



The voice of our community

Land Use & Transportation Committee Meeting
April 1, 2025 – 4:00 PM
In Person at Montecito Community Hall and Via Zoom
Minutes

Attendees: Gottsdanker, Gray, Johnson, Macfadyen, Overall, Pennino, Serrani, Slaff

Absent: Albertson, Babbitt, Black, Robertson

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

II. Approval of March 4, 2025 Minutes: Pennino/Overall

Motion approved with correction to include Chris Albertson on the subcommittee for Floor Area Ratio

III. Public Comment for Items NOT on Agenda: None

IV. Conference Agenda:

i. Montecito Fire Defensible Space Standards – Aaron Briner, Battalion Chief, Fire Marshal

Zone Zero is a new zone fully initiated in 2020 and not yet ratified. Zone Zero falls within the defensible space standards, the buffer between wildland and the first five feet around the structure; ember-resistant zone, woodpiles, trellis, fencing. Zone One is within thirty feet of a structure and was established in 1965. Outdoor furniture needs to be non-combustible. There is a Home Hardening Assistance Program and includes up to \$10k. The Zone Zero timeline is by end of 2025 once regulations and statutorily required guidance documents are finalized, Zone Zero will immediately apply to new construction. Legacy trees like oaks will not be required to be removed. Enforcement priority is above the 192. Planters are included and hedges need to have 13-foot and 6-foot clearance for access. Enforcement process will take place once a year in June and July with fire captains inspecting all parcels and sending notices for remediation where necessary.

ii. Lotusland – Ministerial Review of Minor Operational Improvements
Laura Bridley –Lotusland Trustee

Currently talking to neighbors with neighbors giving feedback. Current neighborhood concerns include the operating hours and days of week as well as the number of evening activities and disruption to the neighborhood. They are working with the trustees and will come back to Land Use Committee with staff.

V. Old Business None

VI. New Business None

VII. Adjourned 5:02 p.m.