



Summerland

Planning Advisory Committee

SunPAC Meeting #13

September 3, 2008



SunPAC Meeting Agenda

Call to Order

- Item 1: Pledge of allegiance and roll call
- Item 2: Public comment period
- Item 3: Meeting Minutes
 - August 20, 2008
- Item 4: Continued Review Draft Residential Design Guidelines





Public Comment

- Please complete a speaker slip



Meeting Minutes

- Review and Approve Meeting Minutes
 - August 20, 2008



Meeting Schedule Discussion

- Review & Discuss Meeting Schedule
 - One meeting a month
 - Used Wednesdays in the existing schedule
 - Proposed additional meetings as noted in the Transmittal Memo



Meeting Schedule Discussion

Meeting Schedule		
Discussion Topic		Estimated # of Meetings
Residential Design Guidelines	Chapter 3 Site Design	2 Meetings – September & October Existing Scheduled Dates: <ul style="list-style-type: none"> September 3, 2008 October 8, 2008
	Chapter 4 Building Scale and Form	3 Meetings – November, December & January '09 Existing Scheduled Dates: <ul style="list-style-type: none"> November 5, 2008 or November 19, 2008 January 7, 2009 Proposed Meeting Dates: <ul style="list-style-type: none"> December 10, 2008 OR December 17, 2008
	Chapter 5 Architectural Features	1 Meetings – February Proposed Meeting Dates:
	Chapter 6 Building Details	<ul style="list-style-type: none"> February 4, 2009 OR February 11, 2009
	Chapter 7 Garage Conversions	1 Meetings – March Proposed Meeting Dates:
	Chapter 8 Residential Second Units	<ul style="list-style-type: none"> March 4, 2009 OR March 11, 2009
	Chapter 9 Landscaping, Hardscape, Fencing and Outdoor Lighting	2 Meetings – April & May Proposed Meeting Dates: <ul style="list-style-type: none"> April 1, 2009 OR March 11, 2009 May 6, 2009 OR May 13, 2009
	Chapter 10 Additions and Alterations to Buildings of Potential Historic or Architectural Merit	1 Meetings – June Proposed Meeting Dates:
	Chapter 11 Supplemental Materials	<ul style="list-style-type: none"> June 3, 2009 OR June 10, 2009



Meeting Schedule Discussion

Meeting Schedule	
Discussion Topic	Estimated # of Meetings
Traffic, Circulation and Parking	4 Meetings – July, August, September & October Proposed Meeting Dates: <ul style="list-style-type: none"> • July 1, 2009, July 8, 2009 OR July 15, 2009 • August 5, 2009 OR August 12, 2009 • September 2, 2009 OR September 9, 2009 • October 7, 2009 OR October 14, 2009
Environmental Review (Overview and Next Steps)	1 Meeting –November (Tentative) Proposed Meeting Dates: <ul style="list-style-type: none"> • November 11, 2009 OR November 18, 2009



Draft Residential Design Guidelines

■ CHAPTER 3 – SITE DESIGN (pgs. 3-1 to 3-9)

□ Significant Elements

- Urban and Rural
- Firewise
- Views and Privacy
- Water Management
 - Unique Soil Conditions
 - Rincon Formation - Subject to expansion and contraction from varying moisture content.
 - Prone to landslides



Draft Residential Design Guidelines

■ CHAPTER 3 – SITE DESIGN (pgs. 3-1 to 3-9)

□ Water Management & Community Plan

- Water infiltration should be avoided (**Action FLD-S-1.3**)
- Drainage from new development should be directed to the nearby public street (**Action FLD-S-2.1**)
- Excessive use of impervious surfaces should be avoided (**Action FLD-S-2.2**)
- Detailed drainage plan required for development (**Action FLD-S-2.1**)
- Specific Drainage requirements for development near Environmentally Sensitive Habitat (ESH) (**Action GEO-S-2.8**)



Draft Residential Design Guidelines

■ CHAPTER 3 – SITE DESIGN (pgs. 3-1 to 3-9)

□ Additional Clarification

- Topography and Grading
- Parking Materials
- Watershed Management
 - Provide more specific guidelines for Urban versus Rural
 - Guidelines for treatment of Stormwater
 - Guidelines consistent with Community Plan Actions



Next Meeting

Residential Design Guidelines

Continued Review:

- Wednesday, October 8, 2008
 - County Administration Building
 - 4th Floor Conference Room
 - Topic:
 - Continued Review of the Draft Residential Design Guidelines

