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April 13, 2016

Santa Barbara County Board of Supervisors
105 E. Anapamu Street
Santa Barbara, CA 93101

Re: Proposed Planning and Development Work Program for 2016-2017,
Board of Supervisors Budget Workshop Agenda of April 15, 2016

Dear Supervisors:

Thank you for funding the current effort for limited revisions to the Montecito Architectural Guidelines ("Guidelines") and the Montecito Land Use Development Code to improve hillside development outcomes. This effort has proceeded on schedule and will be before you for consideration in the next month or so. The Montecito Association greatly appreciates the work of Planning & Development staff to bring this long-awaited project to fruition.

During public review for this effort, the risk of excessive proliferation of detached accessory structures became more pronounced, since the existing ordinances and Guidelines do not contain a limit on such development. Currently, it is not unusual to see two, three, four or more detached accessory structures on lots of less than two acres, where guesthouses are not otherwise allowed. As we update the Guidelines to tighten the scope of maximum floor area, we expect even more pressure to build accessory structures.

We, therefore, seek to control the excessive development of detached accessory structures with some limited funding in 2016-2017. This project is focused and should require minimal process to proceed. Indeed, we already have commenced discussion with Planning & Development staff, as well as the Montecito Planning Commission and members of the Montecito Board of Architectural Review on the proposed language, so expect this final, important phase to require modest resources. We further believe that there is an economy of scale achieved by proceeding with this project at the earliest point possible so that it may dovetail with the recent efforts to update the Guidelines.

Together with the Montecito Planning Commission, we ask that the Board of Supervisors fund consideration of adoption of a methodology to include detached accessory structures under the umbrella of recommended maximum floor area as part of the FY 16-17 County Planning and Development Work Plan.

We greatly appreciate your consideration of this request.

Sincerely,

Aaron Budgor, President