



The voice of our community

Land Use Committee Meeting

October 3, 2011 – 4:00 PM

1469 East Valley Road

Unapproved Minutes

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Present: Kern, Johnson, Kent, Bollay, Petersen, Thielscher, Watson

Absent: Short

I. Call to Order

II. Approval of Minutes September 6, 2011 - Kern/Watson, unanimous
(Petersen abstained)

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda

- A. Presentation of Revised Architectural Plans for Fire Station 3 – Terry McElwee, MFPD brought the committee up to speed on discussions to date. Since previous meetings, MPFD held a scoping meeting with the community and went to bid to find an architectural firm. They have engaged Leach Mounce Architects and Susette Naylor of Thompson Naylor Architects. Howard Leach described site plan. They have included two driveways as essential for access for a public safety facility. Location of driveways has not changed from previous location. Would have ingress and egress at both locations but equipment would primarily enter from the western driveway and exit from the eastern drive. Naylor described reasoning for architectural style and steps taken to make the building more residential in scale. Believes the building should also read somewhat as a fire station/community benefit project. Thielscher asked about landscape plans and any proposed tree removal. Several oaks along the East Valley frontage would require removal as would approximately 6 more on the site. Landscape plans would continue the naturalistic materials used for the creek restoration. Bollay questioned whether the maintenance building location could be shifted so doors aren't so visible from the street and whether bay doors could be smaller. Kern asked whether there would be paramedic staff housed onsite and if adequate space was provided [yes]. Watson would still prefer limiting day to day use to one driveway with a secondary driveway for use as needed during major emergencies. Use turf block at edges to reduce the visual effects of 30' wide driveways. On architecture, farm buildings have casual additions that result in a lyrical appearance. That approach would benefit this design. Watson would support a tall hose structure, perhaps moved to the center of the

property. There was not general support for this from the committee.

Jim Jackson, property owner and future neighbor has been negotiating with the the fire district for some time. Basic concerns are the height of the tower and size of the landscape buffer. Jacksons asked that the drying tower not look like a tower. Their negotiations with the district included a 50 foot buffer on all three sides of the stations as necessary and they consider it necessary to provide adequate landscape screening. Palmer Jackson also expressed concern regarding the reduction in the buffer at the back of the parcel.

Thielscher supports Watson's comments regarding use of one driveway. Kent summarized issues: need to maintain 50 foot setback at rear of property; would prefer to see single driveway with an emergency secondary drive (eastern drive would be primary due to bridge) and the eastern driveway offset as much as possible from the driveway across the street; may be some benefit to moving the maintenance building to northeast, any tower to the side (away from property line); possibly flipping the plan of the main building; use of turf block at edges of driveway to visually reduce width; roof line changes; door heights lowered on both apparatus bays; would like to see fewer site walls; and encourage a careful landscape design that encourages a residential look.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – The proposed residence and long access driveway at 1496 E. Mountain Drive was back before the MBAR several weeks ago. The MBAR continued to have questions regarding the siting of the residence and the potential for use of an alternative driveway as the project involves approximately 8,000 cubic yards of grading, several bridges over an existing creek and loss of $\frac{3}{4}$ acre of oak woodland/removal of 18 oak trees and severe impacts to approximately 21 oaks. The project will return to MBAR on October 10 for consideration of preliminary approval and action by staff on a land use permit is expected shortly thereafter. Both actions are subject to appeal to the Montecito Planning Commission. Fred Clough, representing Diane Baskin, 1500 E. Mountain Drive noted that the 4 acre parcel is almost completely covered with oaks. 0.75 acres of oak woodland to be removed. The applicant's biological report identifies lot as including oak woodland. Community Plan policies very clearly prohibit development in oak woodland unless it would preclude reasonable development of a parcel. The limitations of the MBAR's purview were discussed. Kent moved that the committee recommend that the Board write a letter to MBAR raising issues related to the design review findings urging denial of the project as proposed, primarily related to siting of development and the amount of earthwork required and requiring the applicant to show they have exhausted alternatives to the proposed driveway. MSC, unanimous.
- B. Transportation Subcommittee – no report
- C. Temporary Events Ordinance Working Group – Greene reported that the working group formed in response to event professionals concerns about existing ordinance provisions met twice. After a rocky start, the group agreed to recommend to the County and Montecito Planning Commissions that they: (1) Proceed with the ordinance change to close the loop hole that has allowed short-term tenants to hold events in residences and on agricultural lands without obtaining the permit otherwise required for a commercial facility; (2) Amend the ordinances to create a Director level permit for one-time commercial use of a property for an event and (3) P&D will clarify the fees and submittal

requirements for Conditional Use Permit applications for commercial use of a property for temporary events. This will be reported to the County PC on Oct. 12 and the MPC on Oct. 26. If it moves forward, there will be public hearings on the ordinance changes.

VI. Planning Commission Items – October 26, 2011

- A. Courtesy Review of 1255 Coast Village Road Project
- B. Briefing on Temporary Event Ordinance Changes
- C. Caltrans Highway Widening

VII. Old Business

VIII. New Business – Kent noted the recent use of several properties for weekend sales and will ask Community Services to follow up. In response to Commissioner Overall's request that we look at different neighborhoods, he would like to ask associations to develop their vision for their neighborhood at the upcoming Homeowners Associations meeting. Thielscher raised issue of open house signs being up on days besides Sundays. Kent will discuss with his management but does not believe there is a limit on the days that open houses can occur.

IX. Adjournment – The meeting was adjourned at 6:15 PM.

Next meeting November 1, 2011