

MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS LIMITED UPDATE

Board of Supervisors
May 17, 2016

Purpose

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- ❑ *Guidelines Adopted 1995*
- ❑ Ensure Neighborhood Compatibility
- ❑ Unintended Consequences
- ❑ Limited Update – Five Key Issues

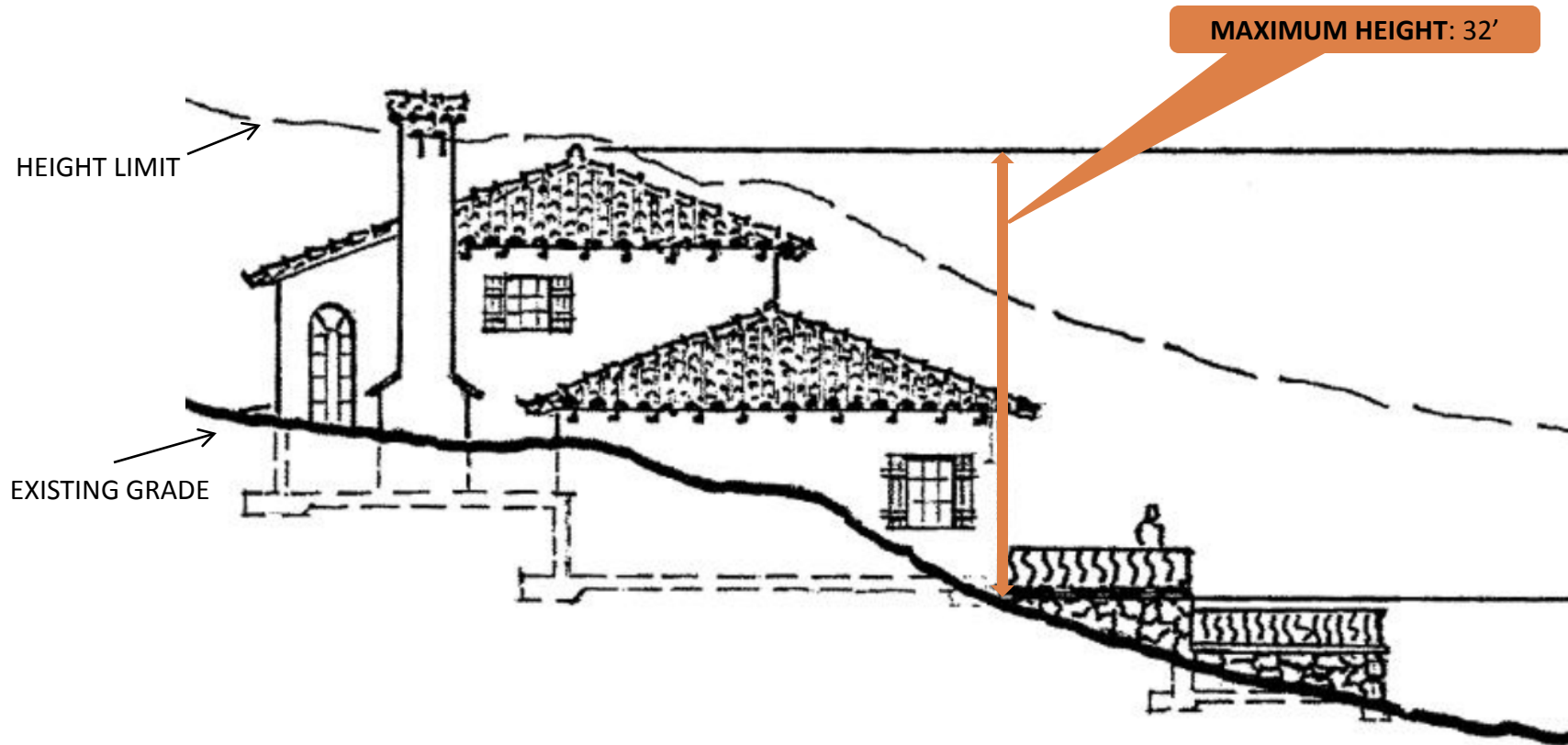
Public Outreach

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- ❑ Montecito Association Land Use Committee
- ❑ Montecito Board of Architectural Review
- ❑ Community Workshop
- ❑ Montecito Planning Commission

Key Issues - Height

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Recommendations – Height

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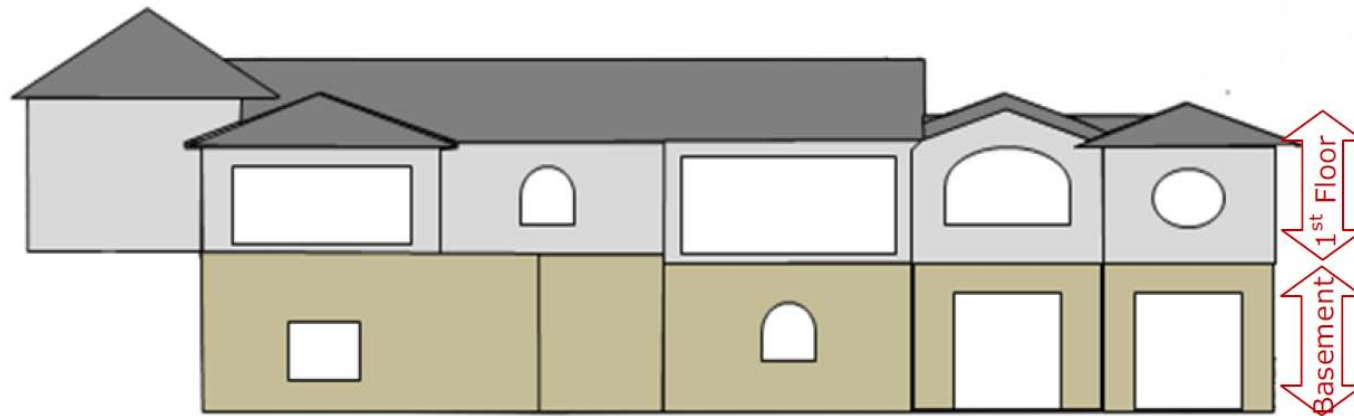
- ❑ Reduce Maximum Height from 32' to 28'
- ❑ Benefits
 - ❑ Addresses Hillside Height
 - ❑ Reduces 3-Story Appearance
 - ❑ Reduces Grading
 - ❑ Reduces Retaining Walls
 - ❑ Reduces Visible Size, Bulk, Scale

Key Issues – Floor Area & Basements

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Existing Guidelines

- Recommended Maximum House Net Floor Area
- Basements – Excluded



Down Slope View

- Attached Accessory Structures – Unclear

Recommendations – Floor Area & Basements

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- ❑ Include Attached Accessory Structures except
 - ❑ Attached RSUs
 - ❑ Attached Garages ≤ 800 sq ft

- ❑ Include Basements Partly Underground

First 800 sq ft of Basement Area	+	50% of Remaining Basement Area	=	Basement Area to Include
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Minor Amendments to *Guidelines*

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- ❑ Update *Guidelines* Language
 - ❑ Outdated References
 - ❑ Amend/Update Language for Consistency
- ❑ Freestanding Retaining Walls
 - ❑ 8' Maximum
 - ❑ Measure from Lowest Grade to Top of Wall

Minor Amendments to *Guidelines*

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- ❑ Section IV.A Definition/Applicability
 - ❑ Applicability of Guidelines and Standards Unclear
 - ❑ Clarify Applicability

- ❑ Section IV.C Hillside Development Standards
 - ❑ Montecito Hillside Overlay (H-MON)
 - ❑ Clarify Applicability
 - ❑ Add to H-MON Overlay

Staff Recommendations

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- ❑ Make the Required Findings
- ❑ Determine the Project Exempt from CEQA
- ❑ Adopt a Resolution Amending the *Guidelines*
- ❑ Adopt an Ordinance Amending the MLUDC
- ❑ Adopt an Ordinance Amending Article II