



# SUMMERLAND Planning Advisory Committee (SunPAC)

April 30, 2008 Meeting – Minutes

---

1. **Meeting Called to Order:** By Chair **Donaldson** at 6:08pm.
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 and Shaunn Mendrin, Senior Planner.
3. **Welcome:** Chair **Donaldson** welcomed participants and provided opening comments.
4. **Public Comment:** None.
5. **Meeting Minutes:** SunPAC Members considered the Meeting Minutes from March 31, 2008 and noted two minor changes to (1) clarify the public comment provided by Ms. Mabel Shults, and (2) clarify the changes the SunPAC voted on related to FAR only pertain to the calculation methodology, not the actual FAR allowances which are still under discussion.  
  
**Action:** SunPAC Member **Franz** made a motion to approve the SunPAC Meeting Minutes, with noted changes. SunPAC Member **Perkins** seconded. All were in favor. Motion carried 11-0.
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 chapter:  
  
**Chapter 4**
  - Discussion of building scale and form including floor area ratio (FAR), building height, basements and plate height.  
**Action:** Chair **Donaldson** took a straw vote on allowing modifications, as per the LUDC, to FARs with the provision the SunPAC develop specific language for findings for Summerland. A show of hands indicated 10 SunPAC Members were in favor, and 1 was opposed (SunPAC Member **Evans**).  
  
**Action:** Vice Chair **Perkins** voted to accept the proposed definition of Floor Area Ratio – Summerland with the following amendment. The definition should be changed from:  
  
“**Floor Area Ratio – Summerland:** A measurement of development intensity represented by the quotient of net floor area, excluding basements used

exclusively for storage or parking divided by net lot area. Where there is an approved Final Development Plan, the floor are ratio shall be the quotient of net floor area, excluding basement used exclusively for storage or parking divided by the sum of the net lot area of all lots included in the Development Plan.

To:

**"Floor Area Ratio – Summerland:** A measurement of development intensity represented by the quotient of net floor area, excluding basements used exclusively for storage or parking divided by net lot area."

SunPAC Member **Neumann** seconded. All voted in favor with the exception of SunPAC Member **Evans**. Motion carried 10-1. The SunPAC proceeded with more discussion of allowable building height and basement definitions, which was continued to the May 7, 2008 SunPAC meeting.

- 7. Adjournment:** Chair **Donaldson** moved to adjourn the meeting. SunPAC Member **Perkins** seconded the motion. All were in favor. Motion carried 11-0. Meeting adjourned at 9:16pm.

**Next Meeting:** Wednesday, May 7, 2008, 6:00pm  
123 East Anapamu Street, Santa Barbara  
Board of Supervisors Hearing Room, 4<sup>th</sup> Floor

**Topic:** Continue Discussion of Draft Commercial Design Guidelines

**Minutes Approved:**

---

Robin Donaldson III, Chair

G:\GROUP\COMP\Planning Areas\Summerland\2007 Summerland LRP Effort\Summerland PAC\SunPAC Meeting Information\1-Meetings & Agenda's for Commercial Design Guidelines\7-Meeting 7\Minutes\4-30-08 Draft Minutes.doc