



The voice of our community

**Land Use Committee Meeting**  
**June 3, 2014 – 4:00 PM**  
**1469 East Valley Road**

**MINUTES**

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**Office:**

1469 E. Valley Road  
Santa Barbara, CA 93108

P.O. Box 5278  
Santa Barbara, CA 93150  
Tel: (805) 969-2026  
Fax (805) 969-4043

info@montecitoassociation.org  
www.montecitoassociation.org

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

**Absent:** None

**I. Call to Order**

**II. Approval of Minutes – May 6, 2014 –** Kupiec/Williams, unanimous.

**III. Public Comment for Items not on Agenda**

**IV. Conference Agenda**

A. Consider Comments to the Board of Supervisors Regarding the Appeal of the MPC Denial of the Crown Castle Projects – Overall and Brown present. Overall described how the MPC came to the decision to deny the project. Described project background and limitations on Commission's scope of authority. The basis for denial was visual incompatibility of the proposed facilities. Received significant public testimony regarding adequacy of Verizon service in the area and the lack of a gap of coverage influenced their decision. The Commission requested additional time to look at some alternatives on some of the sites but the applicant would not accommodate the MPC's request by granting an extension to the permitting timeline mandated by federal law. Thus project was denied and Crown Castle has appealed the decision to the Board of Supervisors.

Proposed equipment, as designed requires a ground mounted pedestal for an electrical meter. If equipment were split between two poles, they would not need the ground mounted meter. Also would have a brightly colored warning sign on the equipment.

After discussion, a motion was made to draft a letter for consideration by the board stating support of the MPC denial due to visual impacts of the project as proposed and that new evidence has come to light regarding design options that would reduce the amount of utility equipment proposed to be located above ground, resulting in a project that is more aesthetically in line with the policies of the Montecito Community Plan. MSC, Williams/Petersen, unanimous.

**V. Committee/Staff Member Reports**

- A. Montecito Board of Architectural Review – Greene reported that we provided comments to the MBAR regarding the project at 1355 Oak Creek Canyon. There is some confusion as to whether this design has had some preliminary approval in the past associated with an expired permit.
- B. Montecito Planning Commission – No report beyond Crown Castle discussion.

**VI. Planning Commission Items – June 18, 2014**

- A. Pulice/Moller Lot Line Adjustment, 280 Las Entradas Drive – Bollay shared that this would clean up landscape easement issue.
- B. Hotchkis As-Built Deck Appeal, 1831 E. Mountain Drive – Greene reported that this is related to a dispute between neighbors regarding landscaping and unpermitted work.

**VII. Old Business**

**VIII. New Business**

The MPC will consider neighbors' appeal of a land use permit to allow a large family day care on Sierra Vista, probably in July or August. Some discussion of zoning allowances for this type of use ensued.

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

Next meeting July 1, 2014