
MONTECITO COMMUNITY PLAN



A. LAND USE - COMMUNITY CHARACTER

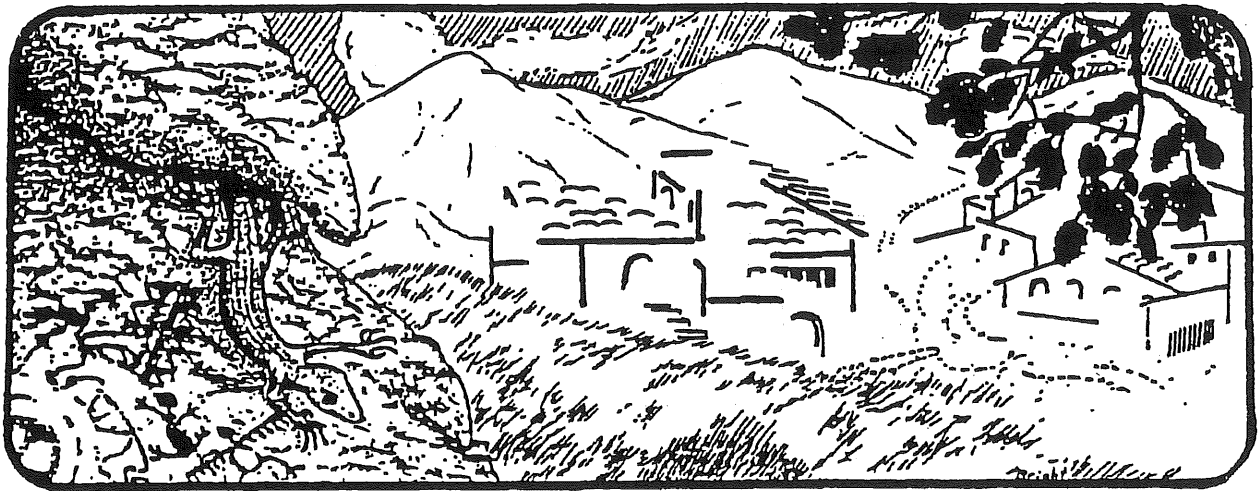
GOAL LU-M-1: In Order To Protect The Semi-Rural Quality Of Life, Encourage Excellence In Architectural And Landscape Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public Views, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean.

Policy LU-M-1.1: Architectural and development guidelines shall be adopted, implemented, and enforced by the County in order to preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting.

Action LU-M-1.1.1: Architectural Guidelines and Development Standards shall be developed by the County in consultation with the Montecito Association, and the General Plan Advisory Committee and adopted by the County Board of Supervisors by the end of fiscal year 1992-93 in order to preserve, protect and enhance the semi-rural environment of Montecito. These standards and guidelines shall apply to all new residential and commercial development, major exterior remodels and "teardowns" (as defined by the guidelines). These guidelines shall address (but not be limited to):

- a. Residential floor area allowed based on lot size;
- b. Potential visual impacts resulting from project design and neighborhood compatibility issues;
- c. Site planning (e.g. location of easements; impacts to sensitive habitats; amount and extent of grading; size, mass, scale, height of structure);
- d. Impacts to public and private views and of the mountains and ocean;
- e. Impacts to neighbor's privacy;
- f. Architectural design;
- g. Appropriate landscaping (including native plants) and potential loss of existing vegetation;
- h. Exterior illumination of structures, roads and property;

MONTECITO
Architectural Guidelines and
Development Standards



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

May 16, 1995

with the existing character of Montecito. These Architectural Guidelines and Development Standards also serve as a guide for County Board of Architectural Review, County staff and decision makers in the design review process. The design concepts and implementation techniques set forth in these Guidelines are not meant to discourage unique and innovative design solutions. Rather, they embody the intent of the findings that must be made for design review applications and serve as the basis on which decision-making bodies make their design-related decisions in addition to Article II or Article IV Zoning Ordinance requirements.

C. GOALS

The goal of these Guidelines is to ensure that every residential development will carefully consider the community context in which it takes place and have a compatible relationship to neighboring properties and the community design goals. The design review process is one of several procedures used by the County to protect the public welfare and the natural setting of a community. The process is a comprehensive evaluation of the aesthetic characteristics of residential development that have an impact on neighboring properties and the community as a whole. The design review process makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as retaining walls, fences, and lighting.

The following goals shall guide the planning, design and approval of all new and remodeled structures, all replacement structures and all structural additions:

1. To preserve, protect and enhance the existing semi-rural environment of Montecito.
2. To enhance the quality of the built environment by encouraging high standards in architectural and landscape design.
3. To ensure neighborhood compatibility of all projects.
4. To respect public views of the hillsides and the ocean and to be considerate of private views.
5. To ensure that architecture and landscaping respect the privacy of immediate neighbors.
6. To ensure that grading and development are appropriate to the site and that long term visible scarring of the landscape is avoided where possible.
7. To maintain the semi-rural character of the roads and lanes.

8. To preserve and protect native and biologically and aesthetically valuable nonnative vegetation or to ensure adequate and appropriate replacement for vegetation loss.

D. GOOD NEIGHBOR POLICIES

Before designing a new project or remodeling an existing one, the following "Good Neighbor Policies" should be considered:

1. Consider proposed house design within the context of the neighborhood.
2. Show proposed plans to neighbors.
3. Consider mutual neighborhood privacy in all aspects of the house design and site layout, including noise and lighting.
4. Consider your neighbors' views and privacy in the placement and architectural appearance of your house or addition.

E. REQUIRED FINDINGS

Prior to approving any B.A.R. application, the Board of Architectural Review shall make the following findings:

1. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.
2. Mechanical and electrical equipment shall be well integrated in the total design concept.
3. There shall be harmony of material, color, and composition of all sides of a structure or building.
4. A limited number of materials will be on the exterior face of the building or structure.
5. There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
6. Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open

III. RESIDENTIAL ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

A. NEIGHBORHOOD COMPATIBILITY

1. **Definition:** "Neighborhood compatibility" is the relationship between surrounding structures and their settings so that the effect of all structures taken together is aesthetically pleasing, keeping the neighborhood in harmony and balance.
2. **General Statement:** The community of Montecito is comprised of many distinctly different neighborhoods. The size and style of the buildings vary greatly within individual neighborhoods as well as between one neighborhood and another. In order to preserve the fabric of the community as a whole, it is necessary for projects to be reviewed in the context of the individual neighborhood, as well as the community at large.

The applicant should consider design methods that minimize the visual impacts of development from roads, lanes and adjoining properties such as siting projects to conceal them from roadways and/or providing landscaping to screen development.

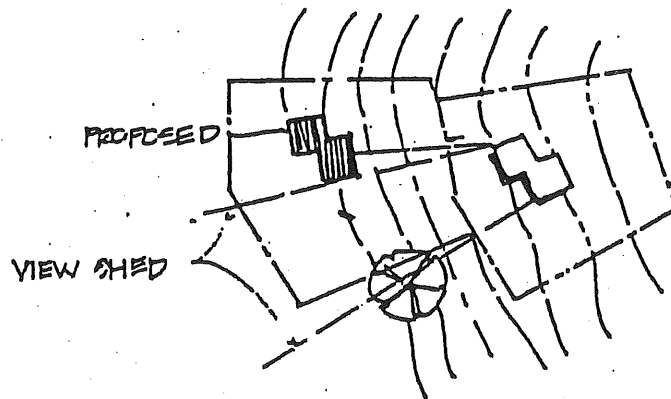
In those neighborhoods where neither the physical boundaries of the neighborhood nor the image is clearly defined, it is incumbent upon the County BAR, after evaluation of the project in the context of its site and environs, to determine whether the design is compatible with the existing character of the neighborhood. It is not the intent of these Guidelines to encourage uniformity of design, however, in a few neighborhoods which are stylistically consistent, special regard for design compatibility is necessary.

3. **Guidelines:** In order to evaluate a project's neighborhood compatibility, the overall relationship of the following elements shall be considered:
 - a. Parcel size;
 - b. Topography of the neighborhood and how structures are sited on the topography;

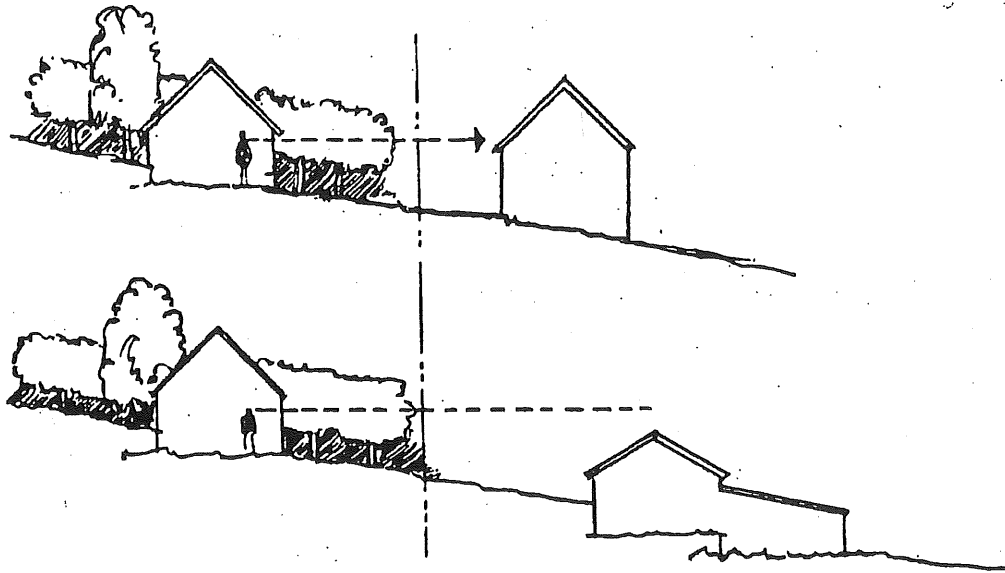
- e. The highest portions of a structure should be set back from parcel lines to reduce the appearance of bulk.
- f. The height of building elements should be varied where appropriate to the design.
- g. Roof lines should be varied where appropriate to the design.

C. VIEW AND PRIVACY PROTECTION

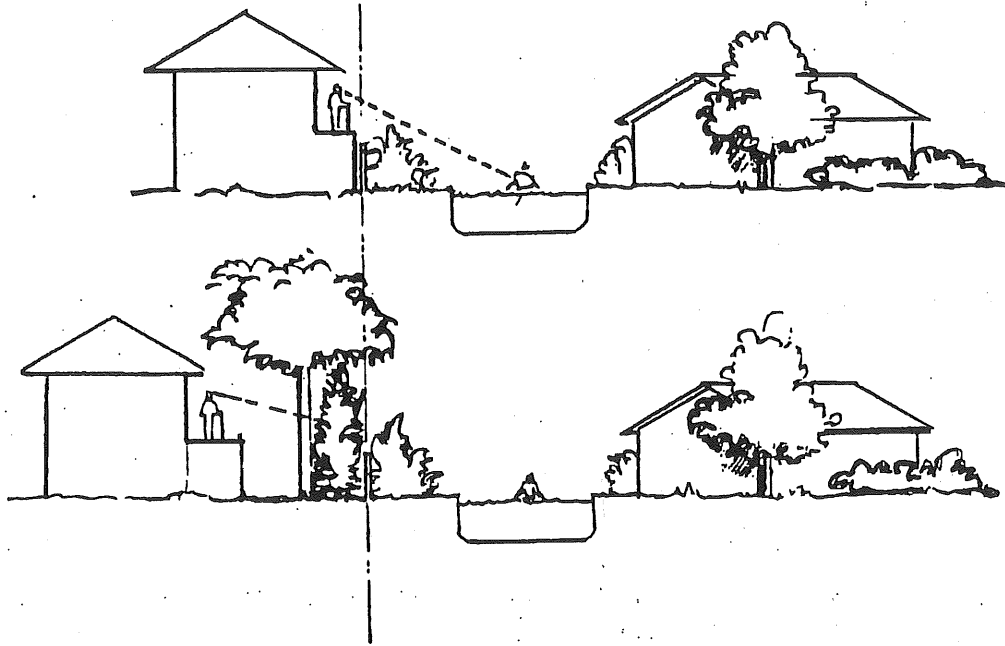
1. **Definition:** "View" shall mean the ability to see the ocean and/or mountains from a particular site, public roadway, public trail, or community area. "Privacy" is defined as the enjoyment of an individual property where visual intrusion has been minimized.
2. **General Statement:** The community of Montecito has a commitment to the protection of public views and the consideration for private views, both from the hillsides to the ocean and from the lower elevations of the community to the hillsides. Residential privacy is a key ingredient in the quality of life in Montecito. Historically, these two elements have been important considerations in land development. Although there are no laws which ensure a property owner the right to views and privacy, the County BAR and applicant shall consider the following guidelines when the proposed construction creates view and privacy problems:
3. **Guidelines:**
 - a. The siting of new structures in relationship to existing structures should take into account the impact upon views from neighboring sites.



- b. The height and roof pitch of structures should take into account their impact upon views from neighboring sites.
- c. Variations in roof mass and pitch should be considered to avoid unreasonably impairing views from neighboring sites.
- d. Setback changes should be considered to reduce viewshed conflicts.
- e. The use of grading may be used to alter the building site elevation and reduce viewshed conflicts.
- f. Structures should be located and designed to avoid obstructing views from living areas of adjacent properties.



- g. Structures should be located and designed to avoid placement of windows, decks, and balconies which look directly onto private areas of adjacent properties.



- h. Noise-producing elements (air conditioners, condensers, pool equipment, etc.) should be located or buffered to minimize noise impact on adjacent properties.