



The voice of our community

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

**Attendees:** Albertson, Babbitt, Johnson, Macfadyen, Overall, Pennino, Robertson, Serrani, Slaff

**Absent:** Black, Gottsdanker, Gray

**I. Call to Order** –Dorinne Lee Johnson, Chair, 4:02 p.m.

**II. Approval of January 7, 2025 Minutes:** Slaff/Serrani  
Motion approved

**III. Public Comment for Items NOT on Agenda:** None

**IV. Conference Agenda:**

**Brief Update on the Biltmore Project** – Chip Wullbrandt, Price, Postal & Parma LLP

The building department and supervisor are helpful regarding pool permit. The new pool is underway, and the local contractors are very good. The stairway at Butterfly Beach needs repair and they offered to fix it and will coordinate with appropriate entities with intention to open next summer. They expressed appreciation for working with Ty Warner who made swim rafts to look like giant monarch butterflies. They are going back to MBAR and must preserve two cottages. The county required two studies and have reviewed. The cottages will be put together to make one 5,000 square foot house. No date is set for opening, the pool will be complete by end of May and 130 employees to be trained before that time.

**Montecito Paths Discussion** - Chris Snedden, SB County Public Works

Presentation given explaining the laws, standards and policies of the paths with their history in the community. The Montecito Association Pathway Policy (adopted April 13, 2010) states that we "support the design and implementation of pathways to accommodate safe pedestrian access. All pathways shall adhere to community goals to ensure they are in keeping with the semi-rural residential character of the community, including Montecito Community Plan Goal LU-M-2 and Policy CIRC-M-2-1."

Chris explained road rights-of-way (ROW), encroachments, and maintenance of the paths. In Montecito, there are two primary types of ROW:

1. Fee Right-of-Way – The county owns the land outright and is responsible for maintenance.
2. Easement Right-of-Way – The land is privately owned, but the county has the legal right to use it for public transportation purposes.

The county has jurisdiction over ROWs, meaning any construction or modifications (like pedestrian paths) must adhere to county standards and permitting requirements. In our community, there are both ADA-compliant paths and informal paths that do not have the same standard as ADA compliant paths.

Encroachments occur when private property owners extend landscaping, fencing, mailboxes, or other structures into the public right-of-way. Over time, these encroachments can create challenges for road safety, pedestrian access, and infrastructure improvements. Some key points about encroachments in Montecito:

- Many roads have century-old encroachments, making ROW management complex.
- The county will require encroachments to be removed or modified to maintain safety and accessibility.

Maintenance of roads and pathways in Montecito is a shared responsibility:

- County of Santa Barbara – Responsible for maintaining public roads, drainage, and approved pathways in ROWs.
- Santa Barbara Bucket Brigade – Often steps in to provide additional maintenance, with their Community Partnership Program with the County of Santa Barbara.
- Homeowners – May be responsible for maintaining landscaping adjacent to paths and ensuring they do not create hazards.

The design process starts with reviewing the plan and making sure it meets their standards. The locations are prioritized by the county based on safety, children, schools, senior centers, high traffic areas, high volume of users and areas that link to other roads.

**V. Old Business** None

**VI. New Business** Chair Johnson may investigate improving community plan.

**VII. Adjourned** 5:58p.m.