

**EXHIBIT 1-A: MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT
STANDARDS AMENDMENTS**

SECTION 1:

Chapter III, General Information and Procedures, of the *Montecito Architectural Guidelines and Development Standards* is hereby amended to amend Section B, Size, Bulk and Scale, to read as follows:

B. SIZE, BULK AND SCALE

1. **Definition:** The volume of a structure in relation to its setting.
2. **General Statement:** The Montecito community is concerned about the mass of a structure as it appears to the community, particularly in relation to the surrounding open space and structures in the neighborhood. In order to ensure that development will be compatible with the community, the size of homes will be reviewed in relation to other homes on similar sized lots in the surrounding neighborhood.
3. **Guidelines:**
 - a. The floor area of a proposed house (primary residential building) should be in scale with development on similar sized ~~parcels~~ lots in the immediate area.

Table 1 shall serve as a reference for this purpose. A project with a floor area (size) substantially in excess of the floor area of the immediately surrounding properties will have the burden of demonstrating that the project cannot be viewed by surrounding property owners due to siting, or that its spatial volume (mass, bulk and scale) when taken together with its lot size, setbacks, and landscaping does not make it incompatible with similar surrounding properties.

TABLE 1

Size of Lot (Gross Acres)	Recommended Maximum House Net Floor Area (Square Feet)
less than 1 acre	1,800 + (2,500 x L) where L is parcel <u>lot</u> area in acres
1 acre	4,300
1.5	5,150
2	6,000
2.5	6,850
3	7,700
3.5	8,550
4	9,400
4.5	9,725
5	10,050
5.5	10,375
6	10,700

For intermediate and values beyond those included in Table 1, the following formulas should be used:

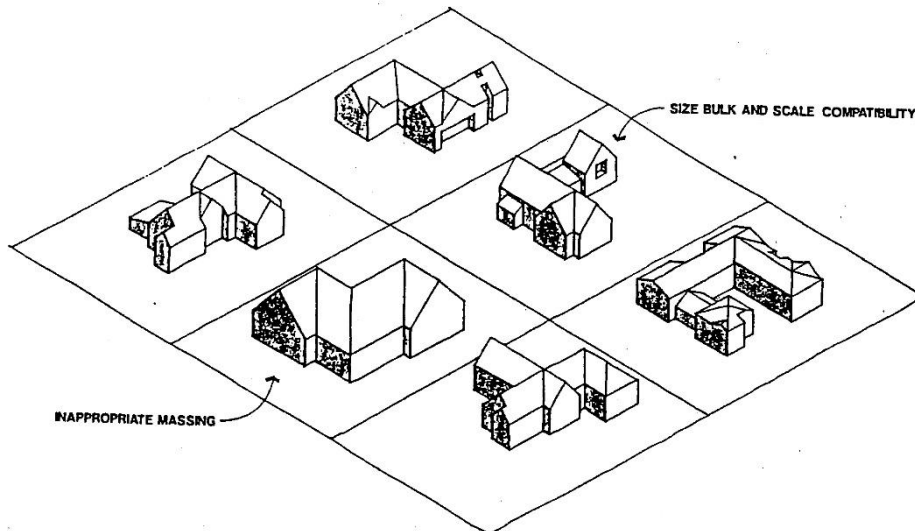
> 1 acre to 4 acres:	4,300 + 1,700 for each acre over one
> 4 acres to 16 acres:	9,400 + 650 for each acre over four
> 16 acres:	17,200 + 430 for each acre over sixteen

Note: In certain neighborhoods, the recommended maximum size in Table 1 may not reflect the appropriate level of development. In those cases, neighborhood compatibility shall be the determining factor.

For this guideline, net floor area is defined as the total area of all floors of the house (primary residential building) as measured to the interior surfaces of the exterior walls, excluding attics, basements that are wholly underground (i.e., entirely below finished grade), unenclosed porches, balconies, decks, attached ~~residential-second~~ accessory dwelling units, and attached garages of 800 square feet or less. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the net floor area of the house. The net floor area shall include basements that are partly underground (i.e., partly below finished grade) and attached accessory structures. ~~The net floor area of the house shall not include detached accessory structures. The cumulative net floor area of detached accessory buildings that exceeds the allowance described in paragraph b.1 below shall be added to the net floor area of the house.~~

A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house. For partly underground basements the net floor area shall include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area.

Development shall not manipulate existing or finished grade in order to reduce the net floor area of a basement and/or conceal the actual size, bulk, and scale of the proposed house.



- b. The following guidelines shall apply to detached accessory buildings. For purposes of these Guidelines, detached accessory buildings mean any fully enclosed, partially enclosed, or

unenclosed structures with a roof supported by columns or walls and intended to provide shelter, housing or enclosure of persons, animals or chattel:

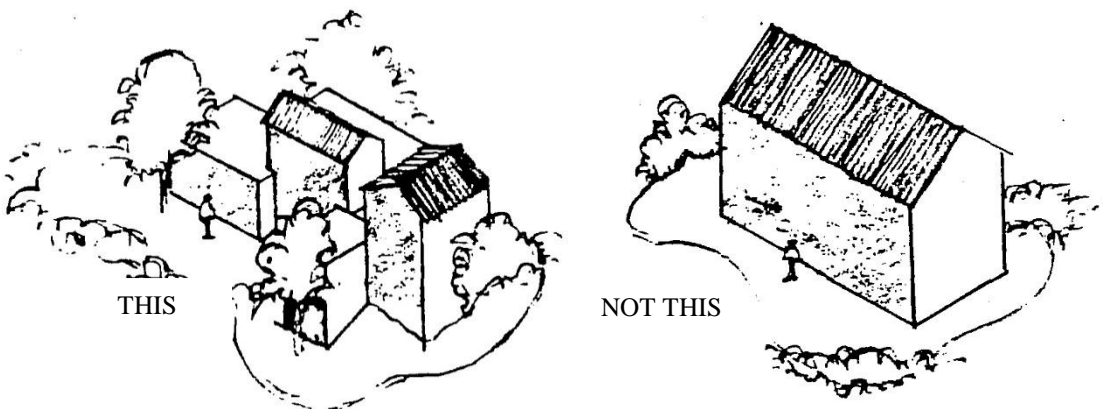
- 1) The cumulative net floor area of all existing and proposed detached accessory buildings on a lot should not exceed the Recommended Detached Accessory Building Allowance in Table 2 below. Any floor area in excess of the allowance shall be added to the net floor area of the house (primary residential building). Please see guideline 3.a above for details regarding compatibility with surrounding development.
- 2) For this guideline, “existing” means there is an active, unexpired planning or building permit, including an exemption or zoning clearance, that allows for the construction of the detached accessory building or accessory dwelling unit, or that construction of the detached accessory building or accessory dwelling unit has been completed. “Proposed” means that an application for a detached accessory building or accessory dwelling unit has been submitted to the Department, and final action on the application has not been taken.

TABLE 2

<u>Size of Lot (Gross Acres)</u>	<u>Recommended Detached Accessory Building Allowance (Net Square Feet)</u>
<u>0.25 acres or less</u>	<u>180 + (250 x L) Where L is lot area in acres</u>
<u>Over 0.25 acres – 0.5 acres</u>	<u>245 + 800 for each acre over 0.25</u>
<u>Over 0.5 acres – 1 acre</u>	<u>445 + 730 for each acre over 0.50</u>
<u>Over 1 acre – 2 acres</u>	<u>810 + 690 for each acre over 1</u>
<u>Over 2 acres</u>	<u>1,500 + 495 for each acre over 2</u>

NOTE: Pursuant to the requirements of the MLUDC and Article II, detached accessory buildings shall not exceed a building footprint of 800 square feet unless specifically allowed (MLUDC Section 35.442.020.B.6 and Article II Section 35-210.2).

- b.c. Mass of a building should be broken up in order to create interplay between the various building elements in a manner consistent with its architectural style.



- e.d. Recesses and projections should be used to create visual interest.
- ~~e.e.~~ Bulk reducing patterns should be created using doors and windows where possible and consistent with the architectural style.
- e.f. The highest portions of a structure should be set back from ~~pareel~~-lot lines to reduce the appearance of bulk.
- ~~f.g.~~ The height of building elements should be varied where appropriate to the design.
- ~~g.h.~~ Roof lines should be varied where appropriate to the design.

SECTION 2:

Chapter IV, Hillside Guidelines and Development Standards, of the *Montecito Architectural Guidelines and Development Standards* is hereby amended to amend Section C, Hillside Development Standards, to read as follows:

C. HILLSIDE DEVELOPMENT STANDARDS

The following Hillside Development Standards apply to all properties within the Montecito Hillside (H-MON) Overlay Zone. The MBAR shall interpret and apply the Hillside Development Standards.

1. The visual bulk of residential structures shall be minimized as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).
2. The height of the primary residence should not exceed 16 feet.
3. No elevation, including retaining walls adjacent to the structure, shall exceed an average height of ~~twenty (20)~~ feet as measured at five-foot intervals from finished grade to the average height of the highest gable roof or to the top of the parapet of a flat roof. At no point shall the structure exceed ~~twenty-eight (28)~~ feet in height from any finished grade or existing grade, whichever is lower, to the highest gable, except for architectural features.
4. Accessory structures except barns and stables shall not exceed 16 feet in height.
5. **Gross floor area and footprint limitations.**
 - a. **All accessory structures.** Accessory structures, ~~excluding barns and stables, including accessory structures~~ containing one or more accessory uses, shall not exceed a building footprint area of 800 square feet, ~~as measured to the interior surface of exterior perimeter walls, posts, columns, or other supports.~~
 - 1) This 800 square foot building footprint limitation shall not apply to accessory dwelling units, barns, and stables; however, an accessory structure shall not be attached to an accessory dwelling unit, barn, or stable if the total footprint area of the combined structure exceeds 800 square feet.
 - 2) For the purposes of this Subsection C.5.a, footprint refers to how the building sits on the ground. The building footprint includes the following, but does not include roof eaves that extend no more than three feet from the exterior wall of the building:
 - a) Any cantilevered portions of the structure as viewed perpendicularly from above.

b) Any fully enclosed, partially enclosed, or unenclosed portions of the accessory structure located beneath a solid roof or other permanent covering.

b. Detached accessory buildings. The total gross floor area of all existing and proposed buildings located on a lot, including an existing accessory dwelling unit but excluding a proposed accessory dwelling unit, shall not exceed 40 percent of the gross lot area of the lot on which the detached accessory building is proposed to be located.

1) For purposes of this Subsection C.5.b, gross floor area includes any fully enclosed, partially enclosed, or unenclosed floor area of the detached accessory building covered by a solid roof or other permanent covering.

2) If an application includes a proposed detached accessory dwelling unit and one or more detached accessory buildings, and the total gross floor area of all buildings located on the lot, both existing and proposed, would exceed 40 percent of the gross lot area, then the floor area of the proposed detached accessory building(s) shall be reduced as necessary in order to comply with the 40 percent of gross lot area limitation.

3) For purposes of this Subsection C.5.b, “existing” means there is an active, unexpired planning or building permit, including an exemption or zoning clearance, that allows for the construction of the detached accessory building or accessory dwelling unit, or that construction of the detached accessory building or accessory dwelling unit has been completed. “Proposed” means that an application for a detached accessory building or accessory dwelling unit has been submitted to the Department, and final action on the application has not been taken.

6. The floor area of guest houses, artist studios, or pool house/cabana shall not exceed 800 square feet; however, such structures may be attached to an accessory structure provided the building footprint of the combined structure does not exceed 800 square feet.

7. Project grading shall not exceed 1,500 cubic yards of cut or fill, unless additional grading is necessary to allow reasonable development of the property or to achieve reasonable vehicular access. Exception: Excavation not apparent from the exterior, such as for basements entirely below grade, crawl spaces, swimming pools, underground water storage tanks, etc., shall not be included in the grading calculations under this provision. Grading may exceed 1,500 cubic yards if ~~MBAR~~ the Montecito Board of Architectural Review can make all of the following findings:

a. The proposed grading respects the significant natural land forms of the site and blends with adjacent properties.

b. The graded slopes relate to the natural contours of the site.

c. The length and height of retaining walls have been minimized to the maximum extent feasible.

d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less required grading for the primary residence and/or access road.

8. Fill for residential structures on downslope areas shall not exceed 10 feet in height at the highest point (top of slope).

9. Cut over ~~thirty~~ (30) feet in total height shall be avoided to the extent feasible.

10. To the maximum extent feasible, freestanding vertical retaining walls shall not exceed eight (8) feet in height. The height of the wall shall be measured from the natural or finished grade at the base of the lower side of the wall to the top edge of the wall material.
11. Building materials and color schemes of structures, walls and roofs shall blend with predominant colors and values of the surrounding natural landscape.
12. The design of new development shall protect, to the extent feasible, unique or special features of the site, such as landforms, rock outcroppings, mature trees, unique vegetative groupings, drainage courses, hilltops and ridgelines.
13. Landscape plans shall include appropriate planting to reduce fire hazard, stabilize cut/fill slopes, reduce erosion, retain moisture, repair areas of required fire department brush removal, and integrate architectural components.
14. Calculation of runoff from impervious surfaces shall be made by a licensed civil engineer prior to issuance of any permits for new residences or additions which exceed fifty (50) percent of existing floor area of the principal structure. Project review will include consideration of any increased runoff and its impact on offsite drainage courses. These calculations will be retained in County records for use in preparing a Master Drainage Plan.

~~MBAR~~ Montecito Board of Architectural Review Adjustments: Adjustments to the development standards may be granted by the MBAR, not to exceed the regulations of the zoning ordinance, if all of the following criteria are met:

- a. Allowing greater flexibility would better serve the interests of good design, without negatively affecting neighborhood compatibility or the surrounding viewshed.
- b. The project is not within 100 feet of an Environmentally Sensitive Habitat area as delineated on the County Zoning Map or the project complies with the requirements of the ~~MLUDC~~ Section 35.428.040 of the Montecito Land Use and Development Code.
- c. Drainage plans have been prepared which minimize erosional impacts.
- d. The project includes fire-retardant landscaping.

SECTION 3:

Chapter IV, Hillside Guidelines and Development Standards, of the *Montecito Architectural Guidelines and Development Standards* is hereby amended to amend Section D, Size, Bulk and Scale Guidelines for Properties in the Montecito Hillside (H-MON) Overlay Zone, to read as follows:

D. SIZE, BULK AND SCALE GUIDELINES FOR PROPERTIES IN THE MONTECITO HILLSIDE (H-MON) OVERLAY ZONE

1. The floor area of a proposed hillside house (primary residential building) should be in scale with development on similar sized ~~parcels~~ lots in the immediate area. Table 2 shall serve as a reference for this purpose. A project with a floor area (size) substantially in excess of the floor area of the immediately surrounding properties will have the burden of demonstrating that the project cannot be viewed by surrounding property owners due to siting, or that its spatial volume (mass, bulk and scale) when taken together with its lot size, setbacks, and landscaping does not make it incompatible with similar surrounding properties.

TABLE 23

Size of Lot (Gross Acres)	Recommended Maximum House Net Floor Area (Square Feet) ¹
less than 1 acre	1,400 + (2,100 x L) where L is parcel lot area in acres
1 acre	3,500
1.5	3,900
2	4,300
2.5	4,700
3	5,100
3.5	5,500
4	5,900
5	6,083
6	6,266
7	6,449
8	6,632
9	6,815
10	6,998

1. Maximum House Net Floor Area not to exceed 7,000 square feet.

For intermediate and values beyond those included in Table 2, the following formulas should be used:

- > 1 acre to 4 acres: 3,500 + 800 for each acre over one
- > 4 acres: 5,900 + 183 for each acre over four

For this guideline, floor area is defined as the total area of all floors of the house (primary residential building) as measured to the interior surfaces of the exterior walls, excluding attics, basements that are wholly underground (i.e., entirely below finished grade), unenclosed porches, balconies, decks, attached residential second accessory dwelling units, and attached garages of 800 square feet or less. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the net floor area of the house. The net floor area shall include basements that are partly underground (i.e., partly below finished grade) and attached accessory structures. ~~The net floor area of the house shall not include detached accessory structures. The cumulative net floor area of detached accessory buildings that exceeds the allowance described in paragraph 2.a below shall be added to the net floor area of the house.~~

A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house. For partly underground basements the net floor area shall include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area.

Development shall not manipulate existing or finished grade in order to reduce the net floor area of a basement and/or conceal the actual size, bulk, and scale of the proposed house.

2. The following guidelines shall apply to detached accessory buildings (For purposes of these Guidelines, detached accessory buildings mean any fully enclosed, partially enclosed, or unenclosed buildings with a roof supported by columns or walls and intended to provide shelter, housing or enclosure of persons, animals or chattel):
- a. The cumulative net floor area of all existing and proposed detached accessory buildings on a lot should not exceed the Recommended Detached Accessory Building Allowance in Table 4 below. Any floor area in excess of the allowance shall be added to the net floor area of the house (primary residential building). Please see guideline D.1 above for details regarding compatibility with surrounding development.
 - b. For this guideline, “existing” means there is an active, unexpired planning or building permit, including an exemption or zoning clearance, that allows for the construction of the detached accessory building or accessory dwelling unit, or that construction of the detached accessory building or accessory dwelling unit has been completed. “Proposed” means that an application for a detached accessory building or accessory dwelling unit has been submitted to the Department, and final action on the application has not been taken.

TABLE 4

<u>Size of Lot (Gross Acres)</u>	<u>Recommended Detached Accessory Building Allowance (Net Square Feet)</u>
<u>0.25 acres or less</u>	<u>180 + (250 x L) Where L is lot area in acres</u>
<u>Over 0.25 acres – 0.5 acres</u>	<u>245 + 800 for each acre over 0.25</u>
<u>Over 0.5 acres – 1 acre</u>	<u>445 + 730 for each acre over 0.50</u>
<u>Over 1 acre – 2 acres</u>	<u>810 + 690 for each acre over 1</u>
<u>Over 2 acres</u>	<u>1,500 + 495 for each acre over 2</u>

NOTE: Pursuant to the requirements of the MLUDC and Article II, detached accessory buildings shall not exceed a building footprint of 800 square feet unless specifically allowed (MLUDC Section 35.442.020.B.6 and Article II Section 35-210.2).