



The voice of our community

Land Use & Transportation Committee Meeting

March 5, 2024 – 4:00 PM

Via Zoom

Minutes

Attendees: Albertson, Babbitt, Badat, Black, Macfadyen, Overall, Robertson, Slaff

Absent: Pennino, Chvatal-Keane, Gottsdanker, Gray

I. Call to Order –Bill Babbitt, Chair, 4:02 p.m.

II. Approval of Minutes: Macfadyen/Slaff
Motion approved

III. Public Comment for Items NOT on Agenda: None

IV. Conference Agenda:

A. Biltmore The Biltmore could not attend and will be at MBAR tomorrow, March 6 to hear about plans. The meeting is at 1:00 p.m. and they are item number ten.

B. Miramar Executive Vice President, Development & Acquisitions, Bryce Ross, presented. They are still in listening mode and working through the plan and amending accordingly, if there is feedback, they are open to conversations. They started the process a year ago out of a need for housing. They held listening sessions and took the plan to MBAR to gather feedback. Feedback included size and bulk of building, which they took the input and adjusted. The apartment housing will be for employees with the highest need; housekeepers, cooks and workers commuting from Ventura and Goleta. Slides were shown with the amendments requested; The removal of the third floor of the building/reduced height; elimination of the Eucalyptus Lane driveway; added green space; fewer shops and the shops will remain interior, facing away from Eucalyptus and S. Jameson Lanes; the 16 affordable apartments for employees; a visual buffer adding extensive landscaping and mature trees; and parking on the west lot. Questions and answers regarding parking, height of building, for whom the housing is for and are they single or family. Residents requested that the priority be to build residents first and then shops. There are currently four affordable housing units at the Miramar for workers and they are renting homes in Santa Barbara and Montecito for employees. When the project is completed, there will be over 50% affordable housing units. A parking study will be done, and commitment given that it will work for the community. There is an information site that is updated in real time, and he is willing to meet in person with people that have more concerns.

B. Rockenbach Update- Chair Babbitt visited the property. The proper channel of communication about the paths and Bucket Brigade should go through Public Works. Supervisor Williams' office met with Rockenbach and are working together. Mostafa Estaji with Public Works gave contact information for those with issues on the paths, (805)568-3060, and email: mestaji@countyofsb.org.

D. Paths and Top-Level Community Plan Review-Chair Babbitt presented about community plan standards. For safety, paths are encouraged and there is more erosion with decomposed granite paths. Question answered regarding the county using Bucket Brigade rather than putting out a bid for contractors. The Bucket Brigade is a 501(c)3 and the community gave them the funding, they are now pivoting to be a private contractor. Estaji said that the Bucket Brigade's pricing is good and can cover more miles than the public works department can. The Bucket Brigade is a contractor with insurance. The Bucket Brigade will be at one of the next LUC meetings to address maintenance issues. The county primarily builds paths in the right of way.

V. Old Business None

VI. New Business None

VII. Adjourned 5:25 p.m.