



The voice of our community

**Land Use Committee Meeting  
October 2, 2018 – 4:00 PM  
1469 East Valley Road**

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**Minutes**

**Land Use Committee Meeting  
with a Joint Meeting including the Transportation Committee  
for Agenda Item IV A**

**Land Use Present:** Bollay, Emmens, Gray, Hayman, Johnson, Lee, Pattillo, Rosen, van Duinwyk~ **Transportation Present:** Bollay, Pattillo ~**Transportation Absent:** Badat, Ghersen, Nordlund, Pulice, Short

**I. Call to Order – CTO at 4:00 p.m.**

Hayman revealed that she is a candidate for the Montecito Water District and will step down as Land Use Committee Chair if elected. She explained that her candidacy is separate and independent from her role with the Board and as Chair of the Land Use Committee.

Hayman reminded committee members to sign the Montecito Association Certificate of Compliance form.

**II. Approval of the Minutes of August 7, 2018 ~ Continued**

**III. Public Comment for Items not on Agenda**

Judi Weisbart, of the Clean Coalition explained that they are working on a micro-grid initiative, starting with critical community properties. An informational meeting is scheduled for October 29, 2018 at Montecito Union School. <http://www.clean-coalition.org/>

**IV. Conference Agenda Items**

**A. Report from Caltrans Hwy 101 Design Committee.**

Members of the 101 Design Review Team (DRT) provided a status report and presentation on the design elements related to Hwy 101 HOV expansion project focusing on Phase 4 (broken down into A-E), between Carpinteria and Santa Barbara. Appointed by the First District Supervisor and SBCAG, the team is providing input on design elements. The 101 DRT is working solely on Phases 4A through 4C at this point. The Sheffield bridge and interchange is the only area of Montecito being addressed at this stage of the project. This is the DRT's first wave of public presentations prior to going before the relevant boards of architectural review for final review.

Phases A-C are fully funded by Measure A and SB1 (state and federal gas taxes); however it is contingent (as is Phase D-E) on Proposition 6 not passing in the November election. As to Montecito, using local design guidelines, the DRT team is focused on the Sheffield interchange area. CalTrans will remove a southbound exit; install a northbound exit, and several sound walls, retaining walls, new bridges, concrete, pavement and landscaping.

Topics brought up by the Board and audience included; maintaining semi-rural character and views, loss of center and shoulder mediums, travel patterns, signage, tree replacement, bridge railings and appearance, antennae equipment currently in place and parallel projects. Bollay suggested Hot Springs bridge (railing) as a good example for Montecito. The DRT will continue to gather input, may possibly present to the Montecito Board of Architectural Review the current draft drawings, and return to the Montecito Association with further developed plans in November.

**B. Petition to Ban Gas Leaf Blowers.** Lesley Weinstock of the Ban Gas Powered Leaf Blowers group has submitted a petition and gathered over 100 signatures and support from various local and community groups to propose an ordinance for a County-wide ban and is asking for the Association's endorsement before their group meets with the Board of Supervisors. It was agreed to recommend support to the Montecito Association Board for pursuing the concept of a ban on gas powered leaf blowers through the "Ban Gas Powered Leaf" group. MSC van Duinwyk/Bollay, unanimous

**V. Committee Member Reports ~ None**

**VI. Montecito Planning Commission Hearing October 17, 2018.**

Lisa Knox Burns, Montecito Association Land Use Consultant reported on the following items concerning Montecito.

*Thomas Fire and January Debris Flow Rebuilding Report ~ four Thomas Fire and subsequent Debris Flow rebuild cases*

*Casa Dorinda Open Space Management Plan Briefing ~ normal procedure*

*Retaining wall appeal - 340 E. Mountain Drive ~ wall built prior to Tea Fire on neighbor's property and possible building violations on property and appealed by neighbor*

*Addition, Pool, and Cabana – 1206 Channel Dr ~ Coastal Commission review as part of normal procedure*

**VII. Old Business**

Hayman provided that the short-term rental ban went into effect October 1, 2018, with the exception of the Coastal Zone. As to the Coastal Zone, the Montecito Association's letter of recommendation to limit short-term rentals in the Coastal Zone to properties south of Hwy 101 and east of Olive Mill was rejected. The Board of Supervisors proposed limiting short-term rentals in the Coastal Zone to those properties that had a TOT in place prior to September 2017 and directed staff accordingly (it was not clear whether the proposed amendments would return to the Planning Commissions). Bollay raised the question of the new homestay permit process and the impact of numerous guests on septic properties. Bollay will investigate.

**VIII. New Business ~ Nothing to report.**

**IX. Adjournment ~ The meeting adjourned at 5:54 p.m.**

Next Meeting November 6, 2018