



The voice of our community

**Land Use Committee Meeting**  
**November 6, 2012 – 4:00 PM**  
**1469 East Valley Road**  
**UNAPPROVED MINUTES**

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Present: Abatamarco, Bollay, Petersen, Kern, Kent, Watson, Johnson, Short, Thielscher

Absent: Siegel, Singer

**I. Call to Order**

**II. Approval of Minutes October 2, 2012 – Thielscher/Johnson, unanimous.**

**III. Public Comment for Items not on Agenda - None**

**IV. Conference Agenda**

- A. Consider Conceptual Presentation Regarding a Variance to Allow a Guesthouse on a 1 Acre Parcel at 1074 Cold Spring Road – Ken Marshall and Stephanie Poole representing the owner shared the plans for the property. These include demolition of existing guesthouse, remodel of home and construction of new cabana and guesthouse. The zoning ordinance requires a minimum lot size of 2 acres for a new or reconstructed guesthouse, so they are requesting approval from the MPC for a variance. Bollay noted concern about the number of accessory structures on some properties. It would be helpful to have a condition requiring the inclusion of the guesthouse square footage in the FAR for the property if the house is proposed to be expanded in the future. Watson concerned about the view of garage doors from the corner and suggested more landscaping to screen. Greene cautioned that it would be important to distinguish this project from other undersized parcels to avoid a precedent.
- B. Consider Comments to the Montecito Planning Commission Regarding Proposed Crown Castle/NextG Facilities, Inland and Coastal Zone Sites – Greene explained that 11 new or expanded nodes will be considered by the Montecito Planning Commission this month. Sharon James and Daniel Nueske representing Crown Castle shared some changes to the project since it was originally presented to the County and the LUC. These include the proposal to place equipment for TSR06 (178 Hot Springs west of Hermosillo) and TSR25 (529 Santa Rosa Lane west of Court Place) in underground vaults and have developed design alternatives for the new pole and pole mounted equipment at TSR26 (across from 339 Santa Rosa Lane). With the exception of TSR26, proposed sites would all have a whip antenna and a 7” diameter antenna. Six sites are proposed to have

equipment in underground vaults and five would have enlarged pole mounted equipment. Watson asked how many carriers max could be located at any one location. James clarified that the fiber will accommodate 5 users but it is difficult to accommodate more than three carriers on one pole. Watson suggests that equipment be replaced with smaller equipment as it becomes available.

Nueske responded to questions regarding the decision not to underground equipment for TSR01 and 02. In the case of TSR01, it is not feasible due to the presence of underground water lines and surface drainage.

Motion to recommend that the MA Board submit comments to the MPC that insist on and prefer undergrounding where ever possible, even if it requires using a different pole; that existing equipment be replaced with smaller equipment as it becomes available; and given the precedent of putting a pole in a neighborhood where utilities are underground, the Association can't support a new pole absent the endorsement of the community. MSC, Petersen/Thielscher, unanimous.

#### **V. Committee/Staff Member Reports**

- A. Montecito Board of Architectural Review – no report
- B. Montecito Planning Commission – The Fire Station project was continued to the November meeting after a long discussion and without a presentation.
- C. Transportation Subcommittee – Met with SBCAG on 10/18. They voted 12-1 to have Caltrans include the Community Alternative as an alternative in the EIR.

#### **VI. Planning Commission Items – November 28, 2012**

- A. Montecito Fire Protection District New Fire Station #3, 2500 E. Valley Road
- B. Crown Castle/NextG Cell Sites
- C. Van Wolfswinkel Demo/New Residence, 1210 Channel Drive
- D. Inclusionary Housing Ordinance Amendment

**VII. Old Business** – Watson provided a Montecito Union facilities meeting update. The existing adobe on south property is problematic. Will likely have to tear down rather than reuse. Discussion the addition of wings onto the existing auditorium area to accommodate more of the school population in one area. Also discussing improved cafeteria area. Watson is concerned they are not solving their traffic problem with the revised circulation plan.

#### **VIII. New Business**

**IX. Adjournment** – The meeting was adjourned at 5:30 p.m.

Next meeting December 4, 2012