



The voice of our community

Land Use Committee Meeting

December 5, 2017 – 4:00 PM

1469 East Valley Road

Minutes

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

I. Call to Order - Co-Chair Hayman called the meeting to order at 4:00 pm

II. Approval of Minutes – November 7, 2017

MSC – van Duinwyk/Johnson, unanimous; Thielscher abstained

III. Public Comment

John Watson commented on climate change and encouraged the board and community to read an article just posted in the Los Angeles Times.

IV. Conference Agenda Items

A. Discussion Re: ADU Clean-Up Legislation-AB 494 and SB 229 (January 3 MPC Hearing continued from 12/20); Hayman presented a power point on status of ADU proposed ordinances and the new legislation. The Committee discussed potential issues in the new legislation related to parking requirements and the Resource Management Zone. The Committee also discussed concerns in the current MPC recommendations related to 30-day minimum rental term (prefer 6 months) and fire evacuation. There was public comment regarding the State policy to provide affordable housing through ADUs and the need for Montecito to act consistent with that policy. There was also public comment recognizing the importance of the Community Plan and the goal to upholding the Community Plan while complying with the objectives of the State laws. John Watson and Tom Bollay expressed concern about the 40% lot coverage limitation recommended by MPC. Hayman expressed concern about the lack of adequate time to propose a new methodology.

The Committee discussed drafting a letter to (1) support the MPC recommendations incorporated into the August 29th, BoS Board Letter, reaffirming the desire to require a six-month minimum rental term on an ADU, and ensuring protection of the Resource Management Zone. Additionally, a motion was made to form a sub-committee (Bollay and John Watson), to present a strategy regarding maximum allowable lot coverage as it relates to ADU development to the MA Board next Tuesday December 11, 2017 for approval to go to before the MPC. MSC- Blue/van Duinwyk, unanimous

B. Receive Presentation from Laurel Perez Re: Sturgess Case (1473 Edgecliff Lane (14CDH-00031) – slated for January 3, 2018 MPC hearing

- Redevelopment of property
- In the process for a couple of years
- New architect
- Worked with MBAR to revise the plans and address previous design issues including concerns related to building mass, FAR, basement reduction, elimination of second residential unit, pulling hardscape features out of side setbacks, and removal of existing non-conforming structure from front setback
- Preservation of landscape screening on the east and west property boundaries

Questions from the Committee: Thielscher asked if any mountain views were obstructed. Response was that you have to get in the water to see the mountains. Van Duinwyk asked if they had heard any concerns from neighbors. Response was that the northern neighbor voiced concerns to MBAR about ocean view obstruction.

Comments by the Committee: Homes on either side are considerably larger than what the applicant is proposing. Committee discussed if this would affect the view for the neighbors. Van Duinwyk would have preferred that someone had contacted the neighbor to the north. Johnson thanked Laurel Perez for presentation and acknowledged that applicant implemented MBAR suggestions. Gray commented that this is a nice project with a variety of architecture styles and she liked the drought tolerant landscaping.

V. Committee Member Reports

- A. Montecito Board of Architectural Review – Johnson attended the November 9, 2017 meeting. There was a lot of discussion on 1062 Coast Village Road. MBAR noted many concerns regarding size, mass and down-sizing of number of units as well as reconsidering the roof-top terraces.
- B. Manning Park Ad-Hoc Committee – Marcillac nothing to report

VI. Montecito Planning Commission Items – December 20, 2017 For Information Only

- A. Wolf/Gruning CDP Time Extension
- B. Coastal Resiliency Workshop – MPC and County PC Joint Meeting – Hayman reported that this is a long-term project by County staff that will focus on rising sea levels, coastal bluff retreat, and related issues that may impact homes on the bluffs throughout the County.
- C. Lighthouse Trust Demo/Rebuild Appeal - Appearance by Christopher Price, agent for appellant.

Background on this project:

- Numerous architects involved
- Has been to MBAR 5 times
- Applicant has made revisions which MBAR ultimately approved and appeal was filed with MPC

Concerns of the Appellant:

- 10,000 sq. foot project in view corridor
- Long, single ridge line- roof mass of 200 feet width-to-width
- Location of the principal residence near the rear set back adjacent to Appellant's residence
- Would like to preserve more view corridors
- Massiveness of this project is the greatest concern

Committee decided it was appropriate to write a letter highlighting for the MPC the goals of the Community Plan and Architectural Guidelines to: (1) maintain neighborhood compatibility relative to size, bulk, and scale; and, (2) preserve private ocean views “to the maximum extent feasible”. Hayman will write the letter for approval by MA Board at the 12/12 meeting.

VII. Old Business – Nothing was reported

VIII. New Business – Nothing was reported

IX. Adjournment The meeting adjourned at 6:52 pm

Next Meeting January 2, 2017

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