follows:

Action: Donaldson moved, seconded by **Woolpert**, to strike the first bullet point in item 6, and add a bullet point for preservation of views. **Donaldson** moved, seconded by **Kimsey** and carried by a vote of 9-0 to approve the Staff Notes of December 5, 2007 provided County staff makes above changes.

Meeting Schedule: The revised Meeting Schedule was presented to the PAC and members noted the change in the May workshop date from 5/24/08 to 5/31/08.

4. **Staff Presentation:** Derek Johnson announced Chris Rich, Senior Planner, was attending another County meeting and would not present on "Critical and Regional Issues" as planned. Derek asked if the PAC would like Chris to present at a future meeting.

ACTION: Donaldson moved to have County staff will reschedule this presentation for a future date, **Perkins** seconded and carried by a vote of 9-0 to approve.

Shaunn Mendrin gave a presentation covering the following topics related to the development of new Commercial Design Guidelines for Summerland: Current streetscape improvements, existing BAR guidelines, applicability and processes, and presented questions for the PAC to consider and discuss related to the following elements of design: Block face character, site design, scale and form, architectural features, building details and signage.

The PAC discussed several topics, including:

- Concern about current streetscape project and excessive hardscape and lack of planning and funding for softscape or artwork
- The need to address street furnishings such as benches, bike racks, etc.
- Employee parking
- Possible inclusion of parking issues and access on Varley Street when considering the commercial design guidelines
- The need to clarify, simplify and bring up to date the BAR goals and guidelines and elements of design such as FAR and height calculation methodology
- Evaluating possible additional underground parking (particularly at corners) or parking near Hwy 101 along Lillie Avenue
- Accepted/encouraged architectural styles and the distinction between historic and new construction (particularly in the Victorian style)
- The need to update and clarify the list of unacceptable materials in the existing BAR guidelines
- Floor Area Ratio (FAR) issues and lack of clarity in interpretation and language (i.e. plate height and understory)
- Balance between specificity of BAR guidelines and the discretion of the BAR
- Height issues and the distinction between urban and rural, commercial and residential, the need for modifications and more flexibility
- Drainage on Evans Avenue toward Lookout Park (by the railroad tracks)

Derek Johnson will bring photos of Encinitas, CA to foster ideas about the potential of Special Study Areas and various softscape options for Lillie Avenue.

County staff will develop comparison scenarios of what a building looks like measured from the outer walls versus the inner walls to aid in future Floor Area Ratio (FAR) discussions.

Derek Johnson explained the Summerland Design Guidelines (commercial and residential) will follow the same format as the County's Eastern Goleta Valley Residential Design Guidelines and other County design guidelines currently being developed for Los Alamos and Mission Canyon per Board of Supervisor request, while the substantive content will vary somewhat and be tailored to Summerland. County staff will forward copies of the Mission Canyon and Los Alamos Design Guidelines to the SunPAC for reference.

A discussion took place on protecting views, both public and private. It was noted there is a lack of clarity on existing legislation and to what extent the design guidelines for Summerland can address the issue of views.

ACTION: Donaldson moved to request County Counsel provide more information on the legal issues surrounding the protection of private views and the extent to which this topic can be addressed through the work of the SunPAC. **Woolpert** seconded, and carried by a vote of 9-0 to approve.

5. **Public Comment:** None.

6. **Workshop:** Derek Johnson discussed the format of the next meeting, noting County staff will be on hand to assist with all topic tables. PAC Volunteers and assignments were paired with the following table topics and the PAC was asked to serve as table facilitators and recorders:

- Block Face Character: Reeve Woolpert and Andy Neumann
- Site Design: Nancy Kimsey and Suzanne Perkins
- Scale and Form: David Hill and Robin Donaldson
- Architectural Features: Tom Evans
- Building Details: Paul Franz and Jennifer Fairbanks
- Signage: Betty Franklin

Shaunn Mendrin will contact Mary Holzhauer to determine her table assignment. Shaunn will also forward the event parking details and Workshop Flyer to the PAC in PDF format for forwarding to the community with request for their participation in the workshop.

7. **Adjournment:**

Action: SunPAC: **Donaldson** moved, seconded by **Perkins** and carried by a vote of 9-0.

Meeting adjourned at 8:50pm.

8. **Next Meeting:** Saturday, January 26, 2008, 9:00am
Santa Barbara Central Library, Faulkner Gallery Room
40 East Anapamu Street, Santa Barbara, CA 93101
Topic: Community Workshop to Develop Commercial Design Guidelines

Minutes Approved:

, Chair