



The voice of our community

## Land Use Committee Meeting

August 5, 2014 – 4:00 PM

1469 East Valley Road

### Minutes

**Present:** Thielscher, Kupiec, Kern, Williams, Petersen, Bollay, Emmens

**Absent:** Abatamarco, Budgor

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**Executive Director:**

Victoria Greene

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**I. Call to Order**

**II. Approval of Minutes – June 3, 2014** – Petersen/Williams, unanimous.

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

**IV. Conference Agenda**

- A. Receive a Presentation Regarding Proposed Revisions to the Approved Miramar Hotel Project – Caruso Affiliated representatives shared the updated site plan. The revisions reduce the number of rooms from 186 to 170, eliminate underground parking, replace spa and other building at the northwest corner with surface parking, add an oceanfront restaurant while maintain the previously approved number of seats, 27 keys instead of 21 in the oceanfront units, Miramar Club is moved and replaced with presidential suite, maximum attendance at events is reduced from 500 to 400, theater building added adjacent to Jameson Road, grading plan revised to increase the amount of imported of material and building locations and architecture are revised.

Bollay thanked team for sharing plans. Noted that the Association is also interested in how potential San Ysidro interchange improvements would work with the revised plan. Bollay would like to schedule a working session prior to MBAR meeting of Aug 24. Meeting tentatively set for 4 pm on 8/14.

- B. Discuss Process for Evaluating Potential Sideway/Pathway Installation on Channel Drive at Butterfly Beach – Greene described past efforts to get a sidewalk installed along Channel Drive between the end of the current path and the Butterfly Beach steps to the west. Ned Quackenbush, Butterfly neighborhood resident described the heavy bicycle and pedestrian use along Channel and the need for improved safety. Brown noted that the 2004 project became complicated with road widening, a bike path and encroachment into private property. The need for a champion to spearhead efforts was discussed. Brown will contact previously involved community member.

**V. Committee/Staff Member Reports**

- A. Montecito Board of Architectural Review – A site visit to Casa Dorinda is scheduled for Monday, August 11 at 11:30 am. Members are encouraged to attend. Greene will forward the agenda with specifics.
- B. Montecito Planning Commission and Board of Supervisors Actions – The MPC reviewed and provided comments on the revisions to the Crown Castle project. Their comments will be forwarded to the Board of Supervisors for consideration of the pending appeal at their hearing on August 19. The committee recommended preparation of a new letter stating appreciation for the changes made to date and reiterating the previous points regarding minimization of above ground cabling and equipment and substantial compliance with the MPC recommendations to comply with the community plan. In the absence of further project changes, the committee would continue to support denial of the project. M/S/C, Petersen/Emmens, unanimous.

**VI. Planning Commission Items – August 25, 2014**

- A. Measure P Implementing Ordinances and General Plan Amendments – This would codify exemptions and other provisions in anticipation of passage of the measure in November.
- B. Energy and Climate Action Plan – Ongoing workshop on this project.
- C. Phillipides Lot Line Adjustment, 940 Arcady Road – Applicant identified substandard lots and proposed adjustment. County does not agree that two legal parcels exist and will recommend denial. We should monitor and support.
- D. Nonconforming Structures/Uses Workshop – Workshop in response to questions and concerns regarding existing ordinance provisions. Bollay will monitor.

**VII. Old Business - None**

**VIII. New Business - None**

**IX. Adjournment – 5:30 p.m.**

Next meeting September 2, 2014