



The voice of our community

**Land Use Committee Meeting**  
**January 5, 2016 – 4:00 PM**  
**1469 East Valley Road**

**MINUTES**

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**Present:** Kupiec, Dealy, Emmens, Budgor, Hayman, Bollay, Nagel, Abatemarco

**Absent:** Thielscher

**I. Call to Order**

**II. Approve Minutes of December 1, 2015 – MSC, Kupiec/Dealy, unanimous.**

**III. Public Comment for Items not on Agenda – Ron Schaefer, Casa Dorinda offered thanks for the committee's hard work for the community.**

**IV. Conference Agenda**

- A. Consider Comments to the Montecito Fire Protection District Regarding the Draft Negative Declaration for Acquisition of 1510 San Leandro Lane – Greene introduced the item. The MFPD is considering purchase of the property for the future development of a fire station. They have prepared a draft Negative Declaration that evaluates the impacts of the purchase alone. Comments on the ND are due by January 14. The MFPD will hold a public hearing on January 25 to approve the ND and purchase. The committee should hear from the fire chief and public and consider whether to provide comments on the environmental document and/or property acquisition. Chief Hickman described the property. The district is considering the purchase to align facilities with the Standards of Coverage study that suggests a triangle approach to station siting. Would first develop a station on the east end of Montecito and then move forward with a station at the San Leandro site, subject to approval of Local Coastal Plan amendment to conditionally permit fire stations in residential zone districts and the approval of a conditional use permit. This is intended to close response time gaps on south side of freeway and on the eastern end of the community. Have two months to complete the purchase, probably a 7-10 year horizon before they could develop. Would like to convert San Ysidro station to an administrative /training facility in the long term. Mark Manion, MFPD counsel, defended the basis for only evaluating the impacts of the purchase at this time. Budgor believes the project deserves a full up review, uncomfortable with pushing through without full analysis. Committee does not intend to make any comments. Bollay recommends that this be agendaized at the Board for discussion.

- B. Consider Comments to the Montecito Planning Commission Regarding the Proposed Residence at 1154 Channel Drive – The coastal development permit for this residence was heard by the MPC in May of 2015. They had concerns with the scale of development, design and effect on public views and continued the item indefinitely with direction to the agents to redesign, return to MBAR and work with neighbors. The revised project returns to the MPC on January 20. Thiep Cung presented revised plans for the site. Changes to the plans since the previous MPC and MBAR meetings were identified. Derek Westen representing applicants stated that the owner made efforts to engage with neighbors. There is no legitimate basis for the MPC to reject the construction, as it complies with guidelines. Michael Hair, adjacent neighbor stated that the owner has not asked him what would be acceptable. Size of second story is still doubled from that of the existing house and some mountain views are obscured. Susan Petrovich, representing Mr. Hair, summarized concerns in letter submitted including MPC comments and applicable Architectural Guideline standards, concluding that the project is incompatible with its surroundings. Mindy Wolf representing CP Farms, owner to the north, requested continued support from committee for additional revisions to the project to make it visually subordinate. Bob Collector addressed the importance of committee’s input to the MPC. Westen, objected to neighbor testimony stating that the house is dramatically different than previous design, and that mountain views are not impacted.

Bollay suggests we support our Commission in carefully considering Channel Drive as stated in our earlier letter. Stay out of issues regarding style. Hayman – encourages further meeting between owner and neighbors. The committee concluded that no further action was necessary.

- C. Medical Marijuana – Hayman summarized legislative background on the issue and the proposed ordinance pending at the County. Given the county planning staff’s intent to move forward with recommending the adoption of an ordinance despite the expected elimination of the March 1 deadline for local agencies, we will monitor the County Planning Commission hearing and report to the Board on the topic, possibly formulating comments for the Board of Supervisors hearing currently scheduled for January 19.

*Due to time limitations, the items below were not addressed.*

**V. Committee/Staff Member Reports**

- A. Montecito Board of Architectural Review
- B. Montecito Planning Commission
- C. Member Reports

**VI. Planning Commission Items – January 20, 2016**

- A. Olsten Trust New Residence, 1154 Channel Drive
- B. Klein Appeal of McGauchey Water Tanks, 1965 Jelinda Drive

**VII. Old Business**

**VIII. New Business**

**IX. Adjournment** – The meeting was adjourned at 6:30 p.m.

Next meeting February 2, 2016