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May 13, 2018

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

Re: May 15, 2018 Board Hearing , Item 18-00303, Ordinance Amendments 18
ORD-00000-00006 & 18 ORD-00000-00007, Damaged or Destroyed
Structure (Debris Flow)

Dear Chair Williams and Members of the Board of Supervisors:

The January 9th debris flow caused an unprecedented amount of damage and destruction to our community. More than 400 structures were damaged or destroyed and many families and community residents remain displaced. The Montecito Association's ("MA") top priority is to facilitate the rebuilding and repair of those damaged homes as soon as possible so that our residents may return home and our community may become whole.

The MA Land Use Committee and Board of Directors spent a significant amount of time over the past two months, with substantial public input, deliberating the process by which to rebuild as expeditiously as possible, while remaining true to the Montecito Community Plan. The debris flow caused major topographical changes, including new drainage channels, creek widths, and ground elevation. Rebuilt structures will need to relocate on parcels to meet creek set back requirements and height elevations will increase.

The MA believes that the rebuilding of Montecito must involve the entire community. Dialogue among neighbors and neighborhoods is essential to achieve good architectural design and neighborhood compatibility. With this in mind, the following represents the MA's input:

A. Any Proposed Change in Exterior Design or Specification Must Have Design Review.

The MA concurs with both the Montecito Planning Commission and the County Planning Commission that any proposed change in exterior design or specification must have design review.

The MA would support an expedited design review process with neighbor input that would incentivize homeowners to make architectural improvements when the size bulk, scale, and square footage does not change.

B. Base Flood Elevation

The MA concurs with the MPC recommendation that if the base flood elevation requires the rebuilt structure to be raised by 10% or more, the structure from finished floor to peak roof height cannot be further increased in height by up to an additional 10% without requiring a new lane use permit.

C. The Relocation of Structures and The Montecito Community Plan

Under the proposed amendments, a property owner has sole discretion to select any location on a parcel to site the replacement structure, so long as it meets set back requirements, and still be considered a "like-for-like" replacement, and thus exempt from a land use permit and design review. Normally, a relocated structure would require design review by the Montecito Board of Architectural Review ("MBAR"). Such a review would include neighbor input on the location of the structure to address issues of privacy, views, and overall neighborhood compatibility- all very important components of the Montecito Community Plan. Unfortunately, MBAR design reviews could last months, with appeals taking maybe even years. Montecito cannot afford an unduly long and burdensome process and the County does not have a system for expedited design reviews. The MA therefore supports the proposed ordinance amendments to include relocated structures within the definition of like-for-like.

Given the potential significant negative impact to the Montecito Community Plan, however, the MA requests that the Board of Supervisors direct Planning and Development to form a pool of qualified design professionals, as an administrative part of the application process, to review applications with relocating structures for consistency with the Montecito Community Plan and adherence to the Montecito Architectural Guidelines Good Neighbor Policy.¹

The following are the relevant goals of the Montecito Community Plan that should be considered when a structure is relocating on a parcel:

- (1) Goal LU-M-1.1.1 and Action LU-M-1.1.1(b) Potential visual impacts resulting from project design and neighborhood compatibility Issues;
- (2) Goal LU-M-1.1.1 and Action LU-M-1.1.1(d) Impacts to public and private views of the mountains and ocean; and,
- (3) Goal LU-M-1.1.1 and Action LU-M-1.1.1(e) Impacts to neighbor's privacy.

The Good Neighbor Policy contained in the Montecito Architectural Guidelines and Development Standards states:

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.

The MA believes that including the community in this aspect of the rebuilding effort will result in overall architectural improvements and compatibility in a manner consistent with the Montecito Community Plan.

Very truly yours,



Charlene Nagel, President

cc: Cori Hayman, Chair Land Use Committee

¹ It is worth noting the proposed ordinance amendments omit reference to these provisions of the Community Plan in its policy consistency analysis. Adding this administrative review will satisfy this element.