



The voice of our community

Land Use Committee Meeting

April 3, 2018 – 4:00 PM

1469 East Valley Road

Approved Minutes

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Present: Blue, Bollay, Emmens, Gray, Hayman, Johnson, Thielscher, Lee, van Duinwyk, Rosen, Eidelson

I. Call to Order – Hayman called the meeting to order at 4:00 pm

II. Approval of Minutes – March 6, 2018
MSC – (Bollay/Thielscher, unanimous)

III. Public Comment for Items not on Agenda

- A. California State Dump Truck Tarping Laws and Requirements
- B. Additional lighting for Disaster zones, Ashley Road
- C. Ennisbrook 44 acre Land Trust Disaster clean up and preservation of trees and wildlife
- D. Montecito Recovery Center will now be offering free land use consulting.

IV. Conference Agenda Items

A. Montecito Planning Commission Hearing, April 17, 2018

- i. Received presentation from Tess Harris, County Planning and Development, Re: Damaged or Destroyed Structure (Debris Flow) Ordinance Amendment (see attached presentation slides). Discussion by LUC to make recommendations to County as to what “Like for Like” entails. Tom Bollay will draft comments and circulate for input prior to MA Board meeting.
- ii. Tom Fayram, County Flood Control, reported that he recently had a meeting with FEMA and Congressman Salud Carbajal regarding the importance in receiving interim flood hazard/recovery maps to assess the high water and future potential debris flow. He is expecting a preliminary hazard map in early May for public comment, with a final interim flood/hazard map to be adopted in June. A new flood base map will not be complete for up to 4-5 years. He commented that the decommission of the Cold Spring and San Ysidro basins are now off the table. Discussion by LUC and Fayram on how to move forward for the high hazard areas.

iii. Received presentation form Jessica Steele, County Planning and Development, Re: Agricultural Employee Dwelling Ordinance Amendment (see attached proposed downshift chart). Steele noted that they will clarify and change the word “trailer” to manufactured homes in this ordinance. Steele was asked by the LUC why this ordinance amendment was necessary. In response, Steele explained that there was a need to streamline AG employee housing. Applicants must show a demonstrated need to be qualified.

B. Matt Dobberteen reported on the design review of Caltrans' plans for reconstructed Hwy 192 bridges. There are 3 bridges to be replaced in Montecito and 2 to be upgraded and widened. In total, along Hwy 192, four bridges need total replacement: Montecito Creek and Highway 192, just west of Hot Springs Road; the Romero Creek bridge, just East of Sheffield Drive; the Toro Canyon bridge at Toro Canyon Road and Highway 192 intersection; and Arroyo Parida Creek near Carpinteria, just west of Cravens Lane at Highway 192. In mid-April, Dobberteen will coordinate with MA a public meeting for input on bridge design. Tom Bollay will lead the LUC in the bridge reconstruction and repair process, along with Martha Gray, and consultant Lisa Knox Burns, and will confer with Dobberteen.

iii. LUC Goals for 2018 and the Montecito Rebuild (“Top 10” list) from the March LUC meeting will be presented to the MA Board; additional LUC “working meetings” will be scheduled.

V. Committee Member Reports

A. Hayman updated the LUC on ADU ordinance amendments. County Planning Commission expressed concern over the fire hazard zones and the Montecito hazard zones under the public health and safety provisions of the statute. It voted to take out owner –occupancy requirements and recommended new setbacks. The commission voted 4-1 to send the ordinance to the BoS and also recommended that studies be done on parcels in high fire zones to assess public health and safety of ADU development under the statute.

VI. Old Business

VII. New Business

VIII. Adjournment Meeting adjourned at 6:21 pm.

Next Meeting May 1, 2018