



The voice of our community

**Land Use Committee Meeting
November 5, 2013 – 6:30 PM
El Montecito Presbyterian Church
1455 East Valley Road**

2013 Officers:

Dave Kent
President
Robertson Short
1st Vice President
Monica Brock Petersen
2nd Vice President
Ted Urschel
Secretary
Tom Kern
Treasurer

Directors:

Frank Abatemarco
Tom Bollay
J.W. Colin
Michael Cook
Cindy Feinberg
Dorinne Lee Johnson
David Kent
Tom Kern
Barbara Mathews
Richard Nordlund
Monica Brock Petersen
Tom Schleck
Robertson Short
Carla Tomson
Ted Urschel
Jean von Wittenburg
Robert Williams

Honorary Directors:

Ralph Baxter
Sally Kinsell
Robert V. Meghreblian
Richard Thielscher
Joan Wells

Executive Director:

Victoria Greene

Office Coordinator:

Susan Robles

Office:

1469 E. Valley Road
Santa Barbara, CA 93108

P.O. Box 5278
Santa Barbara, CA 93150
Tel: (805) 969-2026
Fax (805) 969-4043

info@montecitoassociation.org
www.montecitoassociation.org

MINUTES

Present: Thielscher, Petersen, Urschel, Short, Bollay, Williams, Kern, Johnson, Abatemarco

Absent:

I. 3 p.m. Site Visit

Montecito Family YMCA, 591 Santa Rosa Lane – The YMCA hosted a presentation, walk through and question and answer period.

II. 6:30 p.m. Call to Order

III. **Approval of Minutes – October 1, 2013 – MSC, Petersen/Kern, unanimous (Johnson abstained).**

IV. Public Comment for Items not on Agenda

V. Conference Agenda

Receive Presentation and Community Input and Consider Comments to the Montecito Planning Commission Regarding the Propose Montecito Family YMCA Master Plan Update – Kevin Dumain, DesignARC provided summary presentation of the project. Current average membership is 1,407, members are 53% from Montecito, 89% from local region. Daily use peak is 45 people. Existing facilities are overcrowded, storage at a premium. Existing parking spaces total 56. A nine space employee lot would be added with access from San Ysidro Road. Have parking agreements with Lower Manning Park during the day, with MUS for evening/night time parking. Showed noise contour map.

Dave Theurer, Miramonte Avenue resident - Walks past Y every day. School and homes function together, business in between. Normally businesses are located in commercial areas. Concerned Y will become a bad neighbor. Now hear classes and coaches, rude drivers and close calls between pedestrians and Y traffic. Project would add additional vehicles with proposed project. Road infrastructure cannot handle additional traffic. Y is already too noisy, project will make it nosier. If not done correctly, project will damage neighborhood. Traffic studies done to date are flawed and do not show accurate picture.

Mike Denver, Montecito Resident – grew up in community going to the Y. It provides safe after school activities for children. Understands concerns regarding increased traffic and noise, concerns

may not be real and are being addressed by experience people. The Y is for the kids.

Steven Benheyon – 313 San Ysidro Road homeowner. He is inspired to give personal time to the Y because of caring for kids. Supports project.

Meredith McKittrick – Danger of congestion on Santa Rosa Lane adjacent to San Ysidro Road and the Y.

John Martin – Resident and member of YMCA for 20 years. Has been a youth sports coach. Have an incredible resource for a cross section of the community. Montecito Y is dilapidated and in need of an overhaul. Obvious need for gymnasium.

Michael Lee – Raised kids here, Y members, three houses within immediate neighborhood. Concerned about the size of the expansion. Traffic a serious issue. What new programs are proposed and why the hours of 5:30 a.m. to 10 p.m.? Numbers for use don't add, as they don't include child care clients or employees. Traffic will affect neighborhood.

Betty Little – Area is impacted by busier school and park. A very busy area. Plan is overkill.

Linda Johnston – 16 year resident of Montecito, on Miramonte Avenue for 10 years. Traffic and noise are serious issues for her family and neighborhood. She does not support expansion or construction of a gym. Traffic and parking serious issues. Parking study shows demand for 123 parking spaces with 168 available, doesn't allow much space for school or Manning Park visitors. Park is highly used on weekends. Special days at school also fill the lot at Manning, resulting in on street parking and safety issues. Adding 500 members would also burden neighborhood. Remodel would result in increased attendance by existing members that do not use the Y now. Expansion of hours is not appropriate. It is a member-only fitness club, isn't open to the entire community. MUS plans and Y plans should be looked at in concert.

Tim Werner – Capital Committee Chair at Y, described efforts to bring project to fruition.

Dianne Munro – Concerns around safety, parking, size and sustainability of proposed expansion. Several close calls as pedestrian and driver. Not clear how construction will impact area. What is being proposed is beyond community needs.

Stephen Beck, Pimiento Lane – Questions appropriateness of such facilities to meet broader need in an area defined as semi-rural. Would add traffic to San Ysidro and would pose safety threat. Structure is out of scale with Santa Rosa Lane. Modest expansion would be acceptable. Prefers a remodel.

Ted Stern – Theme is traffic and noise. These issues are not confined to the Y. There should be coordination with consideration of MUS facilities plan.

Steve Halsted – 25 year Montecito resident. Traffic dominated by school traffic. People are careful driving through Santa Rosa because of the narrow bridge. Facilities need upgrading, problem with shared restrooms, no climate control, Lower Manning typically only a third full except when family activities are scheduled at MUS.

Bollay invited comments from the Land Use Committee members.

Abatemarco – Valuable asset to the community. Concerns are how to balance remodel of facility with keeping size compatible with semi-rural character of the community.

Johnson – Agrees with Frank. Need to address traffic, noise and parking. Concerned about construction timeline and how that would intersect with school project.

Kern – Positive asset for Montecito. Renovation and improvement is needed. Without membership increase, usage of improved facility would impact traffic, parking and safety. Should try to solve those issues.

Williams – Complimented design. Questioned degree of outreach to neighbors. Earlier presentation mentioned that 3,964 community members are served. Would like better explanation of usage.

Short – Large number of outdoor activities intended to be brought inside. Many activities are overcrowded, looks like much of increase would accommodate existing needs.

Urschel – Next step is to prepare comments to the full board prior to MPC, which is not currently scheduled. Agrees with much of what he has heard. Would oppose expansion of hours, fix at existing. Opposes membership expansion and would like it fix at current levels. Limit usage between 7-9 am. Could support improvements with these changes but doesn't see need for expansion.

Petersen – The Y is a jewel. Surprised at level of crowding. Also sensitive to neighbors' traffic concerns. Anything Y could do to address that issue would be helpful. Perhaps climate control would help with noise levels. Hopes there is balance to be achieved and that the Y will work to address neighbor concerns.

Thielscher – Probably a \$10 million project to triple the size of the Y. Would expect phases over long period. Finds architecture industrial and not in keeping with the neighborhood. Has problems with the gym, about 35 feet from road bed of San Ysidro. Believes building would have huge visual impact from San Ysidro. Should be setback further. Parking is a problem. Need an adequate, current traffic study.

Bollay – Agrees with difficulty of compromise. Other Ys are in commercial areas, location in residential neighborhood creates difficulty and warrants special care. If 47% of traffic to Y is from outside Montecito, that adds a lot of traffic to San Ysidro Road. Has a problem with granting park parking to a fee-for-use facility.

Bollay stated intent to review the additional study information from the Y when it is available and to determine the scope of comments at our next meeting.

VI. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – No report.
- B. Transportation Subcommittee – No report.

VII. Planning Commission Items – November 20, 2013

- A. P&D General Ordinance Amendment Package – Greene and Bollay are in ongoing discussion with P&D regarding some minor changes to the nonconforming structure provisions that we hope will address our primary concerns.
- B. Post-Construction Storm Water Management Requirements Briefing

C. Robinson Lot Line Adjustment – Comments have already been provided to the MPC on this item.

VIII. **Old Business** – Urschel asked about the status of the Handtmann Project appeal . Greene will investigate and report back.

IX. **New Business** - None

IX. **Adjournment** – The meeting adjourned at 8:35 p.m.

Next meeting December 3, 2013, 4 p.m.

N:\MA Documents\Land Use\2013\11-05-13_LUC_Agenda.doc