

**Mission Canyon Association**  
**MINUTES**  
**Nov. 3, 2015, 7:30 p.m.**

1. Call to order & introductions  
Board Members Present: Kellam de Forest, Alex Feldwinn, Darby Feldwinn, Karl Hutterer, Barbara Lindemann, Ray Smith, Kevin Snow, Richard Solomon, Hugh Twibell  
Board Members Absent: Richard Axilrod, Laurie Dahl, Laurie Guitteau, James Madison, Alastair Winn, Jean Yamamura  
Guests: Luke Swetland, Steve Windhager, Paulina Conn, Fran Gault, John Woodward, Lara Urbany, Bill Urbany, Paddy Langlands
2. Minutes of the Oct. 6, 2015 meeting – moved as written - passed
3. Treasurer's report (Read on January, April, July, October)
4. Old Business
  - 4.1 Museum of Natural History update (Luke Swetland)  
Luke gave six updates:
    - 1) The Museum continues to investigate how best to handle their planned Gala event in March, including a possible private venue. Stay tuned for further update.
    - 2) The day of the Gibraltar fire, as a safety precaution, several Museum events were canceled including Howls & Owls.
    - 3) Museum in on the agenda with the Historical Landmarks Committee HLC). They will provide comments on three elements of phase 1 (not the whole plan). This is for the Museum to see if they are on the right track.
    - 4) The sound wall is on a separate track as approved by the HLC. The plan is to move the wall a bit toward the museum (not on the fence line). There is a plan to meet with neighbors to review the planting scheme with the hope of presenting the moved sound wall plan to the HLC in mid-December. They further hope to have the wall in by February.
    - 5) The annual Folk & Tribal Arts market place will be Friday-Sunday December 4-6. All traffic management plans are in place for this event.
    - 6) The annexation issue will not go to LAFCO until Jan/Feb time frame.
  - 4.2 Botanic Garden update (Steve Windhager)  
Steve had several announcements:
    - 1) The Garden's annual Holiday Marketplace will take place Friday-Sunday November 20-22.
    - 2) Construction of the Pritzlaff Conservation building progressing well. There was a recent walk through for visitors and the building is on target to open in April.
    - 3) And the recent Halloween shindig was a wonderful success.
  - 4.3 Cell phone tower in Mission Canyon, committee report (Richard Solomon)

Steve reported on a meeting with the Verizon folk to investigate the possibility of putting the phone tower and equipment on & in the new Conservation building. Verizon folk will evaluate what is possible, then do a technical analysis. If this appears to be a viable option, MCA would need to endorse the plan, then the Garden Board would need to approve, then a check of nearby neighbors and then a public permitting process would take place. Think two years.

#### 4.4 Short term rentals committee report (Hugh Twibell)

Hugh & Alex discussed the results of the MCA survey and how it might be interpreted. Considerable discussion followed and it was noted that the survey did not include the issue of parking. The issue of on street was a critical issue when discussing 2<sup>nd</sup> units and likely would also be critical with respect to Short Term Rentals (STRs). The committee was urged to come back to the next meeting with a coherent recommendation for the Board.

#### 4.5 BOS hearing on the Eastern Goleta Valley Community Plan (Ray Smith)

Ray reported that the Eastern Goleta Valley Community Plan (EGVCP) was approved by the Board of Supervisors (BOS) by a vote of 3 to 2. The Planning Commission (PC), in their approval of the EGVCP, had instructed Planning & Development (P&D) to consult with County Fire and the Environmental Defense Center (EDC) to develop additional permit exemptions for creating and maintaining defensible space within Environmentally Sensitive Habitat (ESH) areas. Important changes to the EGVCP between the PC and BOS meetings included:

- 1) P&D determined, while developing permit exemptions, “that the designation of chaparral as ESH ... was worded inconsistently with the analysis and conclusions of the Biological Resources Report (Appendix G of the EIR)”. In brief, the Biological Resources Report stated that the four chaparral types (designated to be listed as ESH) were “not rare in and of themselves”. The EGVCP was modified to be consistent with the Biological Resources Report, e.g., chaparral was not listed as an ESH.
- 2) A series of permit exemptions were given to County Fire, CAL FIRE, and the Los Padres National Forest for community wildfire protection activities taken under their guidance. In addition, homeowners could increase defensible space distances with approval of fire agencies.
- 3) A new action item was added to specifically address community wildfire protection. “Action FIRE-EGV-1B: The County shall encourage and support the development of a Community Wildfire Protection Plan for at risk communities of the EGV in compliance with the Community Wildfire Protection Plan Development Process for Santa Barbara County, adopted on August 8, 2011.”

MCA was pleased with these changes to the EGVCP and supported the plan by letter and presentation to the BOS’

#### 4.6 Letter RE: architecture dispute on Cheltenham (report, Hugh Twibell)

Lara Urbany thanked the MCA for writing a letter to the BOS and requested further involvement by our Board to prevent a planned home being proposed in the lot (849 Cheltenham) to the east of their home. She argued that the permitting process (MCA's ADRC, SBAR and PC) "totally ignored" the Mission Canyon Design Guidelines in considering the proposed project and, hence, should not have been approved. The Urbany's have appealed the PC decision to the BOS and are requesting our support in this appeal.

After much discussion, it was agreed that the MCA would investigate if, or if not, the MC Design Guidelines and MCCP were effectively considered during the permitting procedures.

A group will report back on their findings and the Chair will write a letter consistent with their findings.

## 5. New Business

5.1 Rocky Nook building demolition and park host plans (Paddy Langlands, Deputy Director, SB County Parks)

Paddy told us that County Parks is considering various options regarding what would be the best use of Rocky Nook park, specifically what to do with the current building on the premises. Options varied from demolishing the house to turning it into a Museum or a place for a non-profit establishment. Fran Galt noted that the house is the "Olivers' house" and hence has some historic merit. After considerable discussion it was agreed to form a committee to look into the various options and to report back to the Board. Committee members are: Kevin Snow (chair), Kellam de Forest, Fran Galt and John Woodward.

5.2 Meeting with Supervisors Carbajal and Janet Wolf (Ray Smith and Barbara Lindemann)

5.3 Water rates – Barbara read a letter from a resident suggesting that, in protest of the 30% surcharge on Mission Canyon residents by the SB Water Department, and the importance to the whole city of fire suppression in this area, that residents turn off all water for a period of time. Members of the Board did not consider this a feasible action. Ray informed the Board that residents, for a fee, may install a special dedicated water line for fire fighting with a reduced fee.

## 6. Additional Committee Reports (as needed)

6.1 Newsletter (Jean Yamamura)

6.2 Architectural Design Review (Hugh Twibell)

6.3 Parking & Traffic (Dick Axilrod)

6.4 Land Use Committee (Kevin Snow)

6.5 Membership (Laurie Guitteau)

6.6 Fire Committee (Ray Smith)

6.7 Mission Heritage Trail Association (Alastair Winn)

6.8 Web site (Alex Feldwinn)

Next meeting: Dec. 1, 2015 7:30 pm MacVeagh House, Natural History Museum