



SUMMERLAND Planning Advisory Committee (SunPAC)

March 31, 2008 Meeting – Minutes

1. **Meeting Called to Order:** By Vice Chair **Perkins** at 6:00pm.
2. **SunPAC Committee Members Present:** David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Mary Holzauer, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

Chair Robert (Robin) Donaldson and SunPAC Member Jennifer Fairbanks were absent.

Staff Present: Office of Long Range Planning: Amy Donnelly, Assistant Planner, Derek Johnson, Deputy Director, and Shaunn Mendrin, Senior Planner.

3. **Welcome:** Vice Chair **Perkins** welcomed participants, and provided opening comments and procedural notes.

4. **Public Comment:**

1. Mr. Steve Richardson commented on his concerns about the potential for the SunPAC to define a core, differentiating the east end of Lillie Avenue from the west end. He stated the Greenwell Avenue area is the entrance to the business district in Summerland and there should not be a change in setbacks or parking in the area east of Valencia Street along Lillie Avenue. Mr. Richardson also noted the need for more regulation against long term and overnight parking of multiple vehicles in the area and that parking placement should be in the rear where possible to allow for outdoor seating and less vehicle crowding on Lillie Avenue to encourage a more charming "village" feel.

5. **Meeting Minutes:** SunPAC Members considered the Meeting Minutes from March 19, 2008 and noted two minor changes to (1) clarify there was SunPAC consensus that pole signs should be phased out prior to the public comment provided by Mr. Rosenson, and (2) to fix a typo.

Action: Vice Chair **Perkins** made a motion to approve the SunPAC Meeting Minutes, with noted changes. SunPAC Member **Evans** seconded. All were in favor. Motion carried 9-0.

6. **Continued Review and Discussion of Draft Commercial Design Guidelines:** Staff Member **Mendrin** led a PowerPoint presentation to address several issues the SunPAC identified for further deliberation related to the development and direction of the Draft Commercial Design Guidelines including topics from the following chapters:

Chapter 2

- Discussion of Block Face Character and differentiation between east and west of Valencia Street along Lillie Avenue.

Action: SunPAC Member **Franz** made a motion for the SunPAC to consider working on option 3 presented by Staff to establish a distinction between east and west of Valencia Street along Lillie Avenue and develop further description and guidelines for future development in the areas east and west of Valencia Street. SunPAC Member **Woolpert** seconded the motion. Vice Chair **Perkins** called for a vote. The motion passed 8-1 with SunPAC Member **Kimsey** dissenting.

Staff Member **Johnson** noted staff will provide additional descriptive language and corresponding guidelines for future development occurring east and west of Valencia along Lillie Avenue for the SunPAC's consideration.

Chapter 3

- Discussion of site design including parking placement, parking impacts on Varley Street and setbacks.

Action: Vice Chair **Perkins** requested consensus on parking placement as follows: Parking should be placed in the rear when feasible (while recognizing change in grade and lot size), parking design should minimize negative parking impacts to Varley Street, and parking should be placed in the rear but accessed via Lillie Avenue when possible (e.g. on through lots). On corner lots, rear parking should be accessed via side streets and parking guidelines need to encourage the residential feel of Varley Street while discouraging vehicle storage along Varley Street. The SunPAC provided consensus on these issues.

Public Comment:

1. Mr. Steve Richardson commented parking is an issue of concern along Varley Street and noted any legal way to limit on-street parking should be encouraged. He further noted it would be short-sighted for the SunPAC to break up Lillie Avenue east and west of Valencia Street, and development would become even more charming if the area was subject to unified treatment.
2. Mr. Blair Whitney commented when he purchased his Summerland property, he noted the land was contained in the C-1 commercial zone, and therefore the SunPAC should keep treatment of the entire C-1 area the same with one setback for all of Lillie Avenue.
3. Ms. Mabel Shults, owner of the Inn on Summer Hill, noted as property owners they have tried to maintain and improve all sides of the property, including the rear where parking is located. She said she does not support the creation of different development guidelines for the east end of Lillie Avenue and that future development in the areas east of Valencia on Lillie Avenue is expected to be of very charming, beautiful and improved quality of development requirements are left 'as is'.

Action: Vice Chair **Perkins** requested consensus on creating front setbacks requirements for areas west of Valencia along Lillie Avenue be 5' to 15' not to exceed 15'. The SunPAC provided consensus on this issue.

Action: SunPAC Member **Neumann** made a motion to maintain current setback requirements for areas east of Valencia at 15'. SunPAC Member **Woolpert** seconded the motion. Vice Chair **Perkins** called for a vote. The vote carried 8-1 with Vice Chair **Perkins** Dissenting.

Chapter 4

- Discussion of building scale and form including floor area ratio (FAR).

Action: SunPAC Member **Hill** moved that the SunPAC reject a floor area ratio (FAR) exclusion for affordable housing. SunPAC Member **Evans** seconded the motion. Vice Chair **Perkins** called for a vote. The motion passed 9-0.

Action: SunPAC Member **Neumann** moved to change the floor area ratio (FAR) method of measurement from the interior of the exterior wall instead of the current method of measuring to the exterior walls, which will bring the methodology into conformance with the rest of the County. SunPAC Member **Franklin** seconded the motion. Vice Chair **Perkins** called for a vote on the motion. The motion carried 9-0. The SunPAC noted consensus on the change in methodology for calculating FAR does not constitute a change in actual FAR allowances (i.e. .29 for commercial and .35 for residential).

There was no consensus met on the issue of basement exclusions which will be discussed further at the next SunPAC meeting.

7. **Adjournment:** Vice Chair **Perkins** moved to adjourn the meeting. SunPAC Member **Woolpert** seconded the motion. All were in favor. Motion carried 9-0. Meeting adjourned at 9:19 pm.

Next Meeting: Wednesday, April 30, 2008, 6:00pm
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Finalize Draft Commercial Design Guidelines

Minutes Approved:


Suzanne Perkins, Vice Chair