



The voice of our community

**Land Use Committee Meeting
September 5, 2017 – 4:00 PM
1469 East Valley Road**

MINUTES

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Present: Blue, Bollay, Bridley, Emmens, Hayman, Lee, Thielscher, van Duinwyk ~ **Absent:** Gray, Johnson

I. Call to Order ~ Called to order at 4:02 p.m.

II. Approval of Minutes – July 10, 2017

Corrected to reflect Gray’s abstention from the straw vote, in Section IV, Conference Agenda Item, Architectural Guidelines Phase II Update. MSC Thielscher/van Duinwyk, unanimous

III. Public Comment for Items not on Agenda ~ Nothing to report.

IV. Conference Agenda Items

A. *County P&D Presentation Regarding the Cannabis Land Use Ordinance*

Jessica Metzger and Dan Klemann of County Long Range Planning provided a presentation. The ordinance is in preliminary analysis and a draft Environmental Impact Report (“EIR”) is expected later in September and the final EIR is expected in November. Additional information can be found at: <http://longrange.sbcountyplanning.org>. The Montecito Planning Commission will address this issue in January. After discussion, the Committee agreed to review the draft EIR when published and to gather Montecito Association membership and community input through a membership survey and to reach out to property owners in Montecito’s agricultural zone.

B. *County P&D Presentation Regarding the Short Term Rental Ordinance and Consideration of Comments to the Board of Supervisors*

Jessica Metzger of Long Range Planning provided an update on the Short Term Rental Ordinance that will go before the Board of Supervisors in October. After questions and answers from both Committee and audience, a motion was formed. Bridley motioned to draft a letter of comments to the Board of Supervisors, taking a position of limiting homestays, if allowed in the ordinance, to only owner-occupied units, to a one bedroom maximum, one car maximum and to budget for two-to-three full-time equivalents for enforcement. MSC Bridley/van Duinwyk, unanimous (Lee abstained).

C. *Consider Comments to the Board of Supervisors Regarding the Proposed Accessory Dwelling Unit Ordinance*

A motion was formed to draft a letter to the Board of Supervisors in support of the proposed Accessory Dwelling Unit Ordinance pursuant to the Montecito Planning Commission Action Letter of May 17, 2017. Bollay pointed out that the final ordinance may negatively impact the Phase II Architectural Guideline Revisions goal of controlling size, bulk, and scale. MSC van Duinwyk/Blue, unanimous (Bollay and Thielscher abstained).

V. Committee Member Reports

A. Montecito Board of Architectural Review ~ Nothing to report.

B. Montecito Planning Commission ~August hearing cancelled. Nothing to report.

C. Manning Park Ad Hoc Committee

Bridley reported that a September 18, 2017 meeting is planned at Montecito Union School to continue the discussion about coordinated parking management.

VI. Planning Commission Items – September 20, 2017 (no items)

VII. Old Business

Architectural Guidelines Phase II will go before the Montecito Planning Commission in October. Bollay reported on the Accessory Dwelling Unit Ordinance impacts on the Architectural Guidelines and asked if the project should be “tabled” while the subcommittee continues with communication efforts with Long Range Planning. The Committee agreed that more information is needed and suggested that it might be considered for incorporation into the County’s Work Program, 2018, Architectural Guidelines Phase III. Bollay will bring additional information back to the Committee.

Cold Spring Creek Bridge at Mountain Drive ~ Nothing to report.

VIII. New Business ~ Hayman reported receiving a resident complaint with respect to 475 Barker Pass Road of its alleged commercial use as a drug rehabilitation and detox facility in violation of residential zoning laws.

IX. Adjournment ~ The meeting adjourned at 6:21 p.m.

Next Meeting October 3, 2017