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Land Use Committee Meeting

July 5, 2011 – 4:00 PM

1469 East Valley Road

Unapproved Minutes

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

Absent: Kern

I. Call to Order

II. **Approval of Minutes June 7, 2011** – MSC with a minor revision, Thielscher/Johnson, unanimous.

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

IV. Conference Agenda

Conceptual Presentation of Plans for a Mixed-Use Project at 1255 Coast Village Road (Turk Hessellund Nursery) –This project will require City Planning Commission approval and would be subject to the “Coordinated Review Process” agreed to by the City and County, with a courtesy review before the Montecito Planning Commission. Alberto Valner, owner recently acquired property. Has meet with representatives of the CVBA and wants to develop the site in a manner sensitive to the community. Brian Cearnal, architect presented preliminary plans that include a restaurant with outdoor seating at the corner of Coast Village Circle, underground parking below street level to be accessed from Coast Village Circle, office space and two condominium units. Condo units would be at second and third floor as measured from the grade of CVR, a revised plan would bring those down to two stories above CVR grade. Intend to meet ordinance requirements for parking. May request a front yard setback modification for the portion of the building with the Monterey-style balcony. Committee weighed in on question of preserving skyline podocarpus tree near property line and did not express strong desire to preserve it. Bollay likes the revised plan and reduced FAR that approaches the desired 60%. Concerned about eventual development/cluttering of roof deck on residential units. Kent summarized the initial reaction of the committee as being positive and encourages the revised plan with residential units of two stories from street level. Watson believes the architecture is very characteristic of the street and appreciates that quality. The committee will monitor the project and would like to review it again.

V. Committee/Staff Member Reports

Transportation Subcommittee- Held a meeting today with Caltrans engineers who are set on eliminating the left hand ramps. Will be meeting with District Manager on Thursday. Salinas third lane project is on track.

- A. Montecito Board of Architectural Review – An upcoming item is a remodel of the Maxwell property on Summit Road. The site includes a historic water tower that is proposed to be retained with the remodel. Planning staff has a duty to ensure that significant historic features are preserved and should request analysis by a qualified architectural historian. We will monitor to ensure that issue is addressed.
- B. Montecito Planning Commission – The MPC heard the Coral Casino Compliance item and declined to accept the staff report conclusion that the Coral was in compliance with the approved development plan. Commissioner Overall reported that the parties are meeting to attempt to resolve some of the issues.

VI. Planning Commission Items – July 27, 2011

- A. Ordinance Amendment Package – The County Planning Commission recommended substantial changes to provisions related to outdoor storage and temporary events. Parallel changes will also be recommended for Montecito. From a preliminary read, they do not appear to weaken the requirements but provide greater clarity. Greene will monitor this item when the changes for Montecito are available.
- B. Wilson Garage and Sound Wall, 116 Arroqui Street – Sound wall would be located along side yard. Committee has no issues
- C. Sheldon SFD Demo/Rebuild & Garage Alteration and Variance, 1530 Miramar Beach Drive – Variance would allow encroachment into front yard along Miramar Beach Dr. The committee had no comments
- D. Booth Pool Demo, New SFD, New Detached Garage and Side Setback Modification, 1795 Fernald Point Lane – No comments.
- E. Morrow Demo Two SFDs, Lot Merger, New SFD, Garage, Guesthouse and Cabana Change of Use, 1661 & 1665 Fernald Point Lane – Steve Fort, SEPPS shared information regarding the project. The project involves the merger of two lots, demolition of two existing residences, construction of one new residence and retention of accessory structures. The new residence would be slightly smaller than the two residences to be demolished and would be further back from the beach. The house would be 69% above FAR for the 1.39 acre parcel. Information, including a FAR study was presented that demonstrates this is within the range of FAR on other similarly sized neighboring properties. After discussion the committee concluded that no comments were warranted.

VII. Old Business – Montecito Fire Station 3: There were questions about the status of the project. The committee would like to review preliminary architectural plan when they are available.

Miramar Hotel: Greene reported the results of research into the steps necessary to demolish the existing structures at the site. According to the project planner, a separate permit to allow demolition could be issued subject to compliance with conditions related to demolition and payment of the low cost visitor serving lodging mitigation fee. The issuance of a permit for demolition would not have a negative effect the life of the resort approval.

YMCA forum – We have tentatively selected the date of August 8, 7 pm at the El Montecito Presbyterian Church Parrish Hall. Greene is to confirm the date with the YMCA and request that they erect story poles for at least the gymnasium building.

VIII. New Business

IX. Adjournment – The meeting was adjourned at 6 pm.

Next meeting August 2, 2011