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Land Use Committee Meeting

November 1, 2011 – 4:00 PM

1469 East Valley Road

Unapproved Minutes

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

I. Call to Order

II. Approval of Minutes October 3, 2011 – Thielscher/Petersen, unanimous

III. Public Comment for Items not on Agenda - None

IV. Conference Agenda

A. Tree Trimming Along SCE Transmission Lines – Kent welcomed Patricia Bartoli-Wible and Pat Gladden of SCE and stated our interest in learning how tree trimming along the right-of-way is accomplished. Gladden, arborist for SCE, explained that tree trimming is done by Asplundh under contract to SCE. Trees are cut on a one year trim cycle and the amount of clearance between trees and lines varies depending upon the line voltages and fire hazard area. Most of Montecito is high fire hazard area. The minimum goal is to maintain a 4' clearance at all times, allowing for tree growth during the year. SCE's focus is on prevention of hazard, not aesthetics or tree health. The standards they use require compliance with ANSI/ISA. They do not coordinate tree work with Caltrans. Most of responsibility for determining the method, amount of trimming and providing property owner notification falls to the foreman for the subcontractor. Kellam de Forest asked if there is any way to accommodate review or advance notification. Bartoli-Wible provided copies of a manual that described the standards governing their tree work. She also pointed out that hanging banner signs from power poles creates a hazard. Committee members shared examples of recent work that appeared to be problematic. The arborist reiterated that they trim for safety, not aesthetics and don't consider their practices to cause imbalance in trees. Thielscher noted that he had never received advance notice of work on his property. SCE invited community members to contact them with any concerns so that they could address them with their subcontractor. The suggestion was made to add this information to the MA's website.

B. Follow-up Presentation of MFPD Station 3 Designs – Kevin Wallace introduced project and team. Howard Leach,

architect noted that they have made significant changes since the last meeting. Split maintenance and training elements from secondary building. Now all garage doors face away from the street and rear landscape area was expanded to 50' along most of the property line. The Jacksons are satisfied with the changes. The western driveway was reduced to 16 feet with a visitor parking court with a closing gate behind it. The eastern drive was reduced from 36 to 26 feet. Offsetting the drive more than a few feet is not practical. David Black landscape architect described plan to use native plant material, including oaks and sycamores. Wallace shared video of stuck truck on Westmont turf block after recent rains. The District does not believe turf block is a workable solution at this station. It was noted that there must be a problem with the installation or maintenance of the Westmont turf block. Several members had questions regarding the amount of site walls shown. There was agreement that the lower walls could be removed. Bollay provided suggestions for walls at gate and utility area, changes to roof and what appears to be a two story element adjacent to the bays on the main building, and rotating the stair on tower if possible. Wallace stated that they are looking for the committee's approval of these plans and moving on to MBAR. Greene reminded the committee of the review process still to be accomplished and discouraged the committee from going beyond stating their satisfaction with the plans and changes made to date. The committee thanked the team and stated their satisfaction with plans and changes to date.

V. Committee/Staff Member Reports

- A. Montecito Board of Architectural Review – Rockbridge project received preliminary approval. 1496 E. Mountain Drive representatives made case to the MBAR that construction lower on the site was not feasible due to the grades of the road. Evidence was provided that demonstrated that a substantial offer for an alternative access was rejected by the owner of neighboring property. P&D staff argued that the issues were not within the MBAR's purview and the project received preliminary approval with a vote of 4-2. Kent recommends that we send a letter to the planner recommending that they deny the land use permit to be reviewed and approved by the executive committee. De Forest was disgusted by County's behavior and discounting of the MA's letter. Watson stated that approvals are motivated by desire on County's part to avoid a takings claim. MSC to send letter requesting denial of the LUP and stating basis, Kent/Short, unanimous.

Four new residences on Danielson Road lots were considered. Santo Tomas project with proposed two story residence was also on agenda, HOA believes that CC&Rs preclude two stories and the argument was made that size and scale was too large for the neighborhood.

- B. Transportation Subcommittee – Caltrans will have an informational meeting on the 101 HOV project on November 15, 5:30 pm at the Montecito Country Club and meetings in Summerland and Carpinteria that same week. Greene to do some publicity.
- C. Montecito Planning Commission – Greene reported on the items discussed.
- D. Homeowners Association Meeting – Kent mentioned upcoming meeting at San Ysidro Ranch.
- E. Architects' Meeting with YMCA – Watson, Bollay, Kent and Greene met with Joan Price and several YMCA board members to discuss the architecture of the proposed project. Discussed ideas related to shifting locations of some buildings. Y is happy with what they have. The topics covered included methods to reduce the height of the gym through

some architectural changes and lowering the finished floor and ways to break up massing on the buildings including eliminating overhangs on ends of gym to soften roof mass. Construction of a retaining wall along San Ysidro to create an area for planting at a higher level was suggested. We also commented on commercial/industrial nature of the existing design. Y didn't express interest in considering other styles for the buildings. They will be submitting their CUP application to the County before they go back to MBAR for additional conceptual review. Parking, traffic, size bulk and scale, intensification of use are all issues that remain to be addressed.

VI. Planning Commission Items – November Meeting Cancelled

VII. Old Business

VIII. New Business – Kent asked for interest in attending MBAR meetings from the committee.

IX. Adjournment – The meeting was adjourned at 6:10 PM.

Next meeting December 6, 2011