



SUMMERLAND Planning Advisory Committee (SunPAC)

June 4, 2008 Meeting – Minutes

1. **Meeting Called to Order:** By Chair **Donaldson** at 6:12pm.
2. **SunPAC Committee Members Present:** Robert (Robin) Donaldson, David (Tom) Evans, Betty Franklin, Paul Franz, David Hill, Mary Holzhauer, Nancy Kimsey, Andy Neumann, Suzanne Perkins, and Wickson (Reeve) Woolpert.

SunPAC Member Jennifer Fairbanks was absent.

Staff Present: Amy Donnelly, Assistant Planner, Derek Johnson, Deputy Director and Shaunn Mendrin, Senior Planner, Office of Long Range Planning.
3. **Welcome:** Chair **Donaldson** welcomed participants, and provided opening comments.
4. **Public Comment for Non-Agendized Items:** None.
5. **Meeting Minutes:** SunPAC Member **Franklin** moved to approve the SunPAC Meeting Minutes from May 7, 2008 with a few minor corrections. SunPAC Member **Woolpert** seconded. All were in favor. Motion carried 10-0.
6. Staff Member **Mendrin** led a PowerPoint presentation on the discussion items continued from the prior SunPAC meeting on Chapter 4 of the Draft Commercial Design Guidelines – Building Scale and Form, specifically concerning building height, plate height and floor area ratio (FAR).

Public Comment:
 1. Ms. Grimont commented she is against the proposed building height increases because of concern over views.
 2. Mr. Adameck commented the recent development on Lillie Avenue has been acceptable, but would be problematic if the buildings were any higher because they would impact views. He advocated that the community maintain the 22' height limit.
 3. Ms. Adameck commented the current building heights along Lillie Avenue are just about right, should not be changed, and he thinks adding 3' would impact residential views along Varley Street.
 4. Mr. Nesbitt commented Summerland should embrace consistent standards for development in order to provide clarity and certainty to applicants. He advocated for the adoption of the height methodology used through the rest of the County.

The SunPAC continued discussion of building height presented by staff.

Action: SunPAC Member **Franz** made a motion to accept staff's recommendation to adopt the County height calculation methodology and 25' building height limit for the north side of Lillie Avenue only if the roof pitch of the structure is 4 ½ in 12 or greater. The County height calculation methodology will apply to the south side of Lillie as well, but the building height limit will not exceed the current 22' building height limit for lots adjacent to Hwy 101. SunPAC Member **Neumann** proposed to amend the original motion to allow the 25' max height for buildings with roof pitches greater than 5 in 12. SunPAC Member **Franz** accepted and amended the motion. SunPAC Member **Hill** seconded. All voted in favor. Motion carried 10-0.

Member **Franz** requested that staff gather all language in the current Draft Commercial Design Guidelines related to the protection of Varley Street (particularly the south end of Varley) so that the SunPAC can strengthen this language if needed in light of the height changes.

The SunPAC continued discussion of floor area ratio (FAR) presented by staff.

Public Comment:

1. Mr. Nesbitt commented the "new" FAR calculation methodology is not new, but rather, old. He distributed documentation related to a past project of his to explain the problem with the way the methodology had been written and interpreted by County staff and the problems this caused for his project. He advocated for the need to apply clear, consistent standards and encourage good design.

Action: SunPAC Member **Woolpert** made a motion to calculate floor area ratio as previously voted upon (measured to the interior of the exterior wall) but adjust the FAR allowance down .02 basis points for a maximum of .27 for commercial and .33 for mixed use instead of the current .29 and .35. SunPAC Member **Hill** seconded. SunPAC Members **Holzauer, Kimsey, Donaldson** and **Perkins** opposed. Motion carried 6-4.

Action: SunPAC **Woolpert** made a motion to reconsider the previously voted upon issue of plate height. SunPAC Members **Perkins, Kimsey, Donaldson, Franklin, Franz** and **Neumann** opposed. Motion failed 6-4.

Action: the SunPAC requested Staff bring back proposed language regarding clear space within a second story that could be counted twice toward floor area ratio.

7. **Adjournment:** Chair **Donaldson** moved to adjourn the meeting. SunPAC Member **Perkins** seconded the motion. All were in favor. Motion carried 10-0. Meeting adjourned at 9:15pm.

Next Meeting: RESCHEDULED to Wednesday, July 16, 2008
123 East Anapamu Street, Santa Barbara
Board of Supervisors Hearing Room, 4th Floor

Topic: Introduction and Background on Draft Residential Design Guidelines

Minutes Approved:

Robin Donaldson III, Chair