



The voice of our community

Land Use Committee Meeting

February 7, 2017 – 4:00 PM

1469 East Valley Road

MINUTES

Present: Thielscher, Eidelson, Emmens, Blue, Hayman, Bollay, Bridley, van Duinwyk

Absent: Gray

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I. Call to Order

II. Approval of Minutes, January 3, 2017 – MSC, Blue/Emmens, unanimous (Thielscher, Bridley, van Duinwyk abstained).

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda Items

- A. Receive an Information Briefing Regarding the Sustainable Groundwater Management Act (SGMA) and its Implementation Through Groundwater Sustainability Agencies from Matt Young, County of Santa Barbara, Nick Turner, MWD and Jane Gray, Dudek – Young provided an overview of SGMA and its mandates for the preparation of Groundwater Sustainability Agencies (GSA) and Groundwater Sustainability Plans (GSP) for medium and high priority basins. The DWR has designated the Montecito basin as a very low priority basin, and thus it is not currently subject to the mandates. Gray and Turner further addressed the purpose of the Act to plan for effective local management of groundwater basins and the Montecito Water District's decision to move forward with creation of a GSA. A public meeting on the MWD's formation of a GSA is scheduled for March 2, 2017 at 6 pm at El Montecito Presbyterian Church. Those interested in receiving notifications about this effort can opt in at the district's website, www.montecitowater.com.
- B. Montecito Architectural Guidelines Phase II Priorities for Consideration by County P&D – Bollay described proposed ideas from the Phase II subcommittee to be incorporated in the Phase II Architectural Guidelines Project. These are: 1) Include the floor area of detached accessory structures (DAS) in excess of 10% of the recommended floor area of the primary structure as part of the overall allowed floor area; 2) Garage area in excess of 400 square feet to be included in the floor area calculation; 3) Prohibit the stacking of detached accessory structures; 4) Reduce the overall allowed height of a DAS; 5) Limit the footprint of combined DAS; 6) Require separation between DAS; 7) Reduce the maximum allowed building height to 25 feet; and 8) Add a lot coverage maximum.

Scope as understood by County staff is focused on measures to address size and number of detached accessory structures.

- The committee discussed the potential of some of the recommendations to create nonconforming structures and noted that some of the recommended components could require ordinance amendments in addition to the contemplated revisions to the Architectural Guidelines. The sense of the committee is in support of the direction of the subcommittee with respect to the discussion ideas in the “Discussion Ideas” memorandum prepared by the subcommittee of February 1, 2017.
- C. Receive a Presentation Regarding Proposed All Saints by the Sea Conditional Use Permit Amendment- Chip Nichol, chair of church’s renovation effort, described the need for the project, specifically to address structural issues with portions of the sanctuary building, including lack of foundations in some areas, ADA compliance and mechanical updates. The first phase of the project to reconstruct the bell tower has been completed. The church is now seeking a CUP amendment for the balance of the project to allow for major seismic strengthening, the addition of approximately 1,500 gross square foot, and interior renovations. HLAC and MBAR have been supportive. Bob Easton, project architect, described the project and shared elevations. He requested the Association’s support of the project. Motion to recommend that the board submit comments to the Montecito Planning Commission in support of the project as it provides protection of the historic character of the building, is appropriate in scale and compatible with the neighborhood; and recognizing the extensive community outreach conducted by the church, Bridley/Eidelson, unanimous (Thielscher abstained).
 - D. Consider Comments Regarding Expansion of the State Water Delivery Pipe from Santa Ynez to Lake Cachuma – This local, seven-mile section of pipeline limits the amount of water that can be delivered by the State Water Project. This inability to transfer water more quickly is causing the potential loss of supplemental water that south coast districts have purchased and stored in the San Luis reservoir. Bollay suggests that we also consider banking in Lake Cachuma to address drought conditions. Motion to continue to March, van Duinwyk/Bollay, unanimous.
 - E. Consider Comments to the Montecito Planning Commission Regarding the 2017 P&D Work Program – The Planning Commissions consider and prioritize planning items for consideration for funding during the County’s annual budget process. Current Montecito focused projects include the work on the Architectural Guidelines. Potential projects included as action items in the Montecito Community Plan are tree protection and historic resource cataloging and protection. Ana Citrin representing Save Montecito Eucs, an organization with the broad goal of preserving Montecito trees, cited action items in the MCP regarding development of a tree protection mechanism and asked the committee to support this as a high priority item in the P&D Work Program. Evan Aptaker notes that tree protection is essential to the character of the community. Motion to recommend to the Board that a letter in support of prioritization of any additional work on the Architectural Guidelines and development of a tree protection mechanism be included in the Work Program as high priority projects. von Duinwyk/Thielscher, unanimous.

V. Committee/Staff Member Reports

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

VI. Planning Commission Items – February 15, 2017

- A. Robinson Time Extension, East Mountain Drive

- B. Fernald Point Lane Bridge and Fish Passage, Fernald Point Lane
- C. Young Addition, 645 Romero Canyon Road
- D. Planning & Development Annual Work Program FY 2017-18
- E. Comprehensive Plan Annual Report

VII. Old Business

East Valley Road Upper Village Pedestrian Safety - Greene reported that the Montecito Community Foundation denied the MA's grant for the community share of the speed feedback sign. This topic will be put on the conference agenda next month.

Channel Drive Pedestrian Path – The need move forward on this subject, including a community meeting, was discussed. This topic will be put on the conference agenda next month.

VIII. New Business

IX. Adjournment – The meeting was adjourned at 6:55 pm

Next meeting March 7, 2017

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