



Planning and Development Department
LONG RANGE PLANNING DIVISION

***MONTECITO ARCHITECTURAL GUIDELINES
AND DEVELOPMENT STANDARDS***
LIMITED UPDATE, PHASE II
(DETACHED ACCESSORY BUILDINGS)

Board of Supervisors

February 27, 2018

Purpose

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- Limit visual impacts of detached accessory buildings (DABs)
 - ▣ DABs add to size, bulk, and scale
 - ▣ DABs not addressed in *Guidelines*
 - ▣ Some zoning regulations unclear



Proposed Amendments

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1. Clarify building footprint includes unenclosed accessory buildings
2. Limit height to 25 feet
3. Clarify rear setback applies to cumulative footprint
4. Limit lot coverage to 40%
5. Add floor area guidelines



Public Outreach

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- Public workshop
- Montecito Association
- MBAR (4)
- Display ads
- Notices to community/individuals
- MPC (2)



Environmental Review

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- CEQA Guidelines Section 15061(b)(3)
 - ▣ No possibility of significant effect

- CEQA Guidelines Section 15265
 - ▣ Exempts LCP amendment



Recommendations

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1. Make required findings for approval
2. Determine project is exempt from CEQA
3. Adopt resolution amending *Guidelines*
4. Adopt ordinances amending MLUDC and CZO
5. Adopt resolution authorizing CCC submittal

