



SUMMERLAND Planning Advisory Committee (SunPAC)

March 19, 2008 Meeting – Minutes

1. **Meeting Called to Order:** By Chair **Donaldson** at 6:03pm.
2. **SunPAC Committee Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Jennifer Fairbanks, Betty Franklin, Paul Franz, David Hill, Mary Holzhauer, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Staff Present: Office of Long Range Planning: Amy Donnelly, Assistant Planner, Derek Johnson, Deputy Director, and Shaunn Mendrin, Senior Planner.
3. **Welcome:** Chair **Donaldson** and Staff Member Derek **Johnson** welcomed participants, and provided opening comments. Chair Donaldson clarified that the PAC will be soliciting public comment following each agenda item presented by staff prior to PAC discussion.
4. **Opening Public Comment:** None.
5. **Meeting Minutes:** Chair **Donaldson** made a motion to approve the SunPAC Meeting Minutes from February 27, 2008. SunPAC Member **Woolpert** seconded. All were in favor. Motion carried 11-0.
6. **Policy Background on Pole Signs:** Staff Member **Mendrin** provided an overview of the policies on pole signs in Summerland as outlined in the County's Land Use Development Code (LUDC), the state's Business and Professions Code and in recent discussions with County Counsel.

Action: Staff Member **Johnson** noted Staff will communicate comments to Planning Staff, and County Counsel in preparation for continued planner and BAR review of the Big Yellow House project from a policy perspective as the SunPAC is not able to comment on current projects specifically.

Action: SunPAC Member **Evans** questioned the suggestion he said was made to him by the 1st district office about creating a "sunset clause" ordinance on signs in Summerland. Staff Member **Johnson** responded Staff will look into this.

Action: Chair **Donaldson** requested SunPAC input on pole signs. There was consensus among all SunPAC members that existing pole signs should be phased out.

Public Comment:

1. Mr. Bernard Rosenson, current owner of the Big Yellow House, commented he was surprised at SunPAC feedback and will continue to work with the BAR on getting the project completed in light of new BAR concerns over paint color and landscaping.

2. Mr. Patrick Nesbitt commented the sign should not be removed, but needs to be updated and perhaps the SunPAC should consider a subcommittee to address the project.

7. **Continued Review and Discussion of Draft Commercial Design Guidelines:** Staff Member **Mendrin** lead a PowerPoint presentation to address several issues the SunPAC identified for discussion at the 2/27/08 meeting, including topics from the following chapters of the Draft Commercial Design Guidelines for Summerland:

Chapter 1

- Discussion of View Corridor Overlay and protection of public versus private views and explanation of view corridor overlay boundary and applicability.

Action: Chair **Donaldson** moved that the SunPAC vote to remove the View Corridor Overlay and from the map in the Draft Commercial Design Guidelines in order to avoid confusion about C-1 area applicability. SunPAC Member **Perkins** seconded, all were in favor. Motion carried 11-0.

Action: Regarding private views, Chair **Donaldson** moved that the SunPAC vote to maintain language (control through design elements such as size, bulk and scale, FARs and height), clarify this language where possible, and present some additional language the PAC may consider for inclusion in the Draft Commercial Design Guidelines for Summerland similar to the current language in the Draft Mission Canyon Design Guidelines regarding "good neighbor practices". SunPAC Member **Franz** seconded, all were in favor. Motion carried 11-0.

Public Comment:

1. Mr. Patrick Nesbitt commented the SunPAC should be careful not to infringe upon property owner's rights with regard to creating policy to protect private views, and that such policies may run counter to the US constitution.
2. Mr. Blair Whitney commented he thinks applicants and the public should be free to address view issues directly in BAR hearings rather than avoiding the subject.

Chapter 2

- Discussion of Block Face Character and Core including background on the City of Encinitas, CA, Cow Hollow Neighborhood, SF, and photos of Summerland blocks.

Action: Related to the topic of a "core" but falling short of determining the need to define one and set different guidelines for core and non-core areas, Chair **Donaldson** asked the PAC for a vote on whether or not there is at least a distinction between buildings and topography east of Valencia Avenue and west of Valencia. SunPAC Members voted 8-3 in support of recognizing these areas as different, potentially meriting different treatment, for example, requiring parking in the rear of the building for buildings east of Valencia to encourage pedestrian activity. Some PAC Members noted concerns about impacts to development potential for blocks east of Valencia; others supported distinction in order to soften appearance of blocks along Lillie Avenue and to create better visual flow.

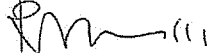
Action: SunPAC Member **Perkins** asked if an applicant proposing a remodel is required to underground utilities. Staff Member **Johnson** replied Staff would verify this for the SunPAC.

8. **Adjournment:** Chair **Donaldson** moved to adjourn the meeting at 9:12pm. SunPAC Member Perkins seconded the motion. All voted in favor. Motion carried 11-0.

Next Meeting: Monday, March 31, 2008, 6:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Continued Review and Discussion of Draft Commercial Design Guidelines

Minutes Approved:



Robin Donaldson III, SunPAC Chair