



The voice of our community

Land Use Committee Meeting

August 7, 2018 – 4:00 PM

1469 East Valley Road

Unapproved Minutes

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Present – Bollay, Emmens, Gray, Lee, Pattillo, Rosen, van Duinwyk

- I. **Call to Order** – Bollay called meeting to order at 4:03pm. Bollay informed LUC that he was standing in as LUC Chair for Cori Hayman. He introduced Linnea Pattillo as new LUC member.
- II. **Approval of Minutes – July 3, 2018**
MSC – (Emmens/van Duinwyk, unanimous)
- III. **Public Comment for Items not on Agenda**
Comments from Chelsea Owens regarding traffic and proposal/questions about future roundabouts, memorial installations proposal and questioned if there was a limit to size of home a property can build. Owens was concerned over properties in her neighborhood that had been under construction for numerous years and the traffic and noise that was affecting where she lives. Bollay responded that there were currently 2 proposed roundabouts in the table, one at San Ysidro/Jameson and another one at Olive Mill/CVR. He also said that the Montecito Architectural Design Guidelines recommend a maximum house FAR based on lot size. He proposed to the LUC to have future discussions on construction parking and review construction site and hours of operation. Charlene Nagel announced that SB County was having a Community Meeting on August 29, 2018 5:30 pm at Chase Palm Park to discuss roundabouts. Michael Lee said County Building Department compliance division, Eric Schneider or Kevin Green are contact to report violation of construction works hours 7 AM – 4:30 PM (805)563-3030.
- IV. **Conference Agenda Items**
 - A. Lisa Knox Burns, Accessory Dwelling Update.
 1. SB County is presently granting zoning clearance and building permits under State Law, which is more lenient than the proposed ordinance.
 2. 1-1-17 to 8-6-18 had 60 planning permits approved and issued; and 34 ADU building permits. Most of these ADU's make existing rentals into conformity.
 3. Structures including cabanas and artist studios may require structural upgrades and building permit before qualifying as ADU.
 4. ADUs allowed in all zones that allow single or multi-family dwellings. Exception to this is that

5. ADUs are not allowed where Covenants, Conditions & Restrictions (CC&Rs) preclude them
6. Appearance and Style
 - a. Shall reflect the exterior appearance and architectural style of existing building- materials, roof covering, colors and design for trim, windows roof pitch and other physical features.
 - b. Entrance to ADU shall not be visible when viewed from abutting street. However, this standard may be waived by Director if it would prohibit construction of ADU.
 - c. Compliance with Outside Lighting regulations.
 - d. Landscaping shall screen ADU and associated mechanical equipment, parking, foundation, etc from public view areas.
7. Height limit for ADUs is 16 feet with exception that height may be exceeded when located within existing structure, or attached to building and must match existing roofline.
8. Owner does not need to reside in either the principal dwelling or ADU.
9. Historic Landmarks Advisory Commission (HLAC) review is determined by Director if application has potential for detrimental effect on existing historical building.
10. Setbacks
 - a. Lots less than 2 acres an ADU shall not be located closer to the street than principal dwelling, unless other zoning provisions would prohibit compliance.
 - b. Lots 2 acres to 20 acres and ADU shall not be located close to any property line than 100 feet, or the distance from the principal dwelling to that boundary line (whichever is lesser), unless other zoning provisions, or existing development would prohibit.
11. In addition to required parking for the principal dwelling, a minimum of one off-street parking space shall be provided on the same lot, as specified in the base zone, except that parking may be provided as tandem on a driveway unless the project site is located in high fire zone.
12. All ADU construction shall avoid removal or damage to native and specimen trees.
13. Development impact mitigation fees are required in compliance with ordinances or resolution adopted by County.

LUC received report & took no action pending review of P& D staff report prepared by Jessica Steele to be release to public by Clerk of Board on 8/9/18.

V. Committee Member Reports on Top Ten Goals

A. Lisa Knox Burns Update on Design of HWY 192 Emergency Bridge Repairs

1. Montecito Creek Bridge replacement will be expanded to 43'. Montecito Creek channel will be expanded approximately 10 feet upstream of the proposed bridge. Bank stabilization will be added. Montecito Creek Bridge demolition will start in August.
2. Romero Creek Bridge replacement will be expanded to 56' 6"
3. Toro Canyon Creek Bridge replacement will be expanded to 58'
4. San Ysidro Creek Bridge rail replacement – September completion
5. Toro Creek Bridge rail replacement.

The MA LUC design team of Tom Bollay, Martha Gray, Laura Bridley and Lisa Knox Burns met several times with Andy Gill, Matt Dobberteen and conference call with Justin Borders and Bob Carr to further provide information to the MA regarding design process and review of bridges. Caltrans was receptive of the MA design team on recommendations and suggestions for the replacement bridges and rails.

Lisa Knox Burns presented a Thank you letter to be submitted to California Department of Transportation pending approval of the Montecito Association BOD. MSC (Lee, Gray, unanimous) Tom Bollay opened up discussion about the potential risk to the neighborhoods the west side during Red Flag Events. A motion was made to have a formal request to Santa Barbara County Roads to open to the public the Temporary Ashley Road Bridge at Cold Spring Creek during Red Flag events. MSC(Lee, Gray, unanimous)

Anne Price, Casa de Maria Associate Director, noted that similar evacuation route over private bridge maintained by San Ysidro Ranch is necessary for their guests.

VI. Montecito Planning Commission Hearing July 18, 2018 - For Information Only

- A. Tom Bollay update on FEMA Flood Hazard Map Joint Workshop with MBAR and MPC. Bollay's overview was that both MPC and MBAR were dissatisfied with the outcome of the FEMA maps but they felt that there was no reason to push for change since they did not have any jurisdiction.

VII. Old Business

Allison Marcillac, MA ED, provided update from Bucket Brigade on their proposal to create pedestrian path along north side of S. Jameson Road between San Ysidro Road and Olive Mill Road. Lisa Knox Burns provided update on (south side) of Channel Drive pedestrian path noting that County Transportation waiting to hear if significant interest by neighborhood. Issues of coastal retreat due to sea level rise & ADA requirements complicate a county approved trail on coastal bluff.

VIII. New Business

IX. Adjournment

Next Meeting September 4, 2018