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## Land Use Committee Meeting

February 3, 2015 – 4:00 PM

1469 East Valley Road

### MINUTES

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

**Absent:** Kupiec

#### I. Call to Order

**II. Approval of Minutes – January 6, 2015 –** Thielscher/Bollay, MSC, unanimous, (Nagel abstained).

**III. Public Comment for Items not on Agenda - None**

#### IV. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – One item of interest on Santa Rosa Lane. The committee discussed how to participate at MBAR in the future and concluded that attendance by members would be on an as needed basis.
- B. Montecito Planning Commission – Greene provided an update on the MPC's action to conditionally approve the Miramar project and the appeals filed. The Board of Supervisors will hold a *de novo* hearing at a date to be determined. Bollay suggests that the Association support the planning commission's action. Abatemarco would like to get a sense from the Association board of how they wish to weigh in on appeals. Dealy would like Caruso to provide documentation as to the actual economic effect of the reduction from 200 to 100 club members. Motion to request that the board consider and debate whether to send a letter to the Board of Supervisors supporting the Montecito Planning Commission's action. MSC, Abatemarco/Nagel, unanimous.

#### V. Planning Commission Items – February 18, 2015

- A. Peake Appeal, 223 East Mountain Drive – Greene provided background regarding this neighbor appeal of a land use permit to validate existing accessory structures on a property where the primary residence burned in the Tea Fire. The basis of the appeal is concern for potential use of the structures as residential units and regarding trees within the view corridor. After hearing from the appellants, the committee elected not to take a position.
- B. Santa Barbara Cemetery Conditional Use Permit Amendment for New Crypts, 901 Channel Drive - This project would install 206 concrete crypts below ground in an area identified for burial plots within the existing cemetery. The crypts would be covered by sod and opened as needed to inter coffins within the individual crypts. The committee had no comments.

## **VI. Old Business**

- A. Short-Term Vacation Rentals Working Group – Greene reviewed status of issue, potential for some work on the topic to be included in the County's long range planning work program and asked if any committee members would like to join the subcommittee looking at the issue. Dealy agreed to join Abatemarco, Emmens and Rosen on the subcommittee.

## **VII. New Business**

- A. Water Study Group – Budgor said that the Association is forming a group to look at water supply issues in the community. The first meeting is on 2/13. Initial steps will include information gathering.
- B. Land Use Committee Workshop on Planning Process –Greene will schedule time for the committee to review the local land use process and governing documents.
- C. Casa Dorinda Revised Development Plan Draft Negative Declaration – Greene noted that a Draft Negative Declaration for the project will be released any day. Hayman offered to help with review of the draft document.
- D. Long Range Planning Work Program – This will be before the MPC in March. We will plan on discussing it at our March meeting.
- E. Cypress Trees at 1428 East Valley Road - Caltrans has requested that the Association provide a written statement of support for removing the entire row of trees fronting this property. The committee would like to further discuss and have input from the property owner.

## **VIII. Adjournment – 5:40 p.m.**

Next meeting March 3, 2015

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