



The voice of our community

**Land Use Committee Meeting
September 3, 2013 – 4:00 PM
1469 East Valley Road**

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APPROVED MINUTES

Present: Thielscher, Urschel, Williams, Short, Bollay, Kern, Petersen, Abatemarco

Absent: Johnson

I. Call to Order

II. Approval of Minutes - July 2, 2013 – Thielscher/Williams, unanimous.

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda

- A. P&D Package of Proposed General Ordinance Amendments – This item has been rescheduled from the September MPC hearing to October. P&D staff provided the brief summary of the items to be addressed. We have not seen ordinance language yet. This is part of an annual or semi-annual effort to addresses ordinance clean up items or changes. Bollay is concerned about how the proposed change to nonconforming structures will be addressed. Greene will review ordinance language when it is available and will agendize for the October LUC meeting.
- B. Robinson Lot Line Adjustment – Mountain Drive West of Cold Spring Road – Steve Fort, SEPPS: Believes the project will be scheduled for MPC in October. The project would adjust the lines between three legal parcels to create three differently configured lots; relocating development potential lower on the property for the uppermost lot located within the Resource Management Zone District. Greene requested clarification regarding the determination that the uppermost existing lot is buildable, as required per the findings in the County’s Subdivision Regulations. Fort explained that P&D made that determination based upon information and preliminary plans provided by the applicant demonstrating that an 800 square foot residence could be accommodated. Claire Gottsdanker and three neighbors that lost homes in Tea Fire were present and questioned locating the building envelope against the property line without setback; noted that access to sewer lines was not available to Tea Fire rebuilds, questioned the ability of the MWD to provide water service in this location above the MWD highline. Fort responded

that the sewer connection is practical with construction of an extension and that the pump station previously installed would, under legal agreement with the MWD, provide water to the lots. Trace Robinson, 356 E. Mountain had a verbal agreement for an easement that allowed a fire turn around to encroach on the project property though it was never finalized. Allowing the lot line adjustment would cause fire danger if located next to the existing residences. Keith Scofield, property owner stated that the road encroaches on their property and they have requested removal. Linda Godless – 245 E. Mountain would like more information. Short stated that if the top lot is truly buildable, he would not have a concern. Bollay noted the middle lot should have adequate setback from the western property line. He is concerned that development areas on the two lower lots are highly visible from the community. Front one should be moved back to reduce visibility from E. Mountain. We may want to ask the MPC to look carefully at whether the top lot is buildable. After discussion, the committee agreed to continue discussion to the next meeting following a site visit at 3 p.m. on October 1.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – Gottsdanker reported that a 5-2 vote on Sierra Vista project approved a house 10% over the recommended FAR and over the average house size in the neighborhood. 205 Middle Road received preliminary approval requiring provision of a garage where it had been previously converted without permits. Brown reported that the owner of the 170 Middle Road Moody Sisters Cottage is now exploring retention or relocation of that structure.
- B. Transportation Subcommittee – Have been working with Caltrans to come to some agreement on the facts surrounding safety of the left side ramps. Brown asked about whether there is a study available that supports the Mayor’s letter to Caltrans/SBCAG regarding operation of Cabrillo/Hot Springs. It was explained that City staff did the analysis on that issue and we have not seen any written study.
- C. YMCA Subcommittee – Urschel reported that the Association’s comment letter on the negative declaration was submitted prior to the deadline. We are uncertain of the schedule for a project hearing before the MPC but expect a November date. The committee discussed setting a community meeting to discuss the project for November 5, at 6:30 p.m.

VI. Planning Commission Items – September 16, 2013

- A. Bentson Addition and Setback Variance, 1542-B Miramar Beach Drive – We commented on this project during design review, taking issue with the proposed construction of a third story. The plans have since been revised to include a loft area with raised clerestory windows. Some of the neighbors continue to have concerns about the project.

VII. Old Business

VIII. New Business

IX. Adjournment – The meeting was adjourned at 5:30 p.m.

Next meeting October 1, 2013