



The voice of our community

Land Use Committee Meeting
June 2, 2015 – 4:00 PM
1469 East Valley Road

MINUTES

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Present: Thielscher, Kupiec, Emmens, Hayman, Budgor, Nagel, Abatemarco

Absent: Dealy, Bollay

I. Call to Order – 4:05 pm

II. Approval of Minutes – May 5, 2015 – Thielscher/Hayman, unanimous (Nagel, Kupiec and Emmens abstained).

III. Public Comment for Items not on Agenda

Dale Zurawski, representing Residents for Responsible Development, had neighborhood gathering. She also met with Casa Dorinda to discuss concerns last week. The group's primary concern is with respect to the condition of the Casa Dorinda open space area.

IV. Conference Agenda

- A. Consider Comments to the State Senate Regarding Proposed AB 57 Related to Automatic Approval of Telecommunications Facilities – Greene introduced item. This bill was approved by the State Assembly and is pending in the State Senate. It would provide a means for automatic approval of telecommunications facilities where the local agency failed to act on the project within the time frame mandated by the FCC. Committee members agreed that the bill would have the effect of usurping community rights and bypass public input. It could also result in projects that are not appropriately conditioned to ensure that applicable community goals, such as preservation of aesthetics, are met. MSC, Abatemarco/Thielscher to recommend the Board send a letter addressing these concerns, unanimous.
- B. Consider Comments to Supervisor Carbajal Regarding the Proposed Phillips 66 Rail Spur – Greene described project intended to prolong the life of an existing oil refinery that currently processes crude from the northern Santa Barbara County area. Oil trains would import crude from the north or south to Nipomo area. Refined oil would then be transported by existing pipeline. Proposal would result in up to five trains a week. Abatemarco is concerned about use of community as a thoroughfare. There is only very limited capacity along the rail line for desirable uses like commuter rail today. Nordlund pointed out that the number of trains and cars proposed per week would be comparable to the

existing capacity of the refinery. Budgor is concerned with potential of significant risk to public safety and ensuing environmental hazards were a derailment to occur due to increased transit frequency and quality of track. We should try to get involved with Union Pacific to address hazards and get needed improvements in place. Abatemarco/Nagel, to recommend that the Board approve an expanded letter that addresses these points, unanimous.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – On June 1 the MBAR discussed the proposed revisions to the Architectural Guidelines and zoning ordinance to address basements and building height. There was support for inclusion of daylighting basement area in the floor area and some mixed feelings regarding changes to building height calculation. We will continue to monitor to ensure that the project moves forward and goals are met.
- B. Montecito Planning Commission – The Verizon project at Westmont was approved. The new residence at 1154 Channel Drive was continued to allow the applicant to revise the project and meet with neighbors. The consensus on the Commission was that the project could not be approved as proposed.

VI. Planning Commission Items – No June Meeting

VII. Old Business – Thielscher asked about the status of Caltrans' plan to remove the cypress trees on East Valley Road. Greene will check with Caltrans.

Hayman will participate on the Short-Term Vacation Rental Subcommittee. Greene will look for the work program for that project when County budget materials become available in the next week.

VIII. New Business

IX. Adjournment – The meeting was adjourned at 5:25 pm.

Next meeting July 7, 2015