



The voice of our community

Land Use & Transportation Committee Meeting

October 1, 2024 – 4:00 PM

In Person at Montecito Community Hall and Via Zoom

Minutes

Attendees: Albertson, Babbitt, Gottsdanker, Gray, Lee Johnson, Macfadyen, Overall, Pennino, Serrani, Slaff

Absent: Robertson

I. Call to Order –Dorinne Lee Johnson, Chair, 4:00 p.m.

II. Approval of Minutes: Pennino/Serrani
Motion approved

III. Public Comment for Items NOT on Agenda: None

IV. Conference Agenda:

A. Conceptual Review of Renovation of the Santa Barbara Biltmore Hotel at 1260 Channel Dr, Montecito, CA 93108

- **Mark Lloyd, Land Surveyor Consultant**

- **Marc Appleton, AIA Architect**

Presentation was given supported with architectural drawings. Three historians reviewed the project. History and timeline of the Biltmore discussed; opened in 1927, Ty Warner bought the property in 2000, added spa building and put in the rose garden. In 2003, renovation started, in 2023, Coral Casino became private. The first renovation in a generation was announced in 2024. To address the top travel trends; multi-generational families vacationing together and longer stays, better food and bar options, plans address the needs of current traveling public and less on corporate travel. Changes include cutting guestrooms by one third, adding privacy fences, and creating a family pool to replace loss of guests using Corral Casino pool. Four Seasons, as the management company, will not open and operate without upgraded pool. Historians chose sand to reference historical features where sand was heated. The new pools will go where the eucalyptus grove was and two cottages will be removed and placed to adjacent property. The cottages were built in 1976 and are not historical. New dining concepts will offer dining variety for guests visiting from places with harsher weather than Santa Barbara. The same architect for the last twenty-five years will be back for continuity. When renovated, the hotel will provide more than \$15.7 million in transit occupancy tax and sales tax. Entitlements must be completed by October 2024 to open in 2025 or will need to wait until 2026 to reopen. Changes to plans since the September MBAR meeting include patio for dining, the fitness center doors, and the palapa on the pool island. MBAR approved the architecture and Fire Chief Neels reported that Montecito Fire reviewed the plans for defensible space, scrubs, and related fire prevention issues for compliance.

There were questions and answers after presentation. The new dipping pool will be four feet, six inches at the deepest point. There will not be affordable housing as part of the project and no membership to the Biltmore pools. The LUC discussed whether to make a recommendation to the MA Board in support of the project.

-Motion to support the project and forward to the MA Board to write letter of support to the Montecito Planning Commission to approve the project along with approval to move two cottages.

Joe Pennino/ Jack Overall

Motion Approved

V. Old Business

Chair Black shared letter that the MA sent to the SBC Board of Supervisors regarding position on proposed Miramar Housing Mixed Use project and the affordable housing component and retail.

Hot Springs parking issue will be revisited in November with the group telling LUC what they would like.

VI. New Business

Pathways to school-concerned neighbor about hedges and flood control, November meeting will have YMCA presentation, Santa Rosa trees are not being cut down only trimmed, holding off on trimming San Leandro and Santa Rosa due to one neighbor concern over tree cutting.

Moving into red-flag conditions doing upstaffing toward weekend. All staff are currently in district. No active fires in county.

VII. Adjourned 5:56 p.m.