



The voice of our community

Land Use Steering Committee Meeting
March 2, 2010 – 4:00 PM
1469 East Valley Road
Minutes

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Present: Bierig, Bollay, Bridley, Johnson, Kent, Nordlund, Petersen, Short
Absent: Baxter, Thielscher

I. Call to Order

II. Approval of Minutes from February 2, 2010 – Short/Nordlund, unanimous

III. Pubic Comment for Items not on Agenda

IV. Conference Agenda

A. Hosmer Adobe Project – Katie Hay and agent, Clay Aurell, architect – Have reduced the size of the barn, relocated so that no variance is needed. Size of barn reduced to 1500 square feet, height to 16'8". Basement is gone, hayloft retained. Have a paddock for one horse. Floorplan revised to include one large stall, tack room, storage area. Barn important aspect of overall character of the property. Size of the barn was from Sanborn maps.

Mr. Perry, neighbor – Barn is not part of the historic structure, the adobe has been identified as historically important. In discussions with property owner neighbors agreed to a 900 sf barn. Neighbors are in agreement that 2000 sf is too big and supported a 900 sf barn.

Bollay pointed out that when the MCP and Architectural Guidelines were adopted, barns were not limited to 800 sf because of the special needs for aisles and certain components. Floor area ratio of total development on the site is a concern.

Several committee members stated support for a smaller barn of 900-1000 sf would be more appropriate to the scale of the residence and size of the lot. A site visit was suggested after the installation of corner posts. The Association will continue to monitor the project at MBAR.

B. SCE Facilities Update: Patricia Bartoli-Wible, Region Manager and Tom Wagner, Planning Manager for SCE – SCE has been working on upgrades to facilities to address growth and increased electrical load. Recent maintenance activities have focused on areas where there have been voltage complaints. Mid-January they completed work on transformer and wire upgrades and pole replacement on Schoolhouse. Also recently made improvements on the north end of San Ysidro. Work on San Leandro and Santa Rosa ongoing.

Undergrounding of utilities along East Valley Road from San Ysidro to Hot Springs will be done in the next 2 years. 75-80% of engineering is complete. Construction should start Summer/Fall 2011 and require 6-9 months to complete.

Community concern about the visual effects of metal poles were discussed. SCE uses these for sub-transmission 66kv poles. Wooden poles have been replaced with metal poles due to Woodpecker damage. Concerns about the aesthetics of the poles have been raised in the past. SCE is constantly looking at different options and has used some in other communities. The metal poles can't be painted due to maintenance issues. Wagner will take concerns about materials to transmission staff and request alternatives. Only two more 66kv poles are slated to be replaced with metal poles. Short suggested other metal material (Corten Steel) that "rusts" over time be used since it will blend in better. Bierig stated a community desire to be involved in decisions affecting aesthetics.

The committee requested that SCE return next month with information about other types of poles that could be used, their findings regarding Corten poles and whether Montecito could be a pilot for Corten poles, and asked for pictures of alternative applications in other communities.

C. San Ysidro Pathway: Matt Dobberteen and Chris Sneddon, Public Works – Provided a presentation included a project overview, design considerations and proposed schedule. Conceptual design includes the use of a decomposed all weather surface and curb face with intent to keep with character of the community. ADA curb ramps would be installed only at actual road crossings. Propose a design that has subtle ramp with wood tie borders or other alternatives to concrete. Detectable warning surfaces can be lower key colors that contrast with the surface of the walk (such as black/gray against a tan surface). Where obstructions exist in the right-of-way, Public Works will meet with owners to identify options for working around existing improvements. The walkway would be an average of 4 ½ feet with min of 36" for short stretches.

Public Works plans to meet with homeowners in March and April and conduct a public meeting in May with construction in the Fall of 2010.

Claire Gottsdanker asked about decision to locate path up against the curb without space to landscape. Others are similarly concerned.

Greg Maher spoke against the path.

Linda Johnson – Spoke in support for path. Pedestrians forced into the road now. She supports an aesthetically pleasing and permanently constructed pathway.

Jurgen Boehr - Doesn't want a sidewalk. Feels it is unnecessary.

Samantha Goldstone – Resident with 3 year old and dogs. What exists is not a safe walkway.

Carol Resick – Focus on what is important. We want our kids to walk to school. Supports a safe walking path.

Annabel – Wants a safe pathway.

Craig Boehr – Has a petition with 500 signatures. Submitted photos of recent work by 6 property owners along San Ysidro from Jameson to Wyant to clear a walking path.

Katie Riscovich – Montecito property owner and parent. Traffic situation is a problem. Bus is full now. A path would help to reduce traffic.

Nick Siegler – **Against project**. If safety is the real issue, fundamental issue of safe driving is not being addressed. Who do we talk to about not making this happen?

Hanna Lindecorpe – Graduated from MUS last year. Walked home from school everyday. In the rain would have to walk in the road. Supports the project.

Jill Lindecorpe – Supports path for the community, will get people out walking, good for everyone. Work that has been done is not good enough. Obstructions and an uneven surface remain.

Maryanne Brillhart – Won't support the MA if we don't buck up and support those in opposition to the path. Not in keeping with our community plan and rural character.

John Venable – Has been a problem with the lack of enforcement against encroachments. Expressed frustration that there has not been recent consultation and requested that Public Works coordinate with Montecito Trails on design issues.

Courtney Dietz, COAST – Clarified COAST's role in the project as providing information to interested members of the community.

At the committee's request, Dobberteen stated willingness to bring survey information and walk the project area with the committee. Sneddon stated that the location of the path adjacent to the curb in the conceptual design is intended to address what they understood to be the community's desire to keep look the same and property owners' desire to minimize disturbance of existing landscape and other private improvements.

Bollay reiterated desire to have the path be rural in appearance and suggested moving it back from the curb to achieve this.

Kent is not sure that we want to design to accommodate strollers at the expense of the rural essence of the community. Questioned the lack of community input on the grant proposal. Focus should move away from design to whether we want it at all.

Committee would like to do a site visit within a couple of weeks and requested Public Works provide some locations where the type of surface contemplated could be viewed.

V. Committee/Staff Member Reports

A. Chair's Report

MBAR - Tabled

SCE Smart Grid - Tabled

B. Committee Reports:

MPC's recommendation on the Miramar Time Extensions was summarized. They recommended approval of the CDP extension, a clarification on the trigger for condition #81 (\$1,440,000 for the low cost visitors serving overnight fund) whereby the trigger for those fees is a grading permit not demolition permit, and that action on the CUP extensions be deferred until a date certain close to their Fall expiration, with Caruso encouraged to clean up the site prior to Board action on those extensions. M/S/C to recommend that the Board send a letter to the Board of Supervisors in support of the MPC recommendation and Association's support for demolition of the site due to health, safety, and attractive nuisance. Unanimous.

V. Planning Commission Items – March 24, 2010

A. Speed Limits – Legislative Platform Briefing

B. Santa Barbara County Storm Water Management Program Briefing

C. Simon Wall, Gate, and Fence 663 and 665 Buena Vista – Bollay and Bridley wanted to see plans of the walls and gate prior to making a decision. Plans were not available; Greene will attempt to get plans this week. Motion by Kent, second Short (?) to recommend that the Board comment to the MPC expressing concerns regarding over-height walls/gate. Failed 4-4 (Bollay, Bridley, Peterson, Johnson against).

VI. Old Business

VII. New Business

VIII. Adjournment – The meeting was adjourned at 7 PM.

Next meeting April 6, 2010. Bierig will provide members with date/time of special meeting.