



The voice of our community

**Land Use Committee Meeting  
November 7, 2017 – 4:00 PM  
1469 East Valley Road**

**MINUTES**

**2017 Officers:**

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President  
Monica Babich  
1<sup>st</sup> Vice President  
Peter van Duinwyk  
2<sup>nd</sup> Vice President  
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**Honorary Directors:**

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

**Office Coordinator:**

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

**I. Call to Order** – Co-Chair Bridley called to order at 4:00 p.m.

**II. Approval of Minutes – October 3, 2017**

MSC –van Duinwyk/Johnson, Bollay abstained

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

Charlene Nagel, President, introduced Allison Marcillac, Executive Director of the Montecito Association. The County of Santa Barbara and Caltrans has approved the placement of a speed feedback sign along the 1400 block of East Valley Road. Emmens and Thielscher will form an Ad-Hoc Committee for this project to work with staff and the County Public Works Department.

**IV. Conference Agenda Items**

**A. *Receive Presentation on East Mountain Drive Low Water Crossing at Cold Spring Creek***

Ron Bensel and Morgan Jones, County of Santa Barbara, Public Works, presented. The County is directed by the Board of Supervisors, is pursuing a bridge improvement at this crossing to address public safety, liability and habitat concerns. Grant funding was received to help cover cost for this project, estimated at over three million dollars, from the Caltrans Highway Bridge Program and with a 2020 construction date. The project is also designed to address a 100-year flood event so will provide safety improvements downstream by improving water flow and limiting debris buildup in this area during heavy rain and flood events. The bridge will be two lanes with pedestrian shoulders, over seven hundred feet in length and with a ninety foot span.

The Committee expressed concerns about the necessity for a bridge, aesthetics, maintenance, safety, funding, design, width, road improvements, neighborhood intrusion, community input, less expensive options, road and trail closures, parking and compliance with the Montecito Community Plan. Public comment included opposition to the project citing similar concerns. Hayman suggested obtaining any safety study including accident history and that the project goes before the Montecito Board of Architectural Review. The project is subject to California Environmental Quality Act. Bollay along with Gray will form a sub-committee to monitor this project and work with County staff.

**B. *1062 Coast Village Road-In City of Santa Barbara***

Brian Cearnal, Architect, and Ken Marshall, Dudek (agent) were present. Cearnal provided an overview of the nine condominium and commercial space project located in the City of Santa Barbara.

Cearnal met several times with immediate neighbors and explained adjustments to the project as a result of those meetings. He explained that the roof decks had parapets intended to screen rooftop activity from neighbors to the north, along with 24 and 36" box size trees in the landscape plan along the north elevation. The front of the building would be set back further than the current wall, and with varying wall recesses and architecture. Committee concerns included roof deck heights and lighting, noise impacts of nine roof decks adjacent to a residential neighborhood, setbacks, neighbor privacy, parking, Canary Island pine removal, landscaping, street setback, slope, reduction of current rental units, number of bedrooms and potential for nonresident owners. Several neighbors (Sascha Liebowitz, Paul Craig and Sybil Rosen) spoke and expressed similar concerns and included size, scale and scope, views and privacy. The project complies with City ordinances and is scheduled to go before the Montecito Planning Commission, November 15, 2017 and the City Planning Commission in early 2018.

## **V. Committee Member Reports**

- A. *Montecito Board of Architectural Review*-Johnson attended the October 6, 2017 meeting where the Casa Dorinda sign project was resolved by the Montecito Board of Architectural Review by reducing lighting specifications. Johnson will attend the November 9, 2017 meeting and site visit Picacho Lane.
- B. *Manning Park Ad-Hoc Committee*-Bridley reported that Montecito Union School plans to provide additional parking on their adjacent lot just south of the campus and those plans should be released to the Ad-Hoc Committee later this month or in December. With extra parking in that location, many of the issues related to circulation and parking at Manning Park may lessen, though it is still about a year or so out. Therefore, the Ad-Hoc Committee will continue to meet to address Manning Park parking issues.

## **VI. Montecito Planning Commission Items - For Information Only**

- A. *November 15, 2018 Agenda*-Hayman reported that the Montecito Association Citizen of the Year, Jack Overall will be presented at this meeting.
  - 1. *South Coast HOV Lanes Project Jurisdiction*-Committee will continue to monitor.
  - 2. *17APL-00000-00008 Zissler/Cable Gate and Posts Appeal*-Iterative appeals on this site that the Committee may monitor.
  - 3. *Cannabis Land Use Ordinance Amendments and Licensing*-Nothing to report.
- B. *Other Montecito Planning Commission and Ordinance Updates*
  - 1. *Phase II Montecito Board of Architectural Review Guidelines*-Hayman reported that this will go to the Board of Supervisors for approval in January, 2018.
  - 2. *Accessory Dwelling Units Ordinance*-Hayman reported on discussions with the Montecito Fire Protection District researching adequate and safe fire evacuation routes with current and increased density in a wildfire occurrence.

## **VII. Old Business**

Robin Hodges, resident, requested an update on the proposed Channel Drive pathway, which he supports. Bridley and Emmens explained that they will be meeting with County Staff before reaching out again to owners and residents in the area, hopefully in the coming two months.

## **VIII. New Business**

## **IX. Adjournment**-The meeting adjourned at 6:14 p.m.

Next Meeting December 5, 2017