

Mission Canyon Association
MINUTES
September 6, 2016, 7:30 p.m.

1. Meeting called to order by Vice President Laurie Guitteau. President Karl Hutterer is not in attendance so Vice President Laurie Guitteau is chairing the meeting.
 - 1.1. Board Members Present: Alex Feldwinn, Darby Feldwinn, Hugh Twibell, Kellam de Forest, Kevin Snow, Richard Solomon, Laurie Dahl, Barbara Lindemann, Laurie Guitteau, Jason Saltoun-Ebin
 - 1.2. Board Members Absent: Karl Hutterer, Ray Smith, Jean Yamamura, Sandy Robertson, Erika Sharghi
 - 1.3. Guests: Steve Windhager
2. Minutes of the August 2, 2016 meeting — approved as presented.
3. Treasurer’s report (Read on January, April, July, October), Ray Smith absent. No report this month.
4. Old Business
 - 4.1 Museum of Natural History update (Luke Swetland).** Luke Swetland is absent but he sent an email update. The Museum just closed the Butterflies Alive exhibit yesterday. They will close the T-Rex exhibit this Sunday. Next on the schedule is the Sept 24-25 Artwalk Exhibition and Sale. There will be an invitation-only reception on the evening of Sept 23. This is all provided for in the CUP. The Museum is delayed in proceeding with the Western Residence proposal that Luke reviewed at the MCA meeting last month, due to some additional questions posed by City staff.
 - 4.2 Botanic Garden update (Steve Windhager).** The Pritzlaff Conservation Center officially opened on July 13. The Garden is continuing to work with the County to try to get changes to the CUP — primarily counting cars as a surrogate method for counting people — which the MCA has already approved. Due to high fire season, there have been several red flag warning closures this summer. There have been several complaints about the lighting and the lack of landscaping on the new building, but Steve is working to address those issues. The building has been landscaped, but plants take time to grow. The trees planted were Ironwood trees — they are already 5 feet tall, and they will likely grow to 15 feet in the next few years.
 - 4.3 Mission Heritage Trail Association/Safe Passage (Erika Sharghi).** Erika Sharghi was absent but she sent an email report as follows: “Mission Heritage Trail Association - Report of 8/12/16 Meeting: Survey - Pedestrian & Bike Traffic Safety: MHTA is requesting a donation of \$1000 from MCA to defray costs incurred for pedestrian and bicycle traffic survey which exceeded \$8K. Survey - Neighborhood Safety Issues Experienced in the Corridor: MHTA is preparing a survey monkey to capture safety issues experienced in the corridor, (e.g. pedestrian/auto near misses; autos crossing the center line). Distribution will be to the membership of neighborhood associations. These type of incidents have not

been documented nor has the data been analyzed. Public Workshop - New Walkway and Footbridge on Westside: MHTA will encourage City to host a public workshop as scoping work progresses. Suggested content for the workshop would be a presentation of options/alternative to widening the bridge from invited consultants/engineers who will be working on this project. It will also provide for a dialog exchange to gain public's perspective on what is desired and determine its feasibility." It is not on the MCA's agenda tonight to discuss this proposed donation, so we will postpone it till the next meeting. Ray looked up how much money MCA has already given to the MHTA and reported the following via email: Dec 2013 \$1,000 and Nov 2014 \$1,000 and Feb 2016 \$5,000. Kellam reports that the Pedestrian and Bicycle Traffic Survey has already been done and is available to the public to view. He doesn't know where we find the study results, but Laurie G will email Erika and ask her.

5. New Business

5.1 Short Term Rentals (Hugh Twibell). The Planning Commission is having a meeting in Montecito. Montecito is banning short-term rentals outright, except for existing hotels. We don't know how the County plans to enforce it. The County is talking about exempting the beach areas where there have been rentals for years (i.e. Miramar Beach, etc) but they haven't decided yet. The City of Santa Barbara has already banned short-term rentals unless they are in a commercial zone. The County is considering banning them except for in agricultural zones and existing commercial zones.

5.2 Rental Occupancy Rates. The MCA received an email from a resident complaining that there were too many people living in the house next door to her. The Executive Committee brought this up to Salud and Jeremy, but they said that there is no County rule about the number of people allowed in a home. They suggested that the resident can file more targeted complaints as they arise — such as parking infractions, and the MCA conveyed this information to the resident.

5.3 Modification of Design Review Procedures (Richard & Hugh). Richard circulated a revised version of the "MCA Architectural Design Review Committee Guidelines" that he drafted. It is not intended to change anything about the MCA's internal review process. The idea was to make it explicit that opponents of a project can come forward and ask the MCA to review a project. This was implicit in the Guidelines already — this revision is just making it explicit to the community. The Guidelines will stipulate that whoever comes to the MCA requesting a review (applicants or opponents) will circulate notices to neighbors within 300 ft. of the property that is subject to the review by putting a leaflet in their mailbox. Separately from these revisions, there is some discussion about the fees that an applicant or opponent pays for this review. Kellam suggests that we add something in the Guidelines explaining to residents why it is beneficial for them to seek an MCA Architectural review. Hugh is concerned that once a project has been to the SBAR, there is not much that the MCA can do. Darby and Alex are concerned that because the homeowner has to pay their architect hourly, this review will cost them money even if we waive all the MCA fees. Richard and Kevin point out that since it is all voluntary and unenforceable, perhaps we shouldn't charge for anything. Richard hopes that these revised Guidelines will

increase exposure for the MCA in the community. Kellam suggests that Montecito has its own BAR, and prior to approving a project they ask the homeowner whether or not the neighborhood has approved the project. Hugh explained that the Montecito BAR is part of county administration, whereas Mission Canyon's Architectural Review Board has no official standing, and is advisory only. The SBAR seems to pay much attention to the MC ARB, but we hope that the more projects the MCA reviews, the more credence the SBAR will give our recommendations. Hugh suggests that opponents seeking review of a project limit their objections to what is in the Mission Canyon Design Guidelines, rather than bringing in personal or tangential issues that they have with the homeowners or the project. Richard will make a few small technical revisions to the Guidelines and send them to Hugh to review. We will vote on them at the next meeting. We are considering removing the fees listed in the Guidelines — it is unclear what the \$75 fee is for, and the \$145 fee was for hiring a company to notify all the neighbors, which the Committee has never had to do. We will table this discussion till Richard presents a revised version at the next MCA meeting. If we approve these Guidelines, Richard also intends to contact a Planner and ask them to put the MCA's website and a link to these Guidelines on the SBAR application packet.

5.4 Proposed County adjustments to speed limits (Jean & Barbara). There is an agenda item for the Board of Supervisors to remove the speed limits on certain streets, including Las Canoas Rd. It is currently a 35mph speed limit. The County has the ability to remove speed limit signs which gives the police discretion to ticket people for driving unsafely, rather than tying infractions specifically to a speed limit. Barbara is not concerned about this issue — this is just informational.

6. Additional Committee Reports (as needed)

6.1 Mission Canyon Brush Cleanup and Chipping (Ray Smith)

6.2 MCA web cam

6.3 Proposed change of use for St. Mary's Seminary (update)

6.4 Newsletter (Jean Yamamura)

6.5 Architectural Design Review (Hugh Twibell)

6.6 Parking & Traffic (Barbara Lindemann)

6.7 Land Use Committee (Kevin Snow)

6.8 Membership (Laurie Guitteau)

6.9 Fire Committee (Ray Smith)

6.10 Website (Alex Feldwinn)

6.11 Meeting With Salud Carbajal / Das Williams: The Executive Board met with Salud in August, and is hoping to get to meet with Das Williams shortly to discuss the MCA Agenda. Specifically, we want to discuss the towing procedures for cars that are parked in the Canyon on red flag warning days. We will suggest that the ticket dollar amount for cars parked on the street on a red flag warning day needs to be raised.

6.12 The MCA received an email from a resident who lives on the Museum property and is concerned about someone riding a motorcycle extremely fast around

the neighborhood, particularly in the middle of the night. Jean contacted the Police Department and notified them.

Next Board Meeting: October 4, 2016 7:30 pm, MacVeagh House, Natural History Museum