



The voice of our community

Land Use Committee Meeting
June 6, 2017 – 4:00 PM
1469 East Valley Road

MINUTES

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Present: Emmens, Johnson, Lee, Hayman, Bridley, Gray, van Duinwyk

Absent: Blue, Thielscher

I. Call to Order

II. Approval of Minutes – May 2, 2017 – van Duinwyk/Johnson, Unanimous (Gray and Emmens abstained).

III. Public Comment for Items not on Agenda – None.

IV. Conference Agenda Items

- A. Receive a Presentation Regarding the Proposed Montecito YMCA Master Plan - van Duinwyk recused himself and stepped down. Mike Yamasaki, Executive Director Montecito YMCA introduced conceptual site plan and noted they are here for feedback from the committee. Mike shared history of the facility and introduced Brian Banks, project agent who has focused on community outreach. Brian reviewed key concerns including: mass, bulk and scale; parking and traffic impacts; increased membership; and noise impacts. After considering these issues, the YMCA has reset the project based on absolute programming needs. Brian indicated that this plan is fully parked onsite and is compliant with the zoning ordinance parking requirements. The proposed square footage has been reduced by 30% to 21,615 s.f.

Mark Kirkhart, DesignArc, shared the revised site plan. He described parking lot plans for Montecito Union School and associated benefits of accommodating parking and queuing for MUS on the school property. The YMCA proposes a multipurpose building instead of a gym. The building could accommodate basketball, volleyball and other uses. No preschool building is proposed (due to declining enrollment as a result of TK programs in public schools), but would remain in the main building at this time. A new locker room building is still proposed but the indoor pool is not. The main building would be remodeled with a partial second floor addition and the existing pool would be expanded. Mark suggested they might phase parking with construction phases. They anticipate building the multipurpose room first.

Judy Blankenship asked about the height of the multipurpose building. Kirkhart responded that it would be 35 feet high but located at a low portion of the site and screened with landscaping. Linda Johnston thanked the Y, would like to see parking lot built out concurrent with the construction of the multipurpose building to address current stress on neighborhood from traffic and parking. She further commented that setting a cap on memberships at 1950 is still a lot for the neighborhood (there is no cap under the existing CUP). She believes it should be capped at 1600 (number of existing memberships). The design should consider multipurpose building openings to face away from residential neighbors. Angela Burke appreciates that the project has been scaled down. She is concerned about traffic, parking and noise. Bob Hazard anticipates controversy over the multipurpose building. Could it include a town hall space? Dick Nordlund remains concerned about intended uses and hours of operation for the multipurpose space.

Individual committee member comments included the following:

1. Appreciation for the YMCA listening to the community in its reconsideration of the project;
 2. Levels of use, hours, etc. will need to be further defined;
 3. Coordination between new driveways needs further analysis;
 4. Cycling of people searching for parking between the parking lots is a potential problem;
 5. Potential loss of preschool a concern;
 6. Additional noise levels from new pool lanes need to be considered;
 7. Consider moving the multipurpose building further from San Ysidro Road;
 8. The uses of the multipurpose room need to be defined;
 9. Hours of operation need careful look;
 10. Parking lot should be as far from neighborhood as possible;
 11. Important to balance user community and neighborhood constraints;
 12. It is unfortunate that the parking requirement is affecting the size of the multipurpose building; and
 13. Manning Park is still likely to be used for YMCA parking.
- B. County Parks Commission Manning Park Master Plan Ad Hoc Committee – Bridley explained that the Parks Commission established an ad hoc committee in May. Committee members include the YMCA, Montecito Association, neighbors and Montecito Union School and will have the first meeting this month. She is the Association’s representative and will report regularly to the Land Use Committee.

- C. Channel Drive Walking Path Community Outreach – The committee would like to schedule a public meeting in September or October. Members requested that the right of way map be redistributed. Johnson and Emmens will assist in bringing this project forward.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review –Johnson attended on May 25, no major issues to report.
- B. Montecito Planning Commission – Greene reported on the Commission’s actions at their May hearings. These included comments on the Casa Dorinda Open Space Management Plan, comments on the Phase II Architectural Guidelines update, approval of the Stark Modification, denial of the appeal of the Seville project and recommendations regarding the Accessory Dwelling Unit (ADU) ordinance. ADU will be considered by the County Planning Commission tomorrow. Greene will attend and comment consistent with our position to the MPC.
- C. Board of Supervisors – The Board heard the Short Term Rental Ordinance today directing staff to return with an ordinance to ban short term rentals in Residential zones, provide a permit path for homestays in Residential and AG I zones and farmstay in AGII zones. The effective date will likely be September 2018. They will also return with boundaries of areas where vacation rentals have existed for decades (Miramar Beach and Padaro) and may allow that to continue under an overlay.

VI. Planning Commission Items – June 21, 2017

- A. Myers Variance, 1225 East Valley Road – This project involves reconstruction and expansion of a historic residence on a 3,500 square foot lot. The small lot is also constrained by a creek. The variance appears to allow the reconstruction within setbacks. Though the project involves complex issues, we will not comment at this time.
- B. Planning Commission Retreat – It would be helpful to have attendance at this. Johnson volunteered to attend.

VII. Old Business

Moody Cottage –Bridley reported that the property owner who planned to accept the historic cottage is unable to meet requirements for the installation of a septic system. The cottage is available again and Trish Davis is contacting others that previously expressed interested.

VIII. New Business

IX. Adjournment

Next meeting to be determined.