



The voice of our community

Land Use Committee Meeting

October 3, 2017 – 4:00 PM

1469 East Valley Road

MINUTES

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

I. Call to Order ~ Called to order at 4:05 p.m.

II. Approval of Minutes – September 5, 2017

MSC Blue/Thielscher, unanimous (Gray abstained)

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

IV. Conference Agenda Items

- A. *Presentation by Montecito Sanitary District on Proposed New Administrative Building* – Presented conceptual review of new single story, low profile essential services building. Public access driveway will be moved from Monte Cristo Lane to Channel Drive. Neighborhood outreach has been positive. The design is sustainable design and multi-functioning, with Spanish Colonial style architecture. As part of their 2004 master plan, it is in position to create and purvey recycled water and the administration center will be funded by the District for the anticipated 2.8 million dollar cost and with a two-year completion timeline. Committee questions included demolition of existing structures, county and special district permitting, floor plan and square footage, parking and setbacks. Recommendations are for continued outreach and for a commercial designed driveway. This project will be presented to the Montecito Board of Architectural Review (MBAR), as a courtesy. A motion was formed to send a letter of support to MBAR. MSC van Duinwyk/Lee, unanimous
- B. *Phase II Architectural Guideline Revisions* – Proposed ordinance will go before the Montecito Planning Commission in two weeks and County staff reports will be available after the Montecito Association board meeting on October 12, 2017. After discussion, a motion was formed to advocate before the Montecito Planning Commission in support of the County's recommended methodology for Phase II, after the Guidelines Sub-committee reviews the final draft in the staff report and ensures ordinances are consistent. The motion also included a statement that the Montecito Association may return to request Phase III Guideline revisions that would, address Maximum Allowable Coverage, in the next fiscal year work program. (These were concepts developed for Phase II but County staff could not incorporate in current project believing it to be outside the scope of the Board of Supervisors directive.) MSC Bridley/Blue, unanimous

V. Committee Member Reports

- A. *Montecito Board of Architectural Review*- Johnson reported that the Montecito Board of Architectural Review met on September 28, 2017. Johnson recommends the proposed entrance sign at 300 Hot Springs Road (Casa Dorinda) be reviewed by the Land Use Committee. The proposed sign is eight feet long with ten inch letters each with Light-Emitting Diodes (LED). Crown Castle is proposing a new power pole on Oak Grove Drive. Both Casa Dorinda and Crown Castle are willing to make presentations before the Committee. It was agreed that there should be a request for a continuance on the Casa Dorinda project so that it can be presented before the Committee, and also for the Crown Castle case to come before the Land Use Committee.

VI. Planning Commission Items – The items below are scheduled to be discussed at the October 18, 2017 Montecito Planning Commission meeting.

- A. *Miramar Briefing* – This will be an update on construction and timing, by applicant and County staff. .
- B. *Cannabis Land Use Ordinance Amendments Update* - Hayman reported that the recent County Board of Supervisors direction will limit cultivation to Agriculture II Zones and greenhouses, therefore there is no longer a concern about commercial cultivation in Montecito at this time.
- C. *Phase II Architectural Guideline Revisions* - See section IV, paragraph B.
- D. *Highway 101 Expansion Jurisdiction Discussion* – Removed from Montecito Planning Commission Agenda.
- E. *Hughes Addition and Remodel* -On appeal. Hayman will review and report back.

VII. Old Business

- A. *ADU Proposed Ordinance* –Hayman reported that the County Board of Supervisors heard the proposed Accessory Dwelling Unit ordinance and deferred action, returning it back to the Montecito Planning Commission, based on new "clean-up" legislation from the State. The Committee will continue to monitor this issue.
- B. *Channel Drive Pedestrian Path* - Emmens and Bridley reported on the September 21, 2017 community meeting. General support for this proposed project was received from the audience and property owners in attendance. The Land Use sub-committee will review right-of-way available and possible design concepts with County Public Works staff to refine options before reaching out to property owners.
- C. *Manning Park Ad-Hoc Committee* - Bridley reported that the YMCA, Montecito Association, Montecito Union School, neighbors and County Parks Department met to discuss lower Manning Park overflow parking use. Communication between these parties has improved and helped identify neighborhood issues that may be addressed, including through Montecito Union School plans for additional on-site school parking, plans of which should be shared in the next few months.

VIII. New Business ~ Nothing to report.

IX. Adjournment ~ The meeting adjourned at 5:32 p.m.

Next Meeting November 7, 2017