



The voice of our community

Land Use Committee Meeting

May 7, 2013 – 4:00 PM

1469 East Valley Road

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MINUTES

Present: Williams, Abatemarco, Johnson, Urschel, Bollay, Petersen, Short, Kern, Thielscher

Absent: None

I. Call to Order

II. Approval of Minutes April 2, 2013 – Williams/Johnson, unanimous.

III. Public Comment for Items not on Agenda - None

IV. Committee/Staff Member Reports

A. Pending Projects:

MUS Facilities Planning – Greene noted that some neighbors have expressed concerns about the cafeteria and teacher lounge building proposed adjacent to School House Road. Committee agreed we should ask school to present current plans at our June meeting. Petersen volunteered to participate in MUS Facilities meetings.

Crown Castle – They have recently submitted applications to the County for a 32 node system in the Romero, Bella Vista, Park Lane neighborhood and along N. Jameson. The list of locations and a map are on our website. The Romero area is not on the current network so mostly above-ground cable would be installed in addition to the nodes. The Crown Castle representative has asked if we wished to help with community outreach. It was agreed we should let them start that process. Johnson requested information on Crown Castle's projected future demand for facilities. Greene questioned whether the expanded network has been approved by the CPUC.

Hillside Issues – We are considering seeking grant funding to help cover County costs to move the Hillside Development Issues forward. These include proposed changes to zoning ordinance height provisions and Architectural Guidelines provisions regarding basements. The changes were drafted in 2008-2009. We would like the LUC members to review that draft and be prepared to discuss the proposed approach at the June meeting. Greene will circulate for review prior to the June LUC meeting

YMCA – The initial study is still under preparation. The initial study will identify whether an environmental impact report or negative declaration will be prepared for the project. The planner expects to have it completed in 2-3 weeks.

- B. Montecito Board of Architectural Review – No Report, heavy agendas.
- C. Montecito Planning Commission Actions – The MPC approved the Beyer project on Oak Creek Canyon Road as proposed. The Handtmann appeal of the MBAR denial was denied by the MPC, affirming the MBAR's denial.
- D. Transportation Subcommittee – Anticipate Caltrans will be before SBCAG on May 16 to respond to CAG's direction of October 2012.

V. Planning Commission Items – May 22, 2013

- A. Tenth Anniversary of the MPC and MBAR – All invited to celebration and reception, 11:30 time certain, May 22 at the Planning Commission Hearing Room.
- B. Bagdasarian-Bonsignore Lot Line Adjustment, 1260 and 1194 East Mountain Drive – Turns out this will not be heard for one or two months. Will monitor staff report to ensure trail is protected and review conditioning for completion of restoration of area affected by the zoning violation.
- C. Terzian Landscape Changes, 1491 Edgecliff Lane – Project would allow landscape as installed. Committee has no comments.

VI. Old Business

VII. New Business

VIII. Adjournment

Next meeting June 4, 2013

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