

jack overall
1362 Oak Creek Canyon Road
Santa Barbara, CA 93108

October 13, 2017

<u>AGENDA ITEMS</u>	
ITEM #:	<u>4</u>
MEETING DATE:	<u>10/18/17</u>

To: Montecito Planning Commission

I am fully aware that the Phase II Guidelines Update has been a complicated and lengthy process. Issues have been made more difficult both conceptually and in the details by the State imposition of the ADU requirement. Having acknowledged that, I would respectfully suggest and that the MPC hear the agenda item and then continue the item to a future hearing date to allow for further informed input.

I believe there are significant issues related to the process of arriving at the Staff recommended Guideline and Ordinance changes. A chief concern is that while concepts to define limitations for detached accessory structures were presented to the MBAR, the final Guideline and Ordinance **language** was not reviewed by the MBAR, the body required to implement the changes.

Additionally, the scope of the changes to the Guidelines goes far beyond developing limitations on detached accessory structures. It presents new concepts and definitions that could change significantly calculations of size, bulk and scale. They propose to include as structure a very broad category of covered area ranging from enclosed to totally unenclosed spaces. There are potentially arbitrary limits imposed on roof design and appropriate overhangs. None of the definitions or the resultant impact on project calculations have been reviewed or vetted in any public forum including the MBAR (see Note below).

It may be that the Guidelines and Ordinances that have been developed are perfect. The language and concepts, some of them totally new, were just made available for review on Wednesday, October 12th. The subject matter is too important and too technical to short circuit the Public process. The Public, especially the MBAR, and even the MPC itself need to have the time and opportunity to analyze what is being proposed after and, in light of, a full staff report and explanation, Public comment, and MPC questioning from your October hearing. The only way to do that is to take testimony and then continue the item to a future agenda.

Note: The last time the MBAR reviewed any proposal was August 10th with the following remarks taken from the minutes of that meeting – comments added in **bold** are mine:

MBAR Comments:

1. Prefer flexibility in designing projects within maximum floor area. **Limitations imposed**
2. Prefer graduated scale over stepped scale for floor area for accessory structures. **Concept included but specifics not reviewed by MBAR see #6**
3. One member thinks open structures (e.g. pergolas, lanais, etc.) should be counted towards floor area in some manner. **Concept included but specifics not reviewed by MBAR**
4. Support overall maximum floor area and give flexibility on how to divvy it up between main house and accessory structures. **Partially included w/limitations imposed**
5. Would like garages and ADUs incorporated. **Garages not addressed, ADU excluded if new project**
6. Would like Long Range Planning staff to compare their recommended approach against the Montecito Association's app **Comparison not performed**



The voice of our community

2017 Officers:

Charlene Nagel
President
Monica Babich
1st Vice President
Peter van Duinwyk
2nd Vice President
Dr. Barbara Mathews
Secretary
Michele Saltoun
Treasurer

Directors:

Frank Abatemarco
Monica Babich
Penelope Bianchi
Frank W. Blue
Laura Bridley
Dr. Aaron Budgor
Cliff Ghersen
Cori Hayman
Houghton Hyatt
Kathi King
Harry Kolb
Dr. Barbara Mathews
Charlene Nagel
Megan Orloff
Michele Saltoun
Peter van Duinwyk

Honorary Directors:

Ralph Baxter
Sally Kinsell
Robert V. Meghreblian
Diane Pannkuk
Richard Thielscher
Joan Wells

Office Coordinator:

Susan Robles

Office:

1469 E. Valley Road
Santa Barbara, CA 93108

P.O. Box 5278
Santa Barbara, CA 93150
Tel: (805) 969-2026
Fax (805) 969-4043

info@montecitoassociation.org
www.montecitoassociation.org

October 16, 2017

Montecito Planning Commission
123 East Anapamu Street
Santa Barbara, CA 93101

<u>AGENDA ITEMS</u>	
ITEM #:	4
MEETING DATE:	10-16-17

Re: Item No. 4 Montecito Architectural Guidelines and Development Standards

Dear Chair Keller and Members of the Montecito Planning Commission:

The Montecito Association is pleased to support the Phase II revisions to the Montecito Architectural Guidelines and Development Standards. We have the following important revisions that we would like you to consider:

Exhibit 1-A Guideline Amendments

Table 2 Lots 0.25 Acres or Less (page 3)

There has been discussion about eliminating any detached accessory structure (DAS) allowance for parcels less than 0.25 acres. At MBAR hearings on this project, members of the Montecito Board of Architectural Review (MBAR) specifically expressed views that the smaller parcels on roads such as Orchard, Oriole, Danielson, and Virginia are at continuing risk to be overbuilt in a manner inconsistent with the Montecito Community Plan, even going so far as to suggest prohibitions of any detached accessory structures. We therefore ask that the amendments eliminate any DAS allowance for parcels under 0.25 acres.

Exhibit 2 MLUDC Amendments

Rear Setback and 30% limit for DAS (Section 2 B, 4, p.4)

The proposed amendments clarify a setback limit of 30% for the cumulative total of all accessory structures. We ask that the amendments further clarify that the rear setback limit be applied to both 30% of the total rear yard setback area and 30% of the length of any wall(s) of the building immediately adjoining one of the setbacks.

Gross Area Footprint Limitations on all Accessory Structures (Section 3 E, p.6)

Calculation of Roof Eaves

The proposed amendments exclude from an accessory structure, in part, roof eaves that extend no more than three feet from the exterior wall of the building. We recommend that members of MBAR retain design discretion in this regard. We therefore recommend that the square foot limitations on roof eaves be eliminated and that the amendment read: "The MBAR shall consider unusually large overhangs, building height, and covered porches in its determination of size, bulk and scale."

Cantilevered Portions of a Structure

We believe that the public could misconstrue the verbiage pertaining to cantilevered structures. We request that the amendments include images, diagrams, or graphs to provide further guidance.

Twenty-Five Foot Maximum Limit on Stacked DAS in the Inland Area (Section 4 F, p.7)

The proposed amendments place a 25-foot limit on two-story guesthouses, artist studios, and cabanas in the Inland Area. We ask that the following language be included allowing MBAR discretion to consider neighborhood compatibility: "MBAR shall consider the visual and noise impacts of stacked accessory buildings when they are proposed close to the property line."

Glossary and Definition of Accessory Building for Inland and Coastal (Exhibits 2 and 3)

We appreciate having a definition of "Accessory Buildings". We believe it would be easier for the public to distinguish and understand the difference between an Accessory Building and Accessory Structure if the definition of Accessory Building were inserted into the definitions as a separate item.

We further believe that the definition for detached accessory structure should state "not attached" instead of "detached". Since the definition of "Attached" specifically addresses a "wall" as the attaching criteria, this would insure that buildings that are attached by some other mechanism (such as a common roof) would be clearly defined.

Other

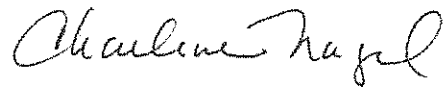
A subcommittee of the Land Use Committee of the Montecito Association developed an alternative methodology to address size, bulk and scale of development focusing on "Maximum Lot Area Coverage" using a sliding scale of lot coverage. This methodology was shared with the Land Use Committee, Long-Range Planning Department, and MBAR. This methodology may provide a more efficient means to address total development than does the current project. The Montecito Association may return at a later date to further develop this methodology.

Regarding accessory dwelling units, moreover, it is possible that, with the frequently changing State laws and interpretations thereof, additional revisions may be required to achieve the purposes under these amendments.

Conclusion

We would like to thank staff of the Long Range Planning Department, MBAR, and Members of this Commission for the time and effort in developing these important amendments with the purpose of maintaining development in a manner consistent with the Montecito Community Plan. With the changes outlined in this letter, we strongly urge this Commission to approve the amendments.

Very truly yours,

A handwritten signature in cursive script that reads "Charlene Nagel".

Charlene Nagel
President
Montecito Association