



The voice of our community

**Land Use Committee Meeting
June 5, 2012 – 4:00 PM
1469 East Valley Road**

MINUTES

Present: Thielscher, Bollay, Short, Kent, Kern, Watson, Johnson, Petersen

Absent: Abatamarco, Siegel, Singer

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I. Call to Order

II. Approval of Minutes April 30, 2012 – Thielscher/Kent Unanimous

III. Public Comment for Items not on Agenda

IV. Conference Agenda

- A. Receive an Update Regarding Proposed Fire Station #3 – Chief Hickman introduced item, noting the importance of the new station in improving emergency response time for eastern Montecito. Susette Naylor, project architect summarized design work to date. Site slopes from 2-9%. Revised site plan incorporates grading design required to address vehicular and pedestrian access, resulting in cut of 8,000 cubic yards, most of which would be exported. Added handicap ramp at southwest corner of building. On driveway issues, Caltrans has stated need for 20' driveway for two-way traffic and need to align with driveway across East Valley Road. Rita Bright, AMEC land use consultant discussed process. MFPD Board approved the final EIR and then submitted application for a conditional use permit to Planning & Development. They will return to MBAR on June 11. Anne Almy and Julie Harris are assigned to the project. Hope to reach MPC before the end of the year. Bollay would like the design of the handicap ramp restudied. Building on 7' pedestal with garden walls on top is contrary to residential scale desired. Suggests terracing of walls in front and other measures to soften appearance. Kent thanked team for attending.

Consider Comments Regarding the Draft Environmental Document for the South Coast Highway 101 HOV Project – Greene summarized the status and requested committee's comments and action to recommend approval of the letter to the Board. Gregg Hart stated his desire to correct some misinterpretations in the community. 101 in Motion concluded there would be a multimodal solution that includes a carpool lane intended as a tool for congestion relief. Left side ramps present safety problems and Caltrans policy is for their removal. Median landscaping is not feasible through Montecito due to inadequacy of right-of-way and line of sight issues. Watson questioned the need for the project given declining population and opportunities for telecommuting.

June Pujo representing the Hermosillo neighbors thanked MA for letter of May 24 and requested that same statement be included in our comment letter on the DED. Kent deferred to members of the Transportation Subcommittee and Short indicated acceptance. Petersen moved to recommend approval of the letter as drafted with the addition of language regarding opposition to reliance on Hermosillo as the primary northbound offramp. Thielscher seconded the motion which carried unanimously.

- B. Review Revised Plans for the Sound Wall at 415 Hot Springs Road – Dave Burke presented plans that show reduction in wall height from 12’ to 8’ at the northern end to 11’ to the south. Thielscher suggested planting a second Pittosporum hedge behind the existing hedge. Pilasters will be on the outside of the wall. Bollay pointed out that a 6’ tall wall at the property line would provide the same sound reduction as the proposed wall. Kent would prefer to see the wall further back from the property line. Watson suggested we ask for conditions requiring installation of an irrigation system and maintenance of the screening landscaping. A motion was made to draft a letter to P&D requesting provision of landscape plan with proper irrigation, additional hedge planting and maintenance for the life of the project. Thielscher/Kern, 6-2 (Bollay, Johnson)
- C. Further Discussion of the Proposed NextG Facilities – Kent stated his belief that any new or enlarged equipment should be undergrounded. The proposed location of the facility that includes installation of a pole was discussed (380 Santa Rosa Lane). Bollay says there should be no new poles, use an existing one. Abe Powell noted his involvement with the organized community group that opposed the first round of NextG development, knew there would be a second round. Powell noted the importance of aesthetics around schools and the goal that any new facilities be located outside a 1000’ radius around schools. 529 Santa Rosa is within that area. Would like it moved further from the school for aesthetic reasons. Likes recommendation regarding undergrounding of equipment. After discussion and straw votes, motion was made to draft a letter to P&D requesting that any new or expanded equipment boxes be located in underground vaults and that no new poles be erected unless all alternatives have been exhausted. MSC, unanimous.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – Greene reported on project at 1940 Tollis that had generated interest due to the removal of oak trees. The project has been pulled from the MBAR agenda.
- B. Architectural Guideline Review Subcommittee – Watson presented examples of FAR studies using criteria being discussed by the group.
- C. Transportation Subcommittee – No additional report
- D. Montecito Union Facilities – Watson reported that work to date has been focused on facility upgrades, no new development is being discussed at this time.

VII. Planning Commission Items June 6, 2012

- A. Caltrans Highway 101 HOV Draft Environmental Document

VIII. Old Business

IX. New Business

X. Adjournment – 6 p.m.

Next meeting July 3, 2012