



# SUMMERLAND Planning Advisory Committee (SunPAC)

February 27, 2008 Meeting – Minutes

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

Members Jennifer Fairbanks and Andy Neumann were absent.

**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 explained tonight's meeting will provide an opportunity for PAC members to ask questions and raise issues about the Draft Commercial Design guidelines which will be agendaized and discussed over the next few meetings. Staff Member **Johnson** explained this meeting will include staff's presentation of information collected via the PAC thus far and to generate future discussion on the Draft Commercial Design Guidelines. Chair **Donaldson** asked PAC members to be prepared to cover issues noted at this meeting at the next meeting and in an attempt to reach conclusion.

4. **Public Comment:**

1. Mr. Bernard Rosenson, current owner of the Big Yellow House restaurant, noted he is seeking public and SunPAC input on how to handle the Big Yellow House sign, which has become a landmark in Summerland. Mr. Rosenson explained he would like to retain the sign and pole, yet reface the content with the new name of the restaurant; "The Yellow Rose". He noted without community guidance, the sign may be torn down.

SunPAC Member **Franklin** noted the Community Surveys support retaining the sign. SunPAC Member **Holzhauer** noted she doesn't think the County will permit the sign to be refaced, and if alterations are made the sign would need to be replaced and become fully conformant. Staff Member **Johnson** noted any structural changes to the sign would mean the sign would be treated as a new sign and obtaining a variance may not be possible.

**Action:** Chair **Donaldson** noted the SunPAC needs to agendaize the item in order to give formal input and made a motion to add this item to the next meeting agenda. All were in favor. Motion carried 9-0.

5. **Meeting Minutes:** SunPAC Member **Perkins** made a motion to approve the SunPAC Meeting Minutes from January 9, 2008. SunPAC Member **Woolpert** seconded. All were in favor. Motion carried 9-0. SunPAC Member **Woolpert** made a motion to approve

the SunPAC Meeting Minutes from January 26, 2008. SunPAC Member **Perkins** seconded. All were in favor. Motion carried 9-0.

SunPAC Member **Woolpert** requested staff provide photos of the City of Encinitas as was discussed in a prior meeting to foster ideas about the potential various softscape options for Lillie Avenue.

6. **Review of Business and Community Survey Results:** Staff Member **Mendrin** provided an overview of the Summerland Business and Community surveys conducted in January 2008, noting the results were generally consistent with community input provided at the January workshop.

**Review of Draft Commercial Design Guidelines** (including incorporation of 1/26/08 Workshop Results): Staff Member **Johnson** noted the Draft Commercial Design Guidelines will not be edited and re-issued prior to the next few meetings so that the PAC does not get bogged down in review of multiple iterations of the document, and that when edits are made, these will be noted with strike-through or highlighted.

Staff Member **Mendrin** provided an overview of all sections of the Draft Commercial Design Guidelines for Summerland, explained how the Workshop results were incorporated into the document, and presented the SunPAC with outstanding issues that need to be resolved in order for the document to fully develop as follows:

#### **Chapter 1 – Introduction**

The PAC provided the following comments:

- Request that Staff show what has been omitted or changed from the 1992 BAR Guidelines for Summerland. Staff noted this may need to be provided in narrative form rather than in the Draft document itself.
- Reference to residential sections of the Draft Commercial Design Guidelines should be removed now that the 1992 BAR Guidelines are being separated out to separate commercial and residential Design Guidelines documents.

The PAC noted the following issues to be discussed at the next meeting:

- The need for further explanation and a map of the Summerland View Corridor Overlay.
- Request that Staff provide more information on private view protection ordinance language for discussion at the next meeting.

#### **Chapter 2 – Block Face Character**

The PAC noted issues to be discussed at the next meeting, including:

- Request for a copy of Block Face Character sections of San Francisco's *Cow Hollow Neighborhood Design Guidelines* which provides a thorough overview of Block Face Character.
- Request for Staff to provide photos of Summerland Blocks.
- Need to distinguish implications of a core and impacts to commercial properties.
- Refer to pages 35 and 36 in the 2/27/08 meeting packet for workshop summary on Block Face Character.

#### **Chapter 3 – Site Design**

The PAC noted issues to be discussed at the next meeting, including:

- Need to discuss impacts on Varley Street, particularly with parking placement.

- Need to clarify difference between ROW and “front property line” with regard to setback requirements.

#### **Chapter 4 – Building Scale and Form**

The PAC noted issues to be discussed at the next meeting, including:

- Need to clarify the FAR exclusion for Affordable Housing
- Request for more visual aides to further explain FAR changes, Basement Calculation and Height.
- Need to determine if basements should be counted toward FAR calculation.
- Need to look at examples of projects from the past few years.
- Impact on Varley Street if change in height calculation methodology.

#### **Chapter 5 – Architectural Features**

The PAC provided the following comments:

- **Action:** Chair **Donaldson** moved to change the Architectural Style category “Discouraged” in the Draft Commercial Design Guidelines back to the original “Not Allowed”. All voted in favor. Motion carried 9-0.
- Positive elements the community wants to encourage related to pedestrian qualities (e.g. courtyards) should be stated as such instead of “may be used”.

#### **Chapter 6 – Building Details**

The PAC provided the following comments:

- Need to address “factory finishes” which tend to be glossy.
- Clarification that maintenance of existing colors not subject to BAR review.
- Add a guideline on color (hue).
- Encourage variety in color but make a distinction between Commercial and Residential.
- Window recesses assume thickened walls. Need to discourage flush mount windows and encourage true divided light.
- A change in paint color should be subject to BAR review and approval.

#### **Chapter 7 – Signage**

The PAC provided the following comments:

- Temporary banners need to be addressed in the Draft Commercial Design Guidelines.
- Sign wording should include a business name (not generic i.e. “Gas”, etc.)
- Clarification on sign requirements (in LUDC) versus guidelines which supplement LUDC and are more qualitative versus regulatory.
- Need for more specificity like Los Alamos Design Guidelines.

The PAC issues to be discussed at the next meeting, including:

- Staff will check the LUDC on legality of canopy signs.

#### **Chapter 8 – Additions or Alterations to Buildings of Potential Historic or Architectural Merit**

No issues noted.

## Chapter 9 – Supplemental Materials

The PAC provided the following comments:

- References to Ortega Hill Road and Lillie Avenue should be expanded to include other streets with Commercial frontages, e.g. Evans Avenue.

The PAC issues to be discussed at the next meeting, including:

- Should the County's South Board of architectural Review (SBAR) have a separate review checklist for Summerland?
- Should "green" (live) roofs be encouraged?
- The Summerland community should address Story Poles. Staff will provide a copy of the Malibu handbook or other jurisdictional information on Story Poles.

7. **Meeting Schedule Changes:** Staff Members and SunPAC Members discussed the need to add two meetings and reschedule one meeting in order to finalize the Draft Commercial Design Guidelines, as follows:

- 3/12/08 meeting has been rescheduled to 3/19/08
  - Items at the 2/28/08 meeting formally agendaized for the next SunPAC meeting on 3/19/08: Big Yellow House Sign
- A meeting has been added to the meeting schedule for Monday, 3/31/08
- A meeting has been added to the meeting schedule Wednesday, 4/30/08

Staff will issue an updated Meeting Schedule as soon as possible.

8. **Adjournment:** Chair **Donaldson** moved to adjourn the meeting. SunPAC Member **Perkins** seconded the motion. All were in favor. Motion carried 9-0. Meeting adjourned at 9:15pm.

**Next Meeting:** Wednesday, March 19, 2008, 6:00pm  
123 East Anapamu Street, Santa Barbara  
Room Location TBD

**Topic:** Continued Review and Discussion of Draft Commercial Design Guidelines

**Minutes Approved:**

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, Chair