



The voice of our community

Land Use & Transportation Committee Meeting
December 3, 2024 – 4:00 PM
In Person at Montecito Community Hall and Via Zoom
Minutes

Attendees: Albertson, Gottsdanker, Lee Johnson, Macfadyen, Overall, Robertson, Serrani, Slaff

Absent: Black, Gray, Pennino

I. Call to Order –Dorinne Lee Johnson, Chair, 4:12 p.m.

II. Approval of Minutes: Slaff/Robertson
Motion approved

III. Public Comment for Items NOT on Agenda: None

IV. Conference Agenda:

A. Music Academy of the West –Revision of its Conditional Use Permit (CUP)
Shauna Quill, President & CEO

Presentation given outlining the differences between the 2004 CUP (Conditional Use Permit) and the 2024 CUP. The MAW (Music Academy of the West) revised CUP was approved by the County Board of Supervisors on November 5, 2024.

It was established in Montecito in 1951. The 2004 CUP is highly regulated, such as no amplified music outdoors and if interior music is amplified, the windows and doors are closed. There are numerous attendance caps and attendees must leave by certain hours. There are strict county reporting requirements. The MAW is keeping all these restrictions.

The changes in the CUP are, increase operational flexibility, while avoiding impacts to neighbors. They are providing additional employee housing to the two that they currently have that will include the conversion of retail space to two units, a two bedroom and a three bedroom. They will host significant life events to deepen community connections and diversify revenue sources. Twenty-five summer students will be added, they will retain fifty permanent theater seats and remove fifty elsewhere. New trip reduction measures will be added.

In 2021, the MAW applied for a revised CUP designed to minimize and offset impacts. The Montecito Planning Commission (MPC) approved it in 2023, and it was appealed. Improvements implemented include, a neighborhood portal including a community calendar, hired a Transportation/Traffic Manager, installed a new gate system and implemented additional gate closures.

After the presentation, discussion within the meeting included The Butterfly Beach Association of approximately seventy-five homes, some support the MAW plan and some are concerned about more traffic and pollution issues for community neighbors. They appreciate the work for gate closure. Chair Dorinne Lee

Johnson said that it was unfortunate that they couldn't present to the Land Use Committee (LUC) before going to the County Board of Supervisors due to litigation. Discussion continued highlighting that hearing from the neighbors would have been useful. A broader discussion took place about the role of LUC and purpose is to get ahead of issues that keep coming up and being more involved with the Montecito Planning Commission (MPC). Chair Lee Johnson said that in 2025, LUC needs to look to the MA Board for recommendations on what is the added value to each group and how to help the Board of Supervisors make better decisions. Committee member Macfadyen said that it is incumbent on the Board and Committee to come up with a new plan and fix the functioning of LUC and that monitoring MPC and MBAR are important. After more committee discussion, it was agreed that this be discussed at the Board Retreat.

V. Old Business None

VI. New Business Chris Sneddon will address at the next meeting regarding pathways.

VII. Adjourned 5:42 p.m.