

Mission Canyon Association

Minutes of the Board Meeting
July 1, 2003

A regular meeting of the Board of Directors of the Mission Canyon Association, a California corporation, was held at the McVeigh House at the Museum of Natural History on July 1, 2003, beginning at 7:30 p.m.

Present were Tim Steele, *Randy Reetz [correction from draft minutes]*, Jenny Cushnie, Ralph Daniel, Dorothy Vea, Nancy Bertelsen, Tom Jacobs and Pma Tregenza. Also present were Paulina Conn, John Turner, Denee Jordan and Sally Rodriguez.

Absent were; Ray Smith, Bob Maloy, Charles Del'Arbre, Mark Carr, Kathy Koury,

Tim Steele chaired the meeting in Dr. Smith's absence. Because of the late mailing of Board minutes from the June meeting, consideration of those minutes was deferred to the August board meeting. Mr. Reetz' treasurer's report was approved. The Board approved payment of \$518.82 to Labor Ready, for contract labor used during the May 31st Brush Clearance Day efforts.

John Turner, director of the Phoenix House, introduced Ms. Jordan, the clinical director of Phoenix House, and Ms. Rodriguez, a Phoenix House resident. Mr. Turner explained that his organization was in escrow to purchase the 2.84 acre residential property at 37 Mountain Drive, across Mission Creek from Rocky Nook Park, and intended to use the property as a replacement for the Phoenix property previously rented at 1231 Garden Street. Phoenix' lease of the Garden Street property was terminating, and twelve of the thirteen current residents from that facility would be transferred to the Mountain Drive location following some renovation and repairs of the property.



Pma Tregenza, MCA Director

The Mountain Drive property, at one time known as Rancho Vejar, is currently owned by John Smith. Mr. Smith is moving to Mexico, and has been trying to sell his property for several months. The property has some history of being used for developmentally disabled children, introducing them to the animals and farming activities conducted at Ranch Vejar.

Mr. Turner informed our Board that he wished to inform the Mission Canyon community of Phoenix' intentions for the property, to avoid misunderstandings and to allay possible concerns which Canyon residents and other neighbors might have regarding the project. To this end, he has sent a brief mailer to nearby residents, and plans additional community meetings and contacts in the ensuing months.

As explained by Mr. Turner, it would not appear that Phoenix would be obliged under current county ordinances to obtain a conditional use permit for the property, so long as fewer than fourteen people are in residence. State laws would require a license if board and care activities are conducted on-site, but if only room and board are furnished, State licensing is not required. Mr. Turner said that the property



John Turner, Phoenix Exec. Dir.

would be staffed 24 hours a day, with three shifts. The Phoenix van would be parked on site, as well as staff vehicles. Prospective residents are screened very carefully before admission to the Phoenix program. Pedophiles, arsonists and potentially violent individuals are not accepted into the program. While not a locked facility, Phoenix requires residents to honor an 11 pm curfew.

The Board discussed at length various other details of operation, such as smoking, the extent of renovations required, access to public transportation, the nature and degree of the residents' disabilities, financing for the purchase, history of Phoenix' operations in Santa Barbara.

Considering the many issues involved with the project, and the relative informality of this discussion, the Board requested Mr. Turner to provide us with a written explanation of this project, listing specifically the activities that will be conducted on site, and the activities that will not be conducted there. Mr. Turner said he would do so. By motion of Mr. Daniel, the Board's approval of the Phoenix project would depend upon receipt and approval of this letter setting forth Phoenix' plan of operation, as well as input from neighbors and other interested parties in Mission Canyon.

The Board passed upon the following additional matters:

- The property at 1990 Las Canoas Road (pictured right), which appears to have junked vehicles, debris piles and illegal, substandard rentals. The matter will be investigated further.
- The elimination of the Oxton hedge on Tunnel Road. The property is no longer owned by Charles Oxton, but appears to be owned by his ex-wife. Investigation will follow.
- The right-of-way between La Combadura and Glendessary has been the subject of extensive grading, but it appears that the trail that joins these two roads remains intact.
- A sewer meeting is planned by the County for tomorrow evening at Fleishman Auditorium.
- Mr. Reetz outlined plans for a secondary membership drive for the Association. He will have the costs of that solicitation available for Board approval.
- Jennie Cushnie will set the date for CY 2004's Brush Clearance Day, preferably during the month of May.



The meeting adjourned at 9:00 pm. The next scheduled meeting is Tuesday, August 5th, 2003 at 7:30 pm.

Randy Reetz, Secretary