



The voice of our community

Land Use Committee Meeting

May 1, 2018 – 4:00 PM

1469 East Valley Road

Approved Minutes

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Present: Blue, Bollay, Emmens, Gray, Hayman, Lee, Rosen, van Duinwyk – **Absent:** Johnson

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

II. Approval of Minutes – April 10, 2018
MSC – (Emmens/Rosen, unanimous)

III. Public Comment for Items not on Agenda

Hayman made two announcements:

1. Congressman Carbajal's Local District Office and Ben Romo of the Montecito Recovery Center convened a process for the lower part of the front country trails to open. More information to come.
2. The BoS heard today that debris flows would be a continuing risk in Montecito. Tom Fayram, County Flood Control, stated that the County received approval to apply for three FEMA grants through the State for debris basin work in Montecito.

IV. Conference Agenda Items

A. Josiah Hamilton from the Bucket Brigade proposed a pedestrian path from San Ysidro down Jameson to Olive Mill Road. They are currently not looking for funds and are planning to use Bucket Brigade funds. There is a petition circulating in the neighboring neighborhoods. Questions from the Committee included: material to be used, if property owners where the pathway would be installed were in favor, what side of the road the pathway would be on. Two members from the audience both echoed in support of this pathway. Hamilton asked for the support of the MA. A motion was made to approve the concept of the walking path. MSC (Bollay/van Duinwyk, unanimous)

(Out of Order: Agenda Item III Public Comments for Items not on the Agenda) Comments made by Carl Palmer from the Montecito Recovery Center on AIA, SB recovery task force first meeting for affected homeowners on April 19th was a success. There were close to 200 members in attendance, and there will be a second workshop on May 12th at MUS from 9am – 1pm to group homeowners by neighborhood to discuss what they would like to see moving forward.

Support staff Diane Black, Director of P&D, Tom Fayram, Flood Control and AIA Santa Barbara Chapter will be on hand to help facilitate the workshop and answer homeowners' questions and concerns. Hayman asked to have an LUC member attend the workshop and Palmer indicated he would pass the request along.

- B.** Hayman stated that the MA Board letter was sent to both the MPC and CPC, recommending that the commissions hold off on adopting the "Like for Like" Ordinance Amendment until the final FEMA hazard maps were available. She reported on the outcomes of both the MPC and CPC hearings, indicating that the BoS would likely not support waiting for the FEMA hazard maps and that the CPC favored an expedited design review when a structure relocates; the CPC also would like to see a pathway for quickly addressing legal non-conforming structures to achieve architectural design improvements within the framework of the like-for-like process. Hayman opened up the discussion on what should be the LUC position. Items that were discussed: neighbors should have input if a property should be moved or will need to go up in height, notice to neighbors, how adjoining property will be affected. Discussion also took place with respect to facilitating legal non-conforming structures coming into compliance with architectural improvements under the like-to-like ordinance without the need to incur a complete design review. Two members of the audience, Abe Powell and Carl Palmer both spoke in support of the Like for Like Ordinance Amendment and stated the overwhelming stress and financial burden property owners are under do to the delay in permitting process.

Motion was made to approve the proposed Like-for-Like Ordinance Amendments with following provisions:

(1) if a structure relocates on the lot or exceeds 42 inches in height from prior finished floor, then an expedited design review occurs, with proper notice; and (2) legal non-conforming structures striving to make architectural improvements, but, staying within the intent of the like-for-like exemption, would be eligible for an expedited design review, with proper notice. This process envisions one or two design review hearings under short (e.g. one week) time-frames.

MSC (Bollay/Gray, unanimous, Lee abstained)

C.

- i.** Bollay gave an update on Top Ten List/Goals item 4, Reconstruction of bridges. Gray and Bollay had a conference call with Caltrans and were informed that bridges were already in process and they were asked for color of concrete suggestions. Sketches were passed around that were done by the LUC. Bollay stated that bridges will be widening by 8ft.
- ii.** Planner Lisa Knox Burns provided information to the audience on the LUC Top Ten List/Goals

- D. Montecito Front Country Trails** – Hayman reported on in the beginning of the meeting. Public Comment by Abe Powell stressing the importance to the community to open the lower front country trails without waiting for years on a master plan.

Meeting adjourned so that members and the public could attend a County Community Meeting; the following items were not discussed.

V. Committee Member Reports

VI. Montecito Planning Commission- For Information Only

- A. Thomas Fire and January Mudslides Rebuilding Report**
- B. Santa Barbara County Coastal Resiliency Project**

VII. Old Business

VIII. New Business

IX. Adjournment Meeting adjourned at 5:30 pm

Next Meeting June 5, 2018