



The voice of our community

Land Use Committee Meeting
December 1, 2015 – 4:00 PM
1469 East Valley Road

MINUTES

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Present: Thielscher, Kupiec, Dealy, Hayman, Budgor, Bollay, Nagel, Emmens

Absent: Abatemarco

I. Call to Order

II. Approval of Minutes, November 3, 2015 – Thielscher/Emmens, unanimous.

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda

- A. Proposed Amendments to the Montecito Architectural Guidelines and Development Code for Hillside Development: Julie Harris and Alan Bell presented and summarized public outreach efforts to date. They plan to present to MBAR on Dec. 14 and to MPC early next year. Looking for input on proposed approach to addressing the following issues:
- i. Basement definition/floor area calculation – recommend revisions to have the basement area counted towards net floor area equivalent to the total basement area times the percent of exposed wall area.
 - ii. Inclusion of attached accessory structures in recommended floor area – propose to include accessory structures, but not to include attached second residential units.
 - iii. Building height definition proposed to be maintained, recommending 32’ maximum height limitation be reduced to 28’ and be applied in Hillside Overlay, H-MON and on properties subject to Hillside and Ridgeline Design Guidelines. Not proposing to include retaining walls in the 32/28’ height limit.
 - iv. Propose more broad application of recommended 8 foot maximum retaining wall height.
 - v. Propose to move H-MON development standards to the MLUDC.

Watson – need to address stepped retaining walls. Twenty-eight foot total height limit would benefit uphill properties. Recommends staff review the State Housing and Community Development memo on second residential units and consider

ways to include attached second residential units in the recommended floor area. Bollay has been evaluating application of the methodologies proposed and suggests a working group to test the proposals. Watson, Gottsdanker and Kupiec will participate. Watson discussed Hillside/Ridgeline provision allowing up to 25' instead of the stated 16' with good design. Working group will meet and report back to the LUC in January.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – No report.
- B. Montecito Planning Commission- YMCA requested a continuance prior to the November 18 MPC hearing to re-craft the project. We understand the primary focus to be on pursuing a long-term agreement for Manning Park parking lot use.
- C. Member Reports – No reports.

VI. Planning Commission Items

- A. Casa Dorinda Revised Conditional Use Permit, 300 Hot Springs Road (December 3, 2015) – Budgor reported on discussions with Casa in light of Land Trust decision not to hold the open space easement. Steve Welton described good faith effort and polite rejection by Land Trust. Existing easement does not include provisions for restoration of the oak woodland. This is included in the new plan. Proposed condition language leave opening for another entity to hold the easement with Casa updating LUC on progress. Greene reported that staff continues to conclude that the Montecito Growth Management Ordinance does not apply to the independent living units proposed to be constructed. The bases for this conclusion are faulty and she is concerned about the County's failure to apply the ordinance to residential development on this and other projects.
- B. Behrman Development Plan, 843 Park Hill Lane (December 16, 2015) – This is a small addition on a parcel located in the Resource Management zone district. The committee has no comments.
- C. Klein Appeal of McGauchey Water Tanks, 1965 Jelinda Drive (December 16, 2015) – No comments.

VII. Old Business - None

VIII. New Business - None

IX. Adjournment – The meeting was adjourned at 6 p.m.

Next meeting January 5, 2015