



The voice of our community

**Land Use Committee Meeting
September 6, 2016 – 4:00 PM
1469 East Valley Road**

MINUTES

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Present: Hayman, Bollay, Gray, Eidelson, Blue, Dealy, Nagel, Emmens, Thielscher

Absent: None

I. Call to Order

II. Approval of Minutes – July 5, 2016 – Blue/Eidelson, unanimous (Dealy abstained).

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda Items

A. Receive Presentation Regarding Proposed Demolition and New Construction of Saville Residence at 565 Picacho Lane – Hayman introduced item for discussion of traffic safety and use of an easement for construction access. This is not intended for action but to provide a forum for discussion between the neighbors. Gray stepped down due to conflict as architect. Patrick Saville described project location and desire to use the easement for construction and future service access. Suggests that it is safer to have construction vehicle access off of Green Meadow rather than Picacho. Neighbor Ellen Zissler expressed desire to limit use of easement to historic use for garden traffic and described safety hazards associated with use of the easement for construction vehicles.

Bollay would like to see requirement for onsite parking of construction vehicles. Eidelson suggests that it should be possible to develop the site with access from two of three points. Blue encourages some sort of mediated settlement. Hayman believes it is in the public interest to keep trucks off the roads and questioned why a property owner would give up an easement if he or she owns it; but, believes there can be some compromise to limit traffic during construction and that some agreement can be reached if the parties work together.

B. Consider Comments to the Montecito Planning Commission Regarding the Proposed Short Term Rental Ordinance – Hayman provided background on the Association’s support for work on an ordinance to address short-term vacation rentals and the results of planning commission hearings to date. The Montecito Planning Commission has voted to direct drafting of an ordinance to ban short-term rentals in Montecito. The County Planning Commission directed

drafting of an ordinance to ban the use in residential zones but consider the use in agricultural zone districts. Upon review, the County PC has recommended that the Board of Supervisors approve an ordinance that would ban the use in residential zones and on agriculturally zoned parcels of less than 40 acres. Greene described content of suggested letter that would parallel August 1 letter to the County Planning Commission. Sybil Rosen noted that two years have passed since this effort started. East Mountain Drive resident operates a vacation rental on a part time basis (5-8 weeks per year). Neighbors support use. They would like ordinances to permit the use. Dealy commented that Association has a different role than that of MPC. He suggests an updated survey. Thielscher moved that we support ban as currently drafted and that the MPC recommend that the Board initiate adequate enforcement of the ordinance. Bollay second. Dealy questioned availability of funding for enforcement. MSC, 8-1 (Dealy opposed).

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – Saltoun thanked committee for efforts related to MBAR process improvements. MBAR has agendized discussion of process improvements for September 12 at 1 pm. Relevant materials are attached to the MBAR meeting agenda.
- B. Montecito Planning Commission – Greene reviewed July actions and described MPC retreat.

VI. Planning Commission Items – September 21, 2016

- A. Wolf-Gruning Lot Line Adjustment, 57/59 Humphrey Road
- B. True Horizons Accessory Structures and Entry Gate, 1745 Fernald Point
- C. Blagden/Ricks Addition, Pool and Cabana, 1206 Channel Drive
- D. Short-Term Rental Ordinance

VII. Old Business – Thielscher informed the committee of some favorable response to the idea of a median in East Valley Road between the Montecito Hall and Upper Village. Greene is drafting a grant application for the speed feedback sign. We had missed the September grant cycle at the Montecito Community Foundation.

VIII. New Business - None

IX. Adjournment – The meeting was adjourned at 6:05 pm.

Next meeting October 4, 2016