



The voice of our community

## **Land Use & Transportation Committee Meeting**

**November 7, 2023 – 4:00 PM**

**Via Zoom**

**Minutes**

**Attendees:** Albertson, Babbitt, Macfadyen, Gray, Orloff, Pennino, Slaff

**Absent:** Badat, Black, Overall, Robertson, Trosky

**I. Call to Order** –Bill Babbitt, Chair, 4:07 p.m.

**II. Approval of October 3, 2023, Minutes**

Not approved in the meeting

**III. Public Comment for Items not on the Agenda** None

**IV. Conference Agenda Items**

i. Single Family Zoning – State Law Update Summary – United Neighbors Introduction

Chair Babbitt introduced Cindy Chvatal who is part of United Neighbors and is a great resource of information on housing issues. Chair Babbitt discussed three ways the state is trying to improve affordable housing; the RHNA numbers (Regional Housing Needs Allocation), AB 9& 10, and laws encouraging the building of ADUS. Organizations working on behalf of communities are United Neighbors and Our Neighborhood Voices. A ballot initiative is scheduled for the 2024 election. There is building taking place in California but not as much at the lower levels.

ii. Montecito Noise Policy – Short-Term Rental vs Event Usage

Supervisor Williams' office is working on an ordinance and hiring an enforcement employee. The County Tax Collector does collect Transient Occupancy Tax. There is no difference in noise ordinance for short-term rentals. Reporting non-permitted STRs strengthens the case. Darcel Elliott will send information on where to file a complaint to Executive Director Hyatt.

iii. Ring Nets Update-The ring nets were removed. There were discussions with the county and an agreement was not reached in time before the permit was to expire. a community meeting is scheduled for November 29 at 5:30 pm at Cold Spring School to discuss a Flood Control Master Plan for Montecito. The County of Santa Barbara is beginning a multi-phase project to investigate flood mitigation options and a plan for Montecito.

iv. MA Survey Preview Findings-MA- MA Board President Orloff gave a presentation on the membership survey that highlighted construction, traffic, and safety issues in exiting in emergencies. Key points; 78% of respondents have Montecito as their primary residence, 12% as a second home and 6% are renters. Ten percent bought in the last ten years and are younger. Sixty-four percent of residents are over age 65. Ninety-five percent above and below the 192 are insured, and some are using the Fair Plan. Eighty-eight percent of respondents want to preserve and protect the Upper Village with overall satisfaction a level 4. Regarding Short Term Rentals and Homestays, the majority feels that the county needs to increase enforcement and take preventative action against co-ownership.

v. 2023 Priority Run Through – Invitation by Committee Members to Contribute

The leading priorities are the state housing laws and undergrounding-Chair Babbitt will create a how-to write-up for those interested in undergrounding, and community plan updates-Chair Babbitt will work on it. Martha Gray expressed concern about electric bikes and would like the issue considered. Construction hours were clarified-they are Monday through Friday, 7:30 am to 4:30 pm. For violations, the Planning and Development hotline. Also, the contractor should be called directly for violations

**V. Old Business**-None

**VI. New Business**-There was a comment about interest in some meetings in person.

**VII. Adjournment**

Adjourned at 5:13 p.m.