



The voice of our community

## Land Use Committee Meeting

July 10, 2017 – 4:00 PM

1469 East Valley Road

### MINUTES

2017 Officers:

Charlene Nagel  
President  
Monica Babich  
1<sup>st</sup> Vice President  
Peter van Duinwyk  
2<sup>nd</sup> Vice President  
Dr. Barbara Mathews  
Secretary  
Michele Saltoun  
Treasurer

Directors:

Frank Abatemarco  
Monica Babich  
Frank W. Blue  
Laura Bridley  
Dr. Aaron Budgor  
Cliff Ghersen  
Cori Hayman  
Houghton Hyatt  
Jerome T. Kay  
Kathi King  
Harry Kolb  
Barbara Mathews  
Charlene Nagel  
Michele Saltoun  
Peter van Duinwyk

Honorary Directors:

Ralph Baxter  
Sally Kinsell  
Robert V. Meghreblian  
Diane Pannkuk  
Richard Thielscher  
Joan Wells

Executive Director:

Victoria Greene

Office Coordinator:

Susan Robles

**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, Emmens, Blue, Lee, Hayman, Bollay, Johnson, Bridley, van Duinwyk, Gray

**Absent:** -

**I. Call to Order**

**II. Approval of Minutes – June 6, 2017:** MSC, Emmens/van Duinwyk, unanimous (Thielscher and Blue abstained).

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

**IV. Conference Agenda Items**

- A. Channel Drive Walking Path Community Outreach – Greene provided background on this potential project. We were approached by a community member about pursuing the construction of a pedestrian path to connect the existing path that runs from the Coral Casino to the steps at Butterfly Beach. The goal would be to provide a safe area for pedestrians outside of the roadway that is currently shared by vehicles, bikes and pedestrians. This was studied as part of a larger project in the last decade but abandoned due to some opposition in the neighborhood. County Public Works has provided a right-of-way map that shows ample public right-of-way to accommodate a path on the seaward side of the road. The County has been clear that they would like broad community support before expending effort and money on the project. The goal of the community meeting would be to gauge public support and share a range of design options for feedback. We have identified a tentative date of September 21 for the community outreach meeting to take place in the Montecito Hall.

It was suggested that the path should continue past the Butterfly steps to the start of the bike path. The comment was made that this would be a trophy project for the County and a benefit to broad public. Sybil Rosen shared the example of how her neighborhood contributed towards installation of islands in Hermosillo Road under an agreement with the County that could be a model here. Ned Quackenbush asked for clarification about the lawsuit that affected the width of right of way previously raised by Bollay. Bollay recalls there was a requirement for building setback and curb height as a result of a settlement agreement. We will research this prior to the community meeting. Watson suggests reviewing ADA requirements. Cameron Schunk, First District Supervisors

Office suggested that we consult with Public Works, stated that Sup. Williams supports coastal access, and noted that a community contribution can help with getting the project started.

- B. Architectural Guidelines Phase II Update – Hayman noted that a public workshop was held two weeks ago and MBAR discussion last week on this project that is focused on establishing limits on detached accessory structures. Staff is recommending an allowance of a percentage of FAR for the development of accessory structures, but does not include garages or second units. They were looking for feedback on the appropriate percentage to use for different size lots. Discussion at the MBAR meeting included County Planner Noel Langle’s opinion that Accessory Dwelling Units (ADU) could be included within the FAR.

Members of our project subcommittee have reviewed the proposal and are suggesting a slightly different approach that addresses total site development. The goal is to look at the site as a whole with the property owner having the ability to decide how to allocate square footage. This alternative approach calculates the total allowable square footage on a lot to include all structures including garages, accessory structures and ADU. The methodology uses the existing recommended FAR for the residence as the base with an additional allocation to encompass all other structures. The proposed methodology received positive comments from the committee. Rosen is encouraged to see this effort move forward. A motion was made by Bridley to take a straw vote in support of the concept presented as it further refines the MA’s position on this project; van Duinwyk second, unanimous (Gray abstained).

## V. **Committee/Staff Member Reports**

- A. Montecito Board of Architectural Review – Johnson reported on July 6 meeting. The project at 871 Park Lane presented concerns due to tall retaining wall adjacent to a public trail. Story poles have been required.

Greene reported on the project at 1062 Coast Village Road that would result in the demolition of the existing apartment project and construction of nine condominiums and commercial space. Comments were provided to the City of Santa Barbara Architectural Review Board addressing protection of neighbors’ privacy and scale of development. The project is within the City, requires planning commission approval and will have a courtesy review at the Montecito Planning Commission. Bridley suggests attention to project impacts to parking on Coast Village and in the neighborhood. Rosen shares concern regarding parking from businesses on CVR in the neighborhood and the loss of existing mature trees.

- B. Montecito Planning Commission – Hayman noted that we submitted last minute comments to the MPC on 1225 East Valley Road. The residence’s historic value was destroyed by unpermitted demolition and construction. Reconstruction requires approval of a variance for setbacks and parking. Given vacation schedules and other factors, submittal of the letter was necessary. A copy of the letter was distributed to the committee.

Hayman would like to include all upcoming MPC items in the conference agenda, invite the applicant and have some discussion. Following discussion of how this might work, it was agreed that we will continue to use our best judgment to decide which items to

include on the conference agenda and provide additional information on the other upcoming projects in advance of the meeting.

Greene reported on the County Planning Commissions hearing on ADU. The County PC moved forward recommendations that were similar to those of the Montecito PC in most respects. We are waiting for the action letter for more specifics and will review information as it becomes available prior to the Board of Supervisors hearing scheduled for September 11. We also discussed the proposal to continue the existing prohibition on second units in the Mission Canyon area. It was suggested that we consider advocating for similar treatment in constrained portions of Montecito.

- C. Manning Park Ad Hoc Committee – Bridley reported on kick off meeting on June 28. Tammy Murphy described the MUS facilities plan and group had introductions.

**VI. Planning Commission Items – July 19, 2017 (cancelled)**

**VII. Old Business**

**VIII. New Business** – Bollay mentioned recent survey work at Cold Springs Creek for a future bridge project. Greene to get more information.

**IX. Adjournment – 6:05 pm**

Next Meeting August 1, 2017 – may be cancelled dependent upon need.