



The voice of our community

Land Use Committee Meeting

March 1, 2016 – 4:00 PM

1469 East Valley Road

MINUTES

Present: Thielscher, Eidelson, Dealy, Emmens, Hayman, Bollay, Nagel

Absent: Blue

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I. Call to Order

Thielscher acknowledged Eidelson's extensive background, work and impact on numerous community and county issues spanning decades, and reflected on the leadership and strength that Eidelson will bring to LUC .

II. Approval of Minutes – February 2, 2016 – Dealy/Nagel, unanimous (Thielscher abstained).

III. Public Comment for Items not on Agenda

Dick Nordlund discussed past practice with Architectural Review Committee at the Association and decision-making at the County Planning Commission. Suggests that the Association put forward candidates for the Supervisor to consider when vacancies are available on the Montecito Board of Architectural Review and Planning Commission. Hayman requested that when vacancies occur at MBAR or MPC that LUC consider candidates to propose to the full Board to convey to the Supervisor.

IV. Conference Agenda

A. Receive a Presentation Regarding the Planning & Development Work Program - Matt Schneider and Allan Bell, P&D shared background on Annual Work Program. Planning Commissions receive presentation and make recommendations for Board of Supervisors consideration as part of annual budget hearings, upcoming in April. Ongoing and potential future projects were described. Hayman requested clarification on Board of Supervisor's direction relative to future work on a medical marijuana ordinance. At the suggestion of P&D, Hayman requested a future presentation on work related to the ground water management effort and recent state legislation. MPC suggested additions to the future projects list to include a sustainability performance measures project and historical structures inventory. Southern California Gas has requested inclusion of a project to exempt transmission facilities from telecom permit requirements. The MPC prefers this to be a private application. The Board of Supervisors will consider process and initiation questions on April 5. LUC will monitor the process. Montecito Architectural Guidelines scope expansion related primarily to detached accessory

structures was discussed at MPC. MPC supported adding it in as an ongoing project for next year. Budget report will be available early April.

Short Term Vacation Rentals – Schneider summarized the Montecito and County Planning Commission recommendations for draft ordinances, specifically banning short term rentals in residential zones County-wide and a recommendation from the County PC to include provisions to allow the use in agricultural zone districts. Staff is working on ordinance drafting and will present first to the MPC in May or June, then to the County PC and Board of Supervisors. The committee discussed the decision to allow STVRs in agricultural zones and the need to provide notification to Montecito Avocado Ranch owners. Greene, along with individual members with contacts in the Avocado Ranch area, will reach out to as many residents as possible. LUC will continue to advocate for a full ban in this zone.

- B. Architectural Guideline and Ordinance Revisions for Hillside Development – The MPC will hold their first hearing on the project this month. Refinements to Association positions as presented last month to the MBAR were discussed. A motion was made to recommend that the board send a letter to the MPC addressing support for approval of the project and detailing specific areas for further refinement. These include continued support for a methodology that includes 800 square feet plus 50% of the area of a day-lighted basement in the calculation of floor area; requesting that the Architectural Guidelines floor area definition remain as drafted with respect to inclusion of attached accessory structures as a part of recommended maximum floor area and that implementing administrative documents be revised; and restating our desire to have detached accessory structures addressed. Bollay/Thielscher, 6-1 (Dealy opposed).

V. Committee/Staff Member Reports

- A. ADA Improvements to 1469 East Valley Road – No report.
- B. Montecito Board of Architectural Review – No report
- C. Montecito Planning Commission – The Commission heard the P&D work program and made the recommendations as discussed earlier and heard and recommended approval of the general package of ordinance amendments. It was suggested that the Association review the future project identified in the Montecito Community Plan, so copies of the appendix were distributed for discussion next month.

VI. Planning Commission Items – March 23, 2016 (informational only)

- A. Olsten Trust New Residence, 1154 Channel Drive
- B. Architectural Guideline and Ordinance Revisions for Hillside Development

VII. Old Business

Schedule LUC Member Attendance at MBAR – The Association’s role in this process was discussed. It was agreed that for now, Greene will identify those projects that may present issues of community importance and inform Hayman. We will then participate in MBAR as deemed appropriate for the specific project or issue.

East Valley Road frontage - Thielscher reports that after consultation with Caltrans, it was determined that the walking path in front of the Hick’s home is outside of the road right-of-way. We hope to work with the owner of the property just to the east (and west of Santa Angela) to improve the path.

Thielscher is continuing his efforts with respect to a crosswalk from the Montecito Hall to the hardware store.

Hayman reported on a meeting with YMCA representatives. They are waiting on a response from County administration regarding a possible long-term parking agreement for spaces at Lower Manning Park.

VIII. New Business

IX. Adjournment – The meeting was adjourned at 6:15

Next meeting April 5, 2016