



The voice of our community

Land Use Committee Meeting
April 7, 2015 – 4:00 PM
1469 East Valley Road

MINUTES

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Present: Kupic, Nagel, Emmens, Abatemarco, Bollay, Hayman, Dealy

Absent: Budgor, Thielscher

I. Call to Order

II. Approval of Minutes – March 3 and 23, 2015 – MSC,
Bollay/Emmens, unanimous.

III. Public Comment for Items not on Agenda – Sylvia Easton announced Seismic Safety Commission presentation to the Board of Supervisors 4/8 and SSC meeting on 4/9. LA Times has been running a series on Airbnb.

IV. Conference Agenda

A. Peck Rear Perimeter Fence, 1134 Hill Road – Greene gave background; the project was heard and continued at the March MPC meeting. John Cuykendall and Sam Maphis shared the plan for this residentially developed interior lot located south of the railroad tracks. Requesting a 12 foot fence because the parcel sits at a lower grade than tracks. The goal is to reduce railroad and freeway noise. Fence would be of wood to dampen and not reflect sound. Several neighboring properties have had walls of 8-12' previously approved. Shared noise study contour maps. Discussion of potential for graffiti and sound attenuation followed. Maphis requested support of the project. Kupiec sees no harm given location and helps the homeowner. Bollay suggests letter supporting the project with maintenance of adequate landscaping with height to be determined by the Planning Commission. Motion to recommend a letter of support for the sound wall with the caveat that it should be adequately landscaped and maintained, Bollay/ Nagel, MSC, unanimous.

B. MBAR/MPC Joint Meeting Follow Up – Greene reviewed topics being discussed. There may be a role for the MA in facilitating some of the discussions.

V. Committee/Staff Member Reports

A. Proposed Architectural Guideline and Zoning Ordinance Revisions for Building Height and Basements – Greene and Bollay provided background on proposed changes. Met with P&D last week to review our draft changes from 2009. P&D is beginning work and will come to the LUC next month.

- B. Montecito Board of Architectural Review – Nothing to report.
- C. Montecito Planning Commission – In addition to the items discussed above, the MPC considered the P&D Work Program. The MPC and County PC are recommending that the Board of Supervisors move the Vacation Rental project to the short-term list so that work can begin next fiscal year. We will attend the Board of Supervisors discussion of the P&D budget and work program on April 8.

VI. Planning Commission Items – April 21, 2015

- A. FAR Issues Discussion
- B. Peck Rear Perimeter Fence, 1134 Hill Road
- C. Kane Water Wells, 1055 Fairway Drive

VII. Old Business

VIII. New Business – Abatamarco suggests cross walks with embedded flashing lights be installed adjacent to elementary schools.

IX. Adjournment – The meeting was adjourned at 5:40 p.m.

Next meeting May 5, 2015