



The voice of our community

**Land Use Committee Meeting
September 1, 2015 – 4:00 PM
1469 East Valley Road**

MINUTES

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Present: Thielscher, Kupiec, Dealy, Hayman, Budgor, Emmens, Nagel, Abatemarco, Bollay

I. Call to Order

II. Approval of Minutes – July 7, 2015 – Emmens/Hayman, unanimous (Abatemarco and Dealy abstained).

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda

A. *Consider Comments to the Montecito Planning Commission Regarding the Proposed Casa Dorinda Revised Master Plan* – Ron Schaefer, Casa Dorinda, said that following meetings on the environmental document, Casa has met with neighbors and made some changes to the project. He hopes the committee will recommend that the board support the project to the Montecito Planning Commission. Casa is pursuing the project to ensure adequate health care beds are available to their residents by adding healthcare and memory beds. They are also adding apartments and making other changes to improve access. Recent changes to the project include revisions to the independent living unit layout, the net reduction of one unit and revisions to the open space area and management plan.

Thielscher asked about plans to minimize staff related traffic. Schaefer responded that shift changes are outside of peak traffic periods. They are having some discussions on reinstating ridesharing or a vanpool. Bollay asked about status of retention of the historic bridge. Historic consultants Post Hazeltine reviewed the issue and believes impacts are mitigated by using the old stones on the façade of the new bridge. Casa still intends to remove them as required to address Flood Control Division concerns. Kellam de Forest had hoped to see the new plans and hopes they can be put online. He is concerned that the plans do not acknowledge the existence of the Charlton Winslow historic landscape design. Suzanne Elledge stated that the historic landscape was addressed in the Post Hazeltine review. De Forest asked whether the tree removal numbers remain the same and remains concerned about biological impacts. Bob Short stated that project is easy to endorse as there are no severe impacts, most the neighbors are satisfied, and there is need

for more senior housing. Barbara Hadley, president of Casa Residents' Association noted that the whole community is excited about the project. Joanne Pratt stated that it is important to address the shortage of healthcare beds and asked for the MA's endorsement of the project.

Bollay is sorry to see the bridge go. However, he supports the project. Hayman worked with neighbors and Casa. She is impressed by the effort on both sides to develop a plan that is supported. Abatemarco would like to see us endorse the project but not foreclose further adjustments as the project moves forward. Steve Amerikaner, attorney for Casa stated the Memorandum of Agreement with neighbors is not confidential. Schaefer stated that it includes measures that will continue beyond discretionary approvals. Thielscher is concerned that endorsing a project sometimes creates problems and prefers not to endorse. Motion to recommend that the board of directors support the project, and specifically mention the efforts Casa made to negotiate with neighbors and make revisions to address their concerns, and acknowledge that there will be an ongoing dialogue with the community and the Montecito Planning Commission (MSC, Kupiec/Dealy, 8-1 (Thielscher opposed)).

- B. *Montecito Community Hall Access Ramp and Stair Relocation* – Greene provided summary; the County Architect is recommending a ramp at the back of the building to comply with ADA accessibility requirements for the building. J' Amy Brown stated that the 1880's building needs careful consideration. Suggested other alternatives including parking or a pullout in the front along the street. Bollay suggests that a walk be added along the entrance driveway to link the parking area to the front door and that the entrance and exit drives be reversed for improved safety. Bollay and Kupiec will look at alternative approach and set up meeting with Robert Ooley, County Architect and report back next month.
- C. *Consider Comments to the San Luis Obispo County Planning Commission Regarding the Proposed Phillips 66 Rail Spur Extension* – Greene explained that the MA Board requested that the LUC have a discussion about sending a comment letter to San Luis Obispo decision-makers on the project. The Santa Barbara County Board of Supervisors is considering taking a position requesting the project be denied at their hearing this afternoon. Budgor discussed legal limitations on local agency regulation of rail lines. Bollay suggests that the project should not be approved because the rail infrastructure is out of date and not suitable for this type of traffic. Motion to recommend that the Board write a letter in opposition to the project to San Luis Obispo County decision-makers, MSC, Bollay/Abatemarco, 8-1 (Dealy opposed).

V. Committee/Staff Member Reports – No discussion due to time constraints.

- A. Montecito Board of Architectural Review
- B. Montecito Planning Commission
- C. Planning Workshops

VI. Planning Commission Items – September 16, 2015

- A. Klein Appeal of McGaughey Water Tanks, 1965 Jelinda Drive – Water tanks and carport were installed without required permits. P&D approved subsequent Coastal

Development Permit (CDP) to correct a zoning violation allowing the water tanks to remain in place and defining the delivery of water to the site by trucking. The CDP was appealed by Klein and will now be considered by the MPC. Klein is concerned about trucking of water, associated traffic and pollution. The committee discussed the prevalence of water tanks in the community and the problems associated with water trucking, including the apparent inability to regulate trucking. The committee concluded that they do not wish to take a position at this time. Greene suggested that we could focus on aspect of the project description that includes trucking of water to the property.

- B. Gerfen Addition Modification, 2184 East Valley Road – The project includes modification to allow a carport to encroach 3.5’ into the front yard setback and for a third parking space to be provided in tandem fashion on the site of a proposed residential addition. The committee reviewed and has no issues with the project.
- C. Brown Act Training – This training will be conducted by County Counsel, open to the public and broadcast.

VII. Old Business - None

VIII. New Business - None

IX. Adjournment – The meeting was adjourned at 6:15 p.m.

Next meeting October 6, 2015

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