

Montecito
Resource Management Zone
Development Plan
Ordinance Amendment

Case No. 08ORD-00000-00002



Background

- Proposed structures located in the RMZ may be allowed with a ministerial Land Use Permit unless:
 - The total floor area of the project is 20,000 square feet or greater, which requires the approval of a discretionary Development Plan
 - The project otherwise requires a discretionary permit (e.g., a CUP for a school)



Proposal

- The proposed ordinance would revise process to require a Development Plan for most structures in the RMZ area.
- These Development Plans would be reviewed and approved by the Montecito Planning Commission.
- This would provide discretionary analysis, including CEQA review, if appropriate.



Discussion

- This proposal resulted from a August 2007 joint workshop between the Montecito PC and the Montecito BAR regarding:
 - The rules and regulations that apply to the RMZ area, and
 - Challenges faced by the P & D staff, the Montecito PC and the Montecito BAR face in reviewing applications for development.



Discussion

- The discussion at the workshop highlighted:
 - The sensitivity of the RMZ area and
 - That a ministerial permit process may be unsuited for protecting the area from inappropriate development.
 - Other RMZ areas in the County outside Montecito already require a Development Plan for any development.

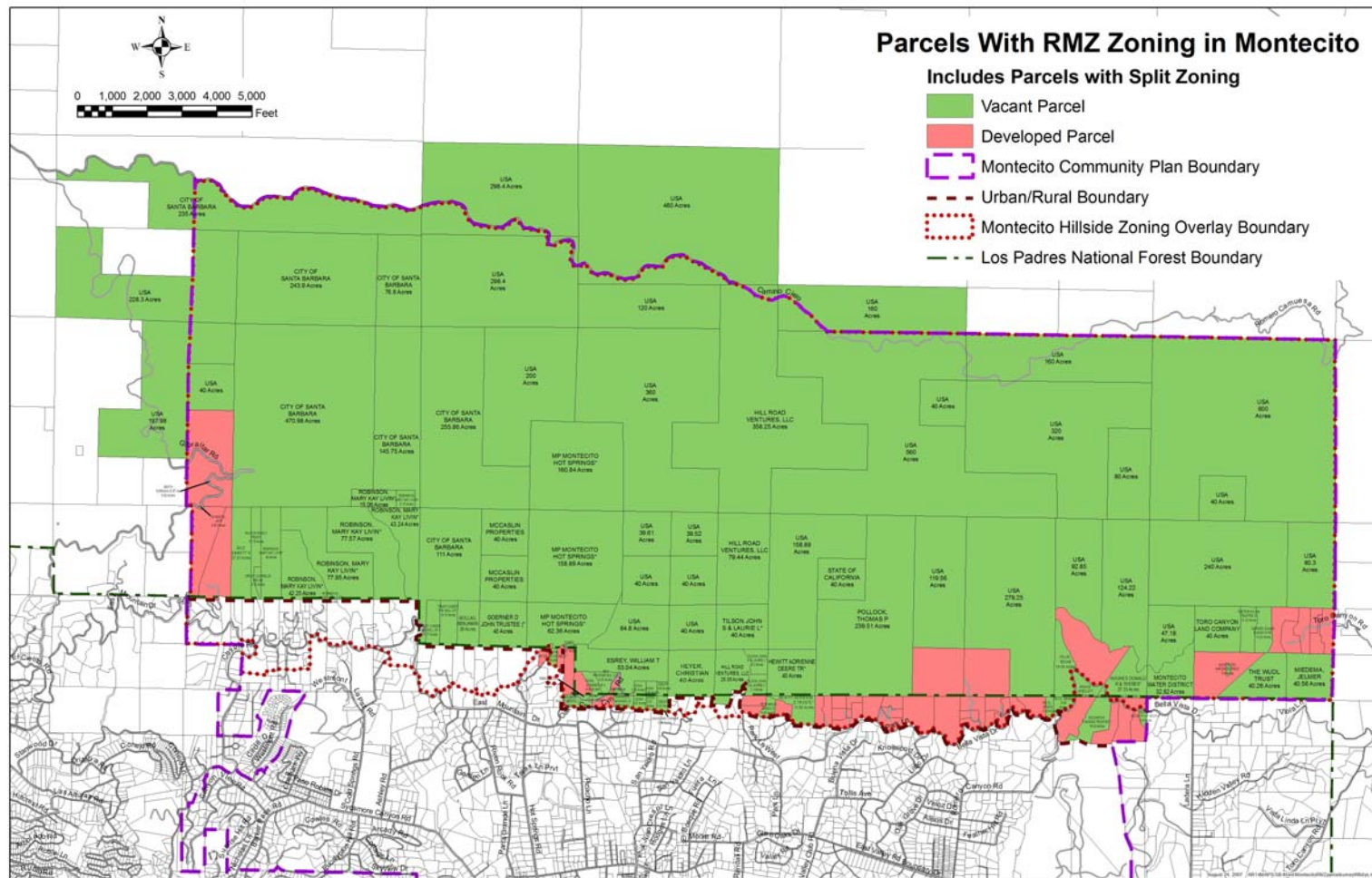


Discussion

- Resource Management Zone purpose:
 - Protect lands that are unsuited for intensive development.
- Characteristics:
 - Slopes $> 40\%$
 - Valleys surrounded by slopes $> 40\%$
 - Isolated table lands surrounded by slopes $> 40\%$
 - Areas with resource value (e.g., watersheds)



Discussion



Discussion

- This ordinance revision will affect future permit processing for approximately 113 privately-held lots zoned RMZ.

RMZ Lots	Private Ownership	Public Ownership	Total
Developed Lots	50	1	51
Undeveloped Lots	63	41	104
Total	113	42	155

Discussion

- Existing permit exemptions would still apply, e.g.,:
 - Fences and walls
 - Interior alterations
 - Door and window replacements
- Additions to existing structures can be accommodated through the “as-built” development plan process.



Recommendation

- On January 16, 2008, Montecito Planning Commission voted 5-0 to recommend that your Board adopt the proposed ordinance.

