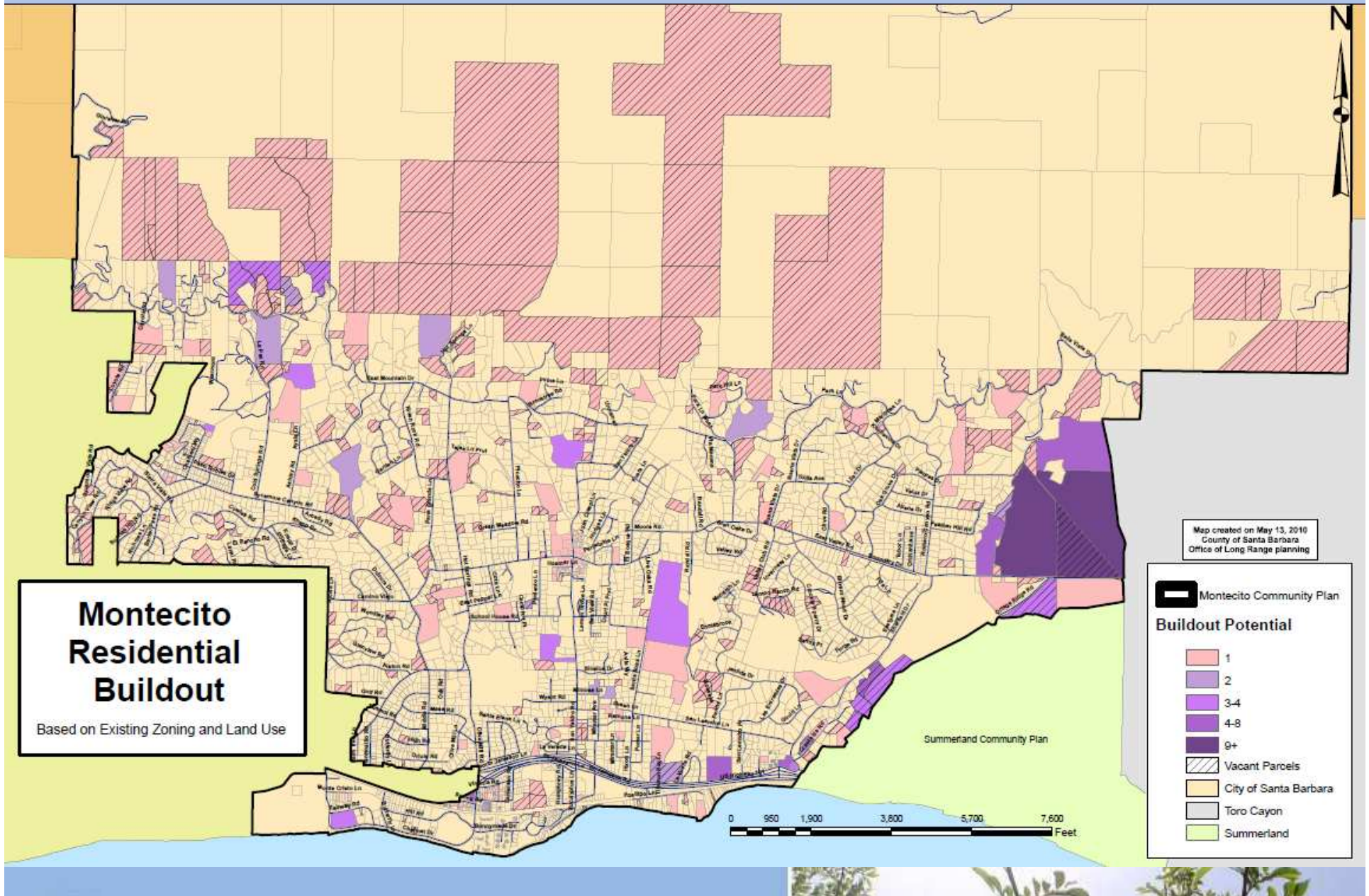




**Montecito  
Growth Management  
Ordinance (MGMO) Renewal,  
Amendments, and Extension**

Montecito Planning  
Commission  
August 25, 2010

# Montecito Community Plan Area



# Staff Recommendation

## **MGMO Renewal Project (Staff Report Page 2):**

- Recommend the BOS make the appropriate findings
- Recommend that the BOS certify the Final Supplemental EIR
- Recommend the BOS approve the amendments revising and extending the MGMO
- Adopt a Resolution recommending that the BOS approve and forward the project to the California Coastal Commission



# Background



# MGMO and Montecito Plan Area

The intent of the MGMO is to pace the construction of new units with service and resource capacity

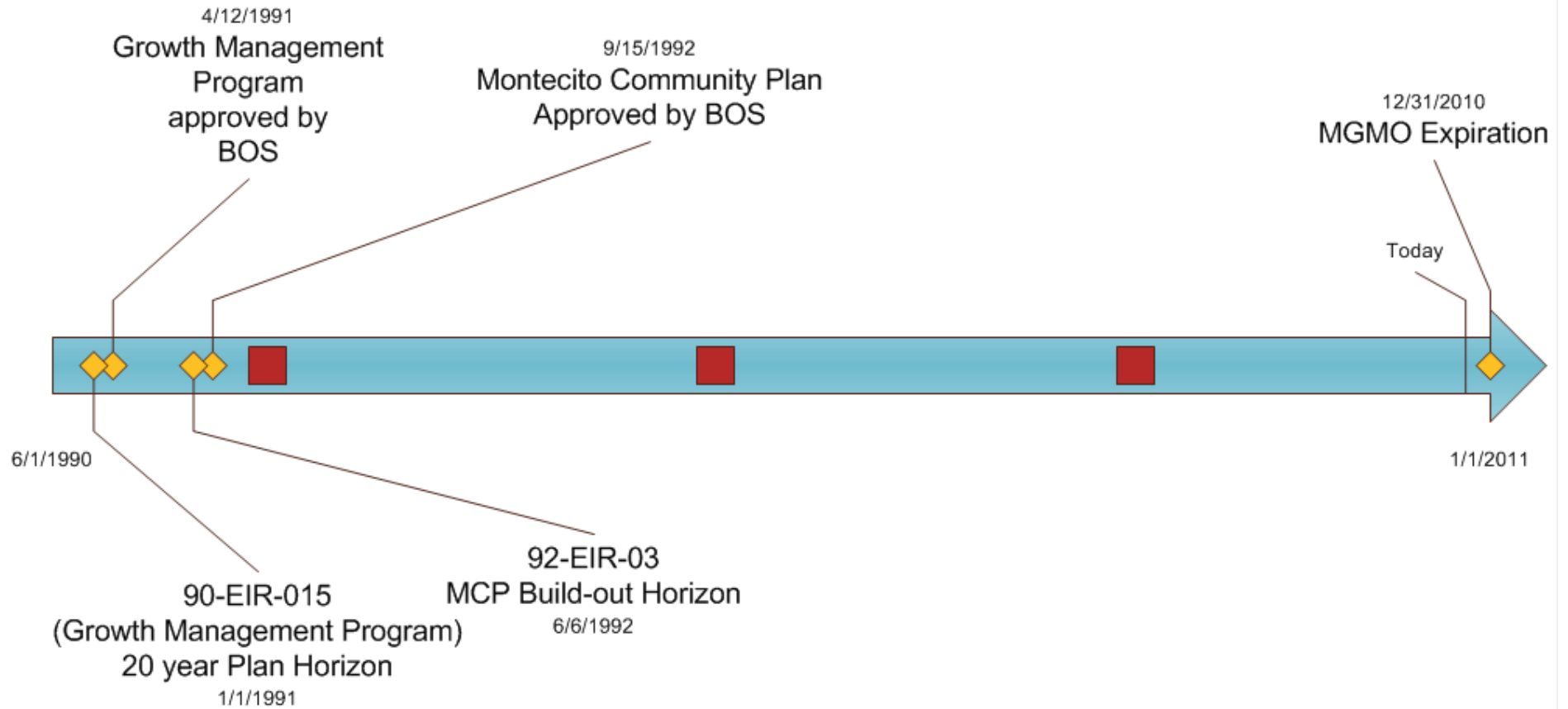


# Major Provisions of the Existing MGMO

- Limits new residential dwellings to 19 units per year (1/2% growth rate)
- Allocations awarded based on competitive point awards
- Expires December 31, 2010
- Certain exemption and hardship categories

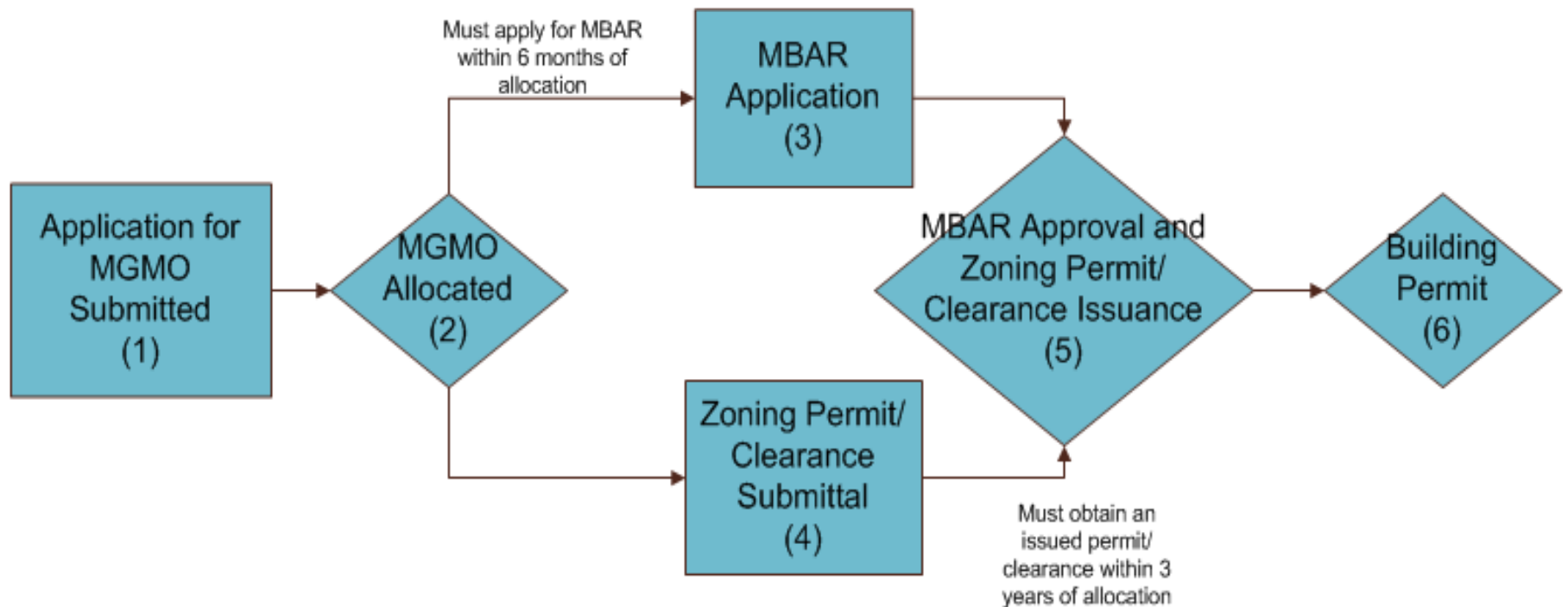


# MONTECITO GROWTH MANAGEMENT ORDINANCE HISTORY



# MGMO and Zoning Process

- MGMO is implemented through a Growth Management Overlay (GMO) in the Montecito Land Use and Development Code (MLUDC) and the Coastal Zoning Ordinance
- The GMO is applied to every parcel in the Montecito Community Plan
- Allocation Process:



**MGMO**

**Renewal Project**

**(09ORD-00000-00014)**



# Project Description Summary

- Carries forward the same base of 19 units per year, exemptions, allocation system, procedures, and deadlines
- Renews the MGMO to 2030 and updates the expiration criteria (Sec. 35B.11)
- Update the point assignment categories (Sec. 35B.7)
- Technical and procedural clarifications



# Amended Expiration Date and Criteria

- Renews the MGMO to December 31, 2030, with periodic reviews
- Updates the Expiration Criteria to include
  - **Water Supply (Amended):** 10% supply buffer
  - **Fire Protection (Amended):** Urban 5 min response time and/or 3<sup>rd</sup> Fire Station
  - **Wastewater Disposal (New):** MPA build-out infrastructure
  - **Traffic and Circulation (Amended):** Revised intersection and roadway improvements



# Point Assignment Criteria

## Retained

- Reduced development potential (amended)
- MWD water certificate and conservation plan (amended, mitigation)
- No increase in traffic (amended, mitigations)
- Proximity to public transit
- Fire protection measures
- Avoids slopes
- Biological resource protections (amended)
- Outside floodplain (amended)
- Outside school district

## Retained (cont..)

- Trail easement dedication (amended, mitigation)
- Connects to sanitary
- Septic system soil type

## New

- Outside high fire hazard and low water pressure zones (mitigation)
- Conforms to ROW encroachment policies

## Deleted

- Private water well outside groundwater basin



# Other Technical Changes and Clarifications

- Clarification that any unassigned allocations may carry over to the next cycle of the same calendar year only.
- Clarification that subsequent permits/clearances must substantially comply with point categories.
- Updates ordinance to add current MCP, zoning, and administrative references.



**Montecito Growth Management Ordinance  
(MGMO) Amendments and Extension  
Draft Final Supplemental Environmental  
Impact Report**



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August 15, 2010

# Environmental Review

## (10EIR-000000-000003)



# Supplemental EIR

## Approach:

- The MGMO SEIR supplements the MCP EIR (92-EIR-03)
- Identifies where changed circumstances result in new impacts or an increase in severity
- This SEIR evaluates the incremental *pacing* of the build-out under the 20 year life of the MGMO.

## Baseline:

- No new impacts: MCP EIR baseline (e.g. Biology, Visual Resources)
- New impacts/changed circumstances: Baseline taken from existing conditions (e.g. GHG, Traffic )



# Impact Summary

Resource Area	Changed Circumstance	Increased Severity	Impact	Impact MCP EIR
<b><i>Class I- Significant and Unavoidable</i></b>				
Fire		X	Response Time/Wildfire Danger	Class I
Traffic	X		Impacted Roadways/Intersection	Class I
Wastewater Disposal	X		Infrastructure upgrades needed to serve MCP build-out	Class I (Septic)
<b><i>Class II- Significant but Mitigable</i></b>				
Multimodal Transit		X	Pedestrian and bicyclist safety impacts.	Class III
Greenhouse Gas (GHG)	X		Cumulatively significant	N/A
Water Supply	X		Unreliable State Water allocations	Class II

# New Mitigation Summary

Issue Area	New SEIR Mitigation	Residual Impact
Fire	Point criteria for projects located : <ul style="list-style-type: none"> <li>▪outside Very High Fire and High Fire Zones</li> <li>▪below hydraulic gradelines</li> </ul> Expiration: 5 min urban area response time and/or third fire station MCP updates to include “firewise” building and landscaping	Significant
Traffic	Point and expiration criteria for impacted intersections and roadways Monitoring HWY 101 improvements and new traffic study Reclassify Sheffield Drive All way stops or traffic lights were consistent with MCP Widening impacted roadway segments from 2 lanes to 3 or 4 lanes	Significant
Sewer	Expiration: Infrastructure expanded to serve build-out .	Significant
Multi-modal Transit	Point criteria awards: <ul style="list-style-type: none"> <li>•ROW conformance</li> <li>•Dedication of trails</li> </ul>	Insignificant
GHG	Projects required to reduce operational green house gas emissions.	Insignificant
Water Supply	Monitoring If demand exceeds water supply, # of yearly allocations may be reduced Expiration: Reliable long-term water supply Point criteria awards: MWD certificate and water conservation plan All projects to submit MWD allocation/water conservation plan at LUP/ZCI approval ZCI/LUP must substantially comply with point assignment MCP updates to include review of indoor/outdoor water conservation plan	Insignificant

# Next Steps

## After MPC Recommendation:

- Board of Supervisors
- Coastal Commission: Minor LCP Amendment




# Staff Recommendation

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