



The voice of our community

## Land Use Committee Meeting

April 1, 2014 – 4:00 PM

1469 East Valley Road

### UNAPPROVED MINUTES

#### 2014 Officers:

Ted Urschel  
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Bob Williams  
1<sup>st</sup> Vice President  
Tom Bollay  
2<sup>nd</sup> Vice President  
Monica Brock Petersen  
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#### Directors:

Frank Abatemarco  
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#### Honorary Directors:

Ralph Baxter  
Sally Kinsell  
Robert V. Meghreblian  
Richard Thielscher  
Joan Wells

#### Executive Director:

Victoria Greene

#### Office Coordinator:

Susan Robles

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**Present:** Thielscher, Williams, Emmens, Petersen, Bollay, Kern, Abatemarco

**Absent:** Kupiec

#### I. Call to Order

II. **Approval of Minutes – March 4, 2014 – Thielscher/Williams, unanimous.**

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

#### IV. Conference Agenda

- A. Consider Comments to the Board of Supervisors Regarding the Appeal of the Historic Landmark Advisory Commission's Approval of Changes to the Juarez/Hosmer Adobe – Greene noted that at last month's meeting the committee continued the item to afford the owner's representative the opportunity to engage an adobe reconstruction expert to assess the structure. Hattie Beresford, representing the Pearl Chase Society, reported that Hay had a qualified adobe engineer view the structure. That report is provided to the applicant before it is submitted to the County. The appeal is being amended to include challenge to the CEQA exemption on the basis that the reconstruction can't be done in compliance with the Secretary of Interior's standards for historic structures. Kellam deForest cited MCP provisions for preservation of the Hosmer Adobe. The committee discussed the breakdown in process that occurred. Bollay noted importance of taking a position on process. Committee agreed that the draft letter expressed their concerns. Petersen/Emmens motion to present the draft letter to the Board for approval, motion carried unanimously.
- A. Receive a Presentation of Proposed Landscaping Plan for the Olive Mill/Hot Springs Roads Triangle – Greene described the Montecito Association Beautification Committees' work with Casa Dorinda to replant and beautify the area. Landscape Architect David Black presented the proposed concept plan. Existing plantings include mature cypress that the arborists notes needs care but is still viable. There are also three redwood trees that may or may not be worth retaining. Proposed plan includes new coast live oaks and oak woodland species in the understory. Emmens noted that it is important to maintain the line of sight through the triangle for vehicles traveling southbound on Hot Springs. Black will review locations of taller growing shrubs.

**V. Committee/Staff Member Reports**

- A. Montecito Board of Architectural Review – Nothing to report
- B. Board of Supervisors – Greene report that the Board of Supervisors expressed support for proceeding with the Hillside Development package of ordinance and Architectural Guideline revisions as part of the P&D work program if grant funding was identified. They will revisit the issue when they hold budget hearings.

**VI. Planning Commission Items – April 16, 2014**

- A. Miradero-Doran Lot Line Adjustment, 809 Park Lane – Greene will monitor to insure no impacts to the Wiman Trail.
- B. Nolan Appeal of Kasztelan, 137 Sierra Vista Road
- C. Smart Build Santa Barbara, Countywide Energy Element Amendment – Greene will review when information is available.
- D. Schnur New Swimming Pool and As-Built Development Plan, 935 Park Lane - no issues

**VII. Old Business** – Williams asked about the status of the YMCA parking issue. We believe that the applicant is working to address concern with the Park Department. We will continue to monitor progress.

**VIII. New Business** – A draft negative declaration for the Crown Castle project is available. Greene will email the link to the committee and review to determine whether we have comments prior to the April 21 close of public comment. The project is scheduled for MPC on May 21.

**IX. Adjournment** – The meeting was adjourned at 5:15 p.m.

Next meeting May 6, 2014

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