



The voice of our community

Land Use Committee Meeting

May 2, 2017 – 4:00 PM

1469 East Valley Road

MINUTES

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Present: Thielscher, Eidelson, Bridley, Bollay, Johnson, Lee, van Duinwyk

Absent: Hayman, Gray, Emmens, Blue

I. Call to Order

II. Approval of Minutes, April 4, 2017 – MSC, van Duinwyk/Bollay, unanimous (Thielscher and Eidelson abstained).

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda Items

- A. The Process of Water Deliveries to Lake Cachuma - Tom Fayram, Deputy Director Water Resources for Santa Barbara County provided an overview of the history of Santa Barbara County's participation in the State Water Project. The approach to management of this supplemental supply by the participating water districts was also discussed. Fayram explained that the original sizing of the infrastructure to connect with the State Water Project was based on the original allocations to local districts, and therefore could not typically accommodate greater water volumes in wet years (such as winter 2016-17). The committee was interested in the capacity of the pipeline from Santa Ynez to Lake Cachuma. Fayram clarified that the pipeline from Santa Maria to Santa Ynez is similarly sized, so expansion would not be feasible if it was desirable. Using each agency's State Water allocations regularly, when they are available, obviates the need for a larger pipe. Fayram was thanked for his informative report.
- B. Consider Further Comments to the Board of Supervisors Regarding the Short Term Rental Ordinance – Greene provided background on the status of this effort and the intent of the letter to reinforce our position in support of a ban on short-term rentals. Motion to recommend that the letter be forwarded to the board with minor changes and submitted to the Board of Supervisors. van Duinwyk/Johnson, unanimous.

V. Committee/Staff Member Reports

- A. Channel Drive Walking Path - Discuss Next Steps: Greene described discussions from last year, including work with County Public Works, research about right-of-way and concepts about where to provide a path. We had been ready to begin outreach to learn whether the community was supportive of pursuing any kind of improved pathway in this location. There was consensus that we should seek neighborhood input and understand what is feasible to

construct in public right-of way. The item will be discussed further next month when we will set a date for the community meeting. Thielscher suggests including base map information with our publicity materials. East Valley Road Pedestrian Safety Projects – Greene provided a summary of the steps taken to date and the status of the flashing speed feedback sign. After discussion, it was agreed that we should continue to pursue the feedback sign and explore whether with the feedback sign, Caltrans might remove one of the speed limit signs.

- B. Montecito Board of Architectural Review – Bridley reported on the April 27 meeting including continued concept review of projects at 1411 Schoolhouse and 1356 East Valley Road. The cabana project at 1775 San Leandro received positive comments and is moving forward with a modification application. Johnson also attended that meeting and reported that the Sturgess project at 1473 Edgewater Lane received generally positive MBAR comments and neighborhood issues appeared to be worked out, so it will also move forward to the Montecito Planning Commission for consideration of the coastal development permit. Greene will contact the project agent to determine when they could present the project to the committee.
- C. Montecito Planning Commission – Greene reviewed the actions of April 12 and 18. On April 12, the accessory dwelling unit ordinance was heard and direction given on changes that largely address our comments. A revised ordinance will be presented on May 17. We will track and comment as necessary. The transitional and supportive housing ordinance amendments were recommended for approval as presented. The appeal of the MBAR preliminary approval of the residence at 1154 Channel Drive was denied with modifications to the project to address many of the areas of concern. The All Saints project was approved and Casa Dorinda Open Space Management Plan was continued.

VI. Planning Commission Items – May 10 and 17, 2017

- A. Casa Dorinda Open Space Management Plan (5/10) – this item was continued by MPC.
- B. Montecito Architectural Guidelines Phase II (5/10) – Hayman will represent our existing position.
- C. Accessory Dwelling Units Ordinance Amendment (5/17) – see report under V.D.
- D. Stark Pool Cabana, 1775 San Leandro Lane (5/17) – Jennifer Siemens, agent for the owner, shared a plan and photographs of the 405 sq. ft. cabana, showing how this structure was very well screened, would retain trees and add two new oaks, and was far smaller than most cabana projects. Bridley added that the MBAR had positive comments and recognized the constraint of the site. The committee concurred and agreed no further comment was necessary.
- E. Saville Appeal, 565 Picacho Lane (5/17) – Greene reported that both parties were unable to attend today’s meeting and Bridley concluded that we would provide no comment at this time.

The committee had no further comments on any of these items.

VII. Old Business - None

VIII. New Business - Cannabis – Bridley summarized a report from Hayman regarding the County’s Ad Hoc Committee meeting on the future of cannabis operations in the County. A copy of her meeting summary was distributed. She has invited County staff to attend a future LUC meeting for informational purposes. We will continue to track the County effort.

IX. Adjournment – The meeting was adjourned at 5:45 pm

Next meeting June 6, 2017

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