



The voice of our community

**Land Use Committee Meeting
September 4, 2012 – 4:00 PM
1469 East Valley Road**

UNAPPROVED MINUTES

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Present: Thielscher, Abatemarco, Watson, Johnson, Short, Petersen,
Kent, Kern, Siegel, Bollay

Absent: Singer

I. Call to Order

II. Approval of Minutes August 7, 2012 - Siegel/Short, unanimous
(Thielscher abstained)

III. Public Comment for Items not on Agenda - None

IV. Committee/Staff Member Reports

- A. Verizon Wireless Appeal – Kent reported on status. He attended a meeting with appellants. They are working with Verizon to identify alternative locations. Verizon has extended the legal timeline for county action on the project until October 16, 2012. The Board of Supervisors was asked to continue today's hearing to October 9.
- B. Floor Area Guidelines Working Group – Continuing work.
- C. Montecito Union School Facilities Meeting – Watson was in attendance. Prior meetings were focused on building safety and ADA upgrades. Recent meeting focused on how the campus and recently acquired property could develop in the future. Discussed construction of an auditorium to house 400-800 people. Included parking plans and layout alternatives. Showed an expanded driveway on the south side of the existing school. Watson will continue to attend meetings and monitor.
- D. Montecito Board of Architectural Review – MFPD Station #3 received further conceptual review. Building heights have been reduced by two feet and landscaping revised. MBAR still has concerns regarding the architectural style and the visibility of the tower down the driveway. They will continue their review after the project is acted on by the MPC, scheduled for October. The project will be on the LUC's October agenda at which time we can recommend any comments for the MPC.
- E. Transportation Subcommittee – Has been working to explain to people what the conditions will be if Caltrans moves forward with their plans as proposed.

V. Planning Commission Items – September 19, 2012

- A. Prescott Appeal, 1496 Mountain Drive – We have a letter on file with the MPC stating our support for the appeal of P&D’s approval of the Land Use Permit.
- B. Phillips Addition and Pool, 965 Park Lane – Project includes 850 s.f. addition to the residence and a garage addition. Requires MPC approval due to location in the Resource Management zone district. The committee has no comments.
- C. Special Events Ordinance Amendment – This item is returning following previous direction from the MPC to severely limit or prohibit commercial special events. Item is also pending further discussion at the County Planning Commission tomorrow. Greene will follow and continue to represent the Association’s position.
- D. Agricultural Buffer Ordinance – This proposed ordinance would establish required setbacks for development on parcels adjacent to agriculturally zoned and productive land in the rural area. In Montecito, this would affect two parcels located on the southeast corner of East Valley Road and Ortega Ridge Road. Given the size and existing constraints on these lots, it does not appear that the ordinance would have a material effect in Montecito and no comments are needed.

VI. Old Business - None

VII. New Business – Siegel asked about the process for approval of road encroachment permits and noted that a pending project at 140 Butterfly raises issues with respect to encroachments and the need to maintain onstreet parking. Greene will address when we are copied on the permit.

VIII. Adjournment – 5 p.m.

Next meeting October 2, 2012