



The voice of our community

**Land Use Committee Meeting
January 3, 2017 – 4:00 PM
1469 East Valley Road**

MINUTES

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Present: Emmens, Blue, Eidelson, Hayman, Nagel, Bollay, Gray

Absent: Thielscher

I. Call to Order

II. Approval of Minutes – November 1, 2016: Bollay/Blue, unanimous.

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda Items

A. Architectural Guidelines Phase II – John Watson presented issues and questions that he, Bollay, Gottsdanker and Overall have been discussing related to accessory structures and Phase II of the Architectural Guidelines update. Challenges include variable definitions of accessory structures, how limits like the 800 s.f. garage exception are carried through, the permissiveness of the existing code allowing development of tall structures within 5 feet of property lines.

Bollay clarified that focus is on setting limitations on multiple accessory structures. Discussed the ability to fold in proximity to property lines and overall height for stacked accessory structures. Group will continue to discuss approach to focus wishes and work on methodology.

Greene to check in with P&D staff regarding project timing and the community's interest in providing input on the scope of issues considered and methodology used to set accessory structure limits.

B. Highway 101 HOV Project Revised Draft Environmental Impact Report – Bollay has reviewed draft. Intersection impact conclusions are based on a model that doesn't seem to be understood by the project engineers. He suggested that the MA request an extension to the review period. The revised document seems to rely on the same information as the previous document, with additional intersections identified. For Montecito, only minor impacts are identified. The importance on focusing comments on measures to mitigate construction and long-term impacts was discussed. A primary goal is to ensure that the needed parallel projects move forward with the mainline project.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – No report.

VI. Planning Commission Items – No January Meeting

- A. P&D Annual Work Program – The planning commissions will be discussion the work program in February. Hayman identified Short Term Rentals, Architectural Guidelines revisions and the use of drones in public places as topics she would like to see in the program. Committee members are requested to identify additional topics for discussion next month.

VII. Old Business

- A. MBAR Attendance Calendar – This discussion was deferred to next meeting. Information from the November minutes describing options for MBAR participation to be provided.
- B. Upper Village Crosswalk/Median – Speed feedback sign moving forward. Need to revive effort on median.
- C. YMCA Request for Long-Term Parking Lease at Manning Park – After a hearing, the Park Commission took the position not in favor of a long-term lease of the park parking lot.

VIII. New Business

- IX. Adjournment** – Hayman thanked the committee for all its work in 2016 and adjourned the meeting at 5:55 p.m.

Next meeting February 7, 2017