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## Land Use Committee Meeting

August 2, 2011 – 4:00 PM

1469 East Valley Road

Unapproved Minutes

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

Absent: Petersen

### I. Call to Order

II. Approval of Minutes July 5, 2011 – Thielscher/Bollay, unanimous, Kern abstained.

### III. Public Comment for Items not on Agenda

### IV. Conference Agenda

### V. Committee/Staff Member Reports

- A. Transportation Subcommittee – Short reported that a meeting with Caltrans was scheduled for this morning but has been rescheduled to Friday. The subcommittee just received the accident data for left hand ramps by email this afternoon. Hart suggested requesting that the Regional Transportation Improvement Plan be amended to include improvements to the San Ysidro interchange so that it could perhaps be required of a future development project. A letter to this effect will be requested of the Board on Tuesday.
- B. Montecito Board of Architectural Review
- Maxwell Summit Road Remodel – Concerns about protection of the water tower have been addressed. There is some disagreement among architectural historians regarding the significance of remaining landscape/hardscape feature and impacts from relocation of the driveway and a new cut in a wall.
- 1301 E Mountain – A new residence that has generated concern among neighbors regarding the scale of development.
- 789 Rockbridge – Bollay reports that story poles are up. Project uses most of long lot frontage and presents too much house to the street. We will ask architect to present the project to the LUC.
- C. Montecito Planning Commission – The Commission heard a presentation on stone walls of Montecito as well as a Fernald Point project that involved neighbor concerns regarding views. The September meeting will probably be cancelled.
- D. Upcoming Forum – Kent reviewed the agenda for the meeting to include the Association moderating, presentation by the YMCA and a questions and comments from attendees.

Anyone who does not wish to speak will be invited to provide written comments. Kent will contact the YMCA with some questions the committee would like addressed at the forum. These include proposed membership level, current composition of membership, hours of operation and any limits on the activities or users of the gym.

E. Pending Projects

900 Channel Drive, Verizon Wireless Facility – This includes a 58’ tower with 9 panel antennas in an artificial tree and a 700 square foot utility building on cemetery owned property adjacent to the freeway and including the Park Watering Trough and Fountain, a City Historic Landmark. The project received a negative response from the City Historic Landmarks Commission and may be substantially revised or dropped. Greene will monitor.

Chevron at 1085 Coast Village Road – Project involves a remodel, addition to the mini-mart and a car wash tunnel. The project is currently moving forward with architectural review. It will require City Planning Commission approval and would have coordinated review at the Montecito Planning Commission. The LUC would like to see the current plans, including elevations, site plan and signage but was generally satisfied with the design when they saw it a year or so ago.

**VI. Planning Commission Items – August 24, 2011**

- A. Grafton-Humphrey LLA Time Extension, 857 Picacho Lane – Time extension to existing approval raises no issues.
- B. Medical Marijuana Dispensaries Briefing – Part of County’s efforts to develop ordinance provisions for dispensaries.
- C. Van Vliet Residential Addition and Wall, 1717 Fernald Point Lane – Project includes an addition of 450 square feet to the existing dwelling and 130 s.f. to the existing garage, demolition of the existing pool and construction of a new pool and spa. New fencing, walls and entry gates are proposed as well
- D. Sheldon New Single Family Dwelling, 1530 Miramar Beach Lane – This involves the demolition of the existing residence and construction of a new residence of 3,226 square feet. The committee reviewed the plans, no comments at this time.
- E. Miller Lot Line Adjustment, 1819 East Valley Road – The project involves reconfiguration of lot line to accommodate existing tennis court.
- F. General Package Ordinance Amendments – Greene will review staff report to determine if changes to previously reviewed amendments present any concerns.

**VII. Old Business**

**VIII. New Business** – Watson had a call from Suzette Naylor asking what needs to be done to gain support of the committee for the Fire Station #3 project. He encouraged that they present a really fine project.

**Miramar** – Watson suggests that we ask the County to inform Caruso that future applications will not receive expedited processing for requests since they have not moved forward on the previously expedited project.

**IX. Adjournment** – The meeting was adjourned at 5:25 PM.

Next meeting September 6, 2011