



The voice of our community

**Land Use Committee Meeting
July 5, 2016 – 4:00 PM
1469 East Valley Road**

MINUTES

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Present: Thielscher, Emmens, Gray, Eidelson, Hayman, Bollay, Blue, Nagel

Absent: Dealy

I. Call to Order

II. Approval of Minutes, June 7, 2016 – Thielscher/Blue, unanimous, Bollay abstained.

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda Items

A. Floor Area Guideline Implementation at Montecito Board of Architectural Review – John Watson, MBAR and Jack Overall, MPC have raised concerns regarding the application of the floor area guidelines to Montecito projects. Watson identified several projects with floor area in excess of the guideline recommendation that were acceptable to the community representatives on the board. They would like input from the community on what the expectation is for application of the floor area guideline and MBAR decision-making as a whole given the primary goal of MBAR to represent the interests of the community. Other topics discussed included the location of MBAR meetings, televising meetings and Montecito Association participation in process.

After discussion, there was interest in requesting that MBAR meetings be moved back to Montecito in order to provide for better public input. As a first step, the committee reached consensus to request that MBAR adjust their hearing schedule to take conceptual items at the beginning of the MBAR agenda and to consider an earlier start time. These steps will allow for easier community participation by providing more certainty as to the time an item will be heard and that it will be heard during normal business hours (e.g. before 5:00 pm). Greene will forward this request to the MBAR by email. A subcommittee comprised of Bollay and Gray was formed to focus on process improvement items for MBAR.

V. Committee/Staff Member Reports

A. Montecito Board of Architectural Review – No additional report

B. Montecito Planning Commission – No meeting in June

VI. Planning Commission Items – July 20, 2016

- A. Olive Mill Trust Well Appeal, 1169 Hill Road – No comments
- B. Schwartz-Cook Lot Line Adjustment, 680 Olive Road – No comments
- C. Webb New Single Family Dwelling and Accessory Structures Appeal, 860 San Ysidro – No comments
- D. Montecito Planning Commission Retreat – We will monitor and participate as necessary.
- E. Residential Addition, Pool and Cabana, 1206 Channel Drive – No comments
- F. Short Term Rental Ordinance – County Planning Commission Agenda of August 3 (MPC 9/21) – We will review staff report and draft ordinance when available and continue to advocate for a residential ban and an enforceable ordinance.

VII. Old Business

Channel Drive Pathway – Greene reported back on discussions with Public Works and Supervisor Carbajal. It was agreed that we would plan on a public workshop in the fall preceded by an informational mailing and invitation to area residents.

East Valley Road Crosswalk – Discussed option of pursuing a median given Caltrans opposition to a crosswalk. Speed trailer has been in place for the last week or so. To move forward with the placement of permanent speed signs, the Association needs to reach agreement for support. MSC to recommend to the Board that we approach the Montecito Community Foundation to request funding for installation of a speed feedback sign.

VIII. New Business

Road Frontage Requirements – Bollay noted recent work in 500 block of Hot Springs where bare frontage has been left in front of wall and questioned whether there was a County requirement. County requires 7' clear of obstructions from edge of pavement but does not preclude landscaping. We will investigate further.

Utility Undergrounding – Bollay commented on recent work on Mountain Drive. Hayman reported this was in response to inadequate service to the Oak Creek Canyon subdivision and possibly elsewhere. It was noted that this would be a benefit in other locations as well and suggested that we contact SCE.

IX. Adjournment – The meeting was adjourned at 6:10 pm.

Next meeting August 2, 2016