



The voice of our community

**Land Use & Transportation Committee Meeting**  
**March 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 March 4, 2025 Minutes:** Serrani/Pennino  
Motion approved

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

**IV. Conference Agenda: MBAR Presentation-John Watson**

John Watson, the Chair of MBAR, gave a presentation on the history of Floor Area Ratio (FAR). The Montecito Community Plan’s goal is to maintain and preserve the low intensity, semi-rural character of Montecito. FAR is the primary tool that addresses low intensity and a large contributor to the semi-rural provision. Water Efficient Landscape Ordinance (WELo) plays a part in ensuring water conservation and sustainable landscaping within the plan. Discussed was the development of MBAR neighborhood study where the Board looked at nearby City of Santa Barbara’s FAR studies and appeal process. Determining the project size in relation to the neighborhood is another qualification for approval. A neighborhood compatibility study shows how large the property project is in relation to the others in the neighborhood. Outlined were the three criteria for being approved. 1) FAR of 110% or less. 2) A FAR equal to or less than the ahistorical FAR for the property, 3) A FAR that the neighborhood study demonstrates is compatible with the neighborhood.

There was discussion about what value LUC has and what value MBAR has. It was suggested that letters by the LUC be sent to MBAR to assist with project approvals to those issues that may be discussed before an applicant gets to MBAR.

Motion: The Montecito Association will advocate for the inclusion of Floor Area Ratio (FAR) measurement in county ordinances.

Overall/Slaff Motion approved

Motion: A small working group will be established to review recent plans and provide recommendations to the committee. This group will gather data to inform a decision on the appropriate FAR number.

Overall/Pennino Motion approved

The study group will include Jack Overall and Joe Pennino

**V. Old Business** None

**VI. New Business** None

**VII. Adjourned** 5:48p.m.