

Mission Canyon Association
MINUTES
June 6, 2017, 7:30 p.m.

1. Meeting called to order by President Karl Hutterer.
 - 1.1. Board Members Present: Karl Hutterer, Erika Sharghi, Laurie Dahl, Alex Feldwinn, Darby Feldwinn, Barbara Lindemann, Jason Saltoun-Ebin, Ray Smith, Kevin Snow, Kellam de Forest
 - 1.2. Board Members Absent: Richard Solomon, Sandy Robertson, Jean Yamamura, Hugh Twibell, Laurie Guitteau
 - 1.3. Guests: Luke Swetland, Steve Windhager, Deborah Schwartz
2. Minutes of the May 2 meeting — approved as presented. Minutes of April Annual Meeting — approved as presented.
3. Treasurer's report (Read on January, April, July, October), Ray Smith. No treasurer's report this month.
4. Old Business
 - 4.1 Museum of Natural History update (Luke Swetland)**. Summer camps start next week. The summer show has started, with a focus on insects. June 24 is the Annual Wine and Food Festival. Most of the heavy demolition is complete at the Western Residence.
 - 4.2 Botanic Garden update (Steve Windhager)**. The Garden is capped at 205 people for the summer. There have been some parking issues. The Garden is moving forward with its CUP changes. They finally got their permit for the horticultural garage.
 - 4.3 Meeting with Das Williams on May 22**. Barbara and Ray met with Das Williams. They discussed unifying the County dispatch centers. It is still on Das Williams' agenda. Das asked Ray to find out about City requirements on how to deal with neighbors' defensible space. Ray found out that the City ordinance allows the City to force neighbors to clear defensible space, and he forwarded this information to Das. Ray also informed Das about the Central Coast High Performance Alert System. They also briefly discussed the letter that Barbara sent to Das. Das also asked Barbara and Ray about the MCA's position on the MHTA bridge project. Barbara told Das that we are generally supportive of the effort, and primarily concerned with safety.
 - 4.4 Update on buildable lots on East Alamar**. No update.
 - 4.5 County Fire chipping program (Ray)**. The Chipping Program is set to happen this week or next.
5. New Business

5.1 Accessory Dwelling Units (Deborah Schwartz). She is a land-use planning and government relations consultant, and she has been a City of Santa Barbara Planning Commissioner for the past 8 years. California is in a housing crisis — supply is not keeping pace with demand. The state government is scrutinizing the housing policies and zoning of local (city and county) housing policies, to see if they are deterring construction of additional housing.

New California Accessory Dwelling legislation went into effect at the beginning of 2017. Under the new law: (1) No public hearings are allowed prior to permitting ADUs (accessory dwelling units); (2) All existing ADU ordinances that don't meet the new law are null and void — this applied to every city and county in California, because no one had an ordinance that was in compliance; (3) Local governments must approve ADU's within 120 days of the application being submitted, and under state standards until a new local compliance ordinance is adopted. Currently, SB County has drafted a new ordinance that is going through local planning commissions, and eventually to the Board Of Supervisors; (4) The ADU legislation stipulates the maximum square footage of an ADU, but it does not specify a minimum square footage of an ADU; (5) Moratoriums on ADU's are not allowed, but local agencies have some flexibility in imposing certain development restrictions; (6) It doesn't matter what a residential property's lot size is when seeking a permit for an ADU; (7) Parking requirements are reduced to one space per bedroom or unit, and off-street parking is allowed in tandem and setback areas; (8) If a fire sprinkler system is not required for the primary single-family structure, then it cannot be required for the ADU; (9) An ADU may not be sold separately from the primary residence, but it may be rented; (10) SB City and County are requiring owner occupancy of the property (i.e. can't rent out primary residence and ADU); (11) 3 types of ADU's include detached on same lot, attached to existing dwelling, or located within living area of existing dwelling.

Additionally, ADU's are currently allowed in high-fire zones. The state law would allow restrictions on development in high-fire zones, so it is likely that the new County ordinance will include such restrictions. Additionally, the Coastal Commission's position is that a coastal development permit is required, but without a public hearing being held. Regarding CEQA (California Environmental Quality Act), this legislation and the ADU development is exempt from CEQA. The two legislators who drafted this legislation have pending state legislation called 'Clean Up Legislation' in order to address issues related to the ADU legislation that were not covered in that legislation.

Specific to Mission Canyon, most of our new builds were Tea Fire rebuilds. Only 17 were built between 2014-2016, but we are allowed to have 178 more.

The Board discusses potential actions that we can take to ensure that Mission Canyon's needs are considered in the County's ADU ordinance. Noel Langle is the senior planner in charge of the implementation of this legislation in SB County. We can send a letter to the County Planning Commission and the Board

Of Supervisors suggesting restrictions on ADU's in high fire areas such as Mission Canyon.

The Board decides to form an ad hoc committee to suggest how the Board should address this issue. The Committee will come back to the Board at the July meeting with a proposed letter that we want to submit to the County Planning Commission and the Board Of Supervisors. The Committee will determine how this ADU legislation conflicts with the Mission Canyon Community Plan. The Ad Hoc Committee includes Barbara Lindemann, Ray Smith, Kevin Snow, Jason Saltoun-Ebin, Kellam de Forest, and Erika Sharghi. The Committee will also meet with County Counsel and with Noel Langle (the County's senior planner) to understand the constraints on our proposed recommendations.

5.2 Central Coast High Performance Alert System (Ray). The MCA had a camera mounted on the mesa after the Jesusita Fire. It stopped working a few years ago, and the MCA has been looking to replace it ever since. There is a system created in San Diego that has been very effective, and the MCA is considering purchasing two still cameras and one HD video camera that are compatible with the new system and mounting them on the Mesa. It is currently used in Lake Tahoe and San Diego and on Santa Ynez Peak. The control over these cameras will be held by UCSB, but the UCSB liaison has been working with Rob Hazard to make sure that the data is transmitted to County Fire. Ray proposes that the MCA purchase the cameras prior to this fire season. It costs \$6,500. The head of the Fire Safe Council is hoping to get Eucalyptus Hill to contribute \$2,000 of that cost, and they are working to get the Riviera to contribute \$2,000 as well. The system is ready to go, but we are just wanting on the purchase of the cameras. The cameras are useful because, by doing repeat pictures, if a change is detected (by computers and by people) then it is reported. The other advantage is that the best vantage point to see fires that are encroaching on Mission Canyon is from the Mesa, and these cameras on the Mesa will do that for us and allow the Fire Dept to prioritize where to direct their resources. A motion is made to purchase two still and one video camera at a cost of approximately \$6,500. The motion passes.

5.3 Public drainage infrastructure. No report this month.

5.4 Recommendation from the Traffic and Parking Committee (Barbara). The Board agrees to give Barbara permission to send this letter to Das Williams.

5.5 Appointment of Secretary. Karl will make some phone calls and look for a new Secretary.

5.6 July meeting. We will not meet on July 4. We are tentatively rescheduling the meeting for the following Tuesday July 11.

5.7 Cell Phone Tower Committee: Ray suggests that the Board create a cell phone tower committee. Karl appoints Ray and Darby to be on that committee.

6. Additional Committee Reports (as needed)

6.1 Mission Heritage Trail Association/Safe Passage (Erika Sharghi)

6.2 Mission Canyon Brush Cleanup and Chipping (Ray Smith)

6.3 Newsletter (Jean Yamamura)

6.4 Architectural Design Review (Hugh Twibell)

6.5 Parking & Traffic (Barbara Lindemann)

6.6 Land Use Committee (Kevin Snow)

6.7 Membership (Laurie Guitteau)

6.8 Fire Committee (Ray Smith)

6.9 Web site (Alex Feldwinn)

Next Board Meeting: July 11, 2017, MacVeagh House