



The voice of our community

Land Use & Transportation Committee Meeting
January 7, 2025 – 4:00 PM
In Person at Montecito Community Hall and Via Zoom
Minutes

Attendees: Albertson, Black, Gottsdanker, Lee Johnson, Pennino, Serrani, Slaff

Absent: Gray, Macfadyen, Overall, Robertson

I. Call to Order –Dorinne Lee Johnson, Chair, 4:05 p.m.

II. Approval of Minutes: Overall/Serrani
Motion approved

III. Public Comment for Items NOT on Agenda: None

IV. Conference Agenda:

A. Update on the Conceptual Review of Renovation of the Santa Barbara Biltmore Hotel at 1260 Channel Dr, Montecito, CA 93108- Mark Lloyd, Land Surveyor Consultant- Chip Wullbrandt

Presentation included update of project status. Coral Casino restaurant project is being completed. The cottages are being moved temporarily to Hill Road, and they expect to dig for the pool soon. Hill Road runs along north side of the Biltmore. The County put curbs, sidewalks, and gutters on the north side but there is no parking there. They are asking the County to allow for improvements on Hill Road to add back the parking spaces next to the cottages as well as make a path down Hill Road to the beach. The new County Supervisor, Roy Lee, seems to be supportive of the project moving forward.

The existing buildings are being remodeled, and they agreed to a five percent reduction in water area for both pools, which reduced the size by twelve percent. They are on track for the summer 2025 opening. There are two access bridges on the island with access only to hotel guests and they will have to show their guest ID. The number of rooms was reduced to 138 for a total of 280 people. The main pool is five hundred feet from end to end. The family pool is two hundred feet and caters to families with small children. The pool hours are from dawn to dusk. There is emergency access with a lock and emergency responders have the key.

One room of the cottages will be taken out to make room for a parking space. The public stairway to Butterfly Beach will be fixed as part of the project. Rafts in the shape of butterflies will be out for use in early April.

Chair Dorinne Lee Johnson questioned the board by consensus to approve a letter of support from the MA Board in support of the Biltmore plan. It was Approved.

B. Montecito Sanitary District-John Weigold presented on protective measures of district facilities. Underground pipes run under and on side of creeks and the storms are impacting with damage. There are four sites that are being repaired. Between \$2.3 and \$2.4 million will be reimbursed through FEMA. MSD had to go to multiple agencies to obtain permits to work in the creek beds. In the future, they would use an emergency contract. Regarding project design, FEMA wants it restored as it was before, but so they don't get damaged again, they needed to repair and protect the creek areas at Ennisbrook, San Ysidro, Riven Rock and two other Montecito creeks. They have funds that mitigate future damage. It is a comprehensive effort with multiple entities on design team and construction team.

They are still waiting for FEMA to approve the project they sent to them in 2023. FEMA pays 85% and the district pays the rest. The projected cost to the district is approximately \$184,000. Creeks are not their responsibility.

V. Old Business None

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

VII. Adjourned 5:12p.m.