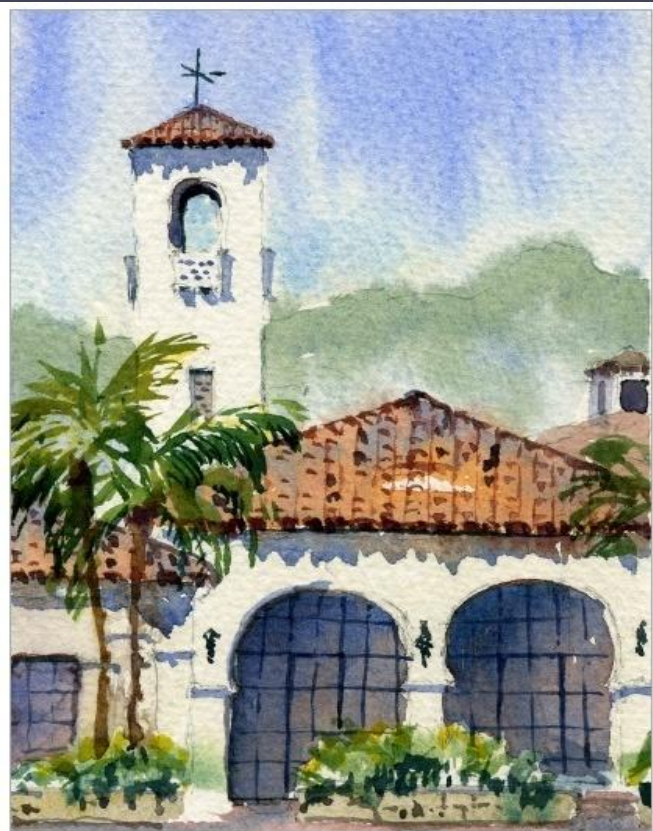


Montecito Architectural Guidelines and Development Standards Limited Update, Phase II (Detached Accessory Buildings)



Architect: A.B. Harmer, 1931

Watercolor: John Watson

Montecito Planning Commission

October 18, 2017

Background

- Detached accessory buildings (DABs) not regulated in *Guidelines*
- Some zoning ordinance standards unclear
- BOS:
 - Limit DAB size and/or number
- MPC:
 - Amend *Guidelines* and zoning ordinances

Proposed Amendments

1. Unenclosed accessory buildings
2. Height limits
3. Rear setback regulations
4. Lot coverage
5. Floor area

#1: Unenclosed Accessory Buildings

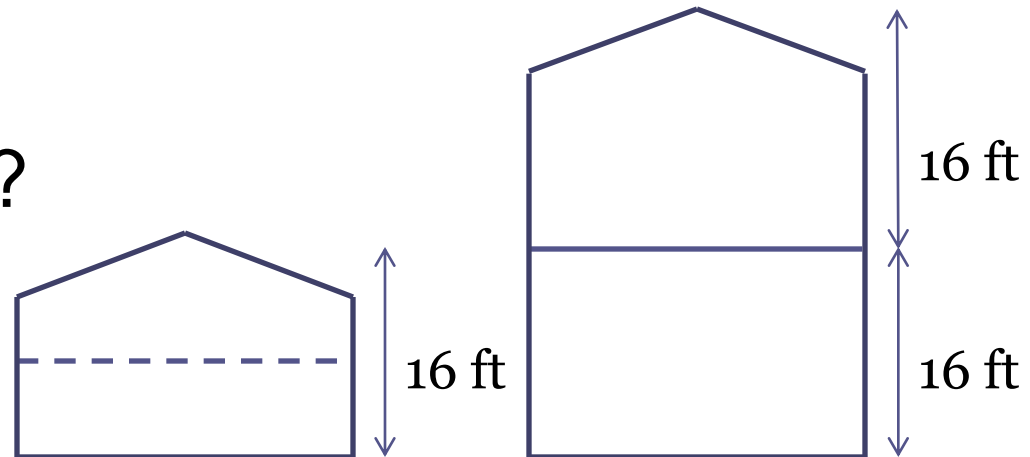
- Issue: Unenclosed accessory buildings subject to 800 sf building footprint?



- Recommendation: Footprint includes portions under “solid roof or other permanent covering” (MLUDC and CZO)

#2: Height Limits

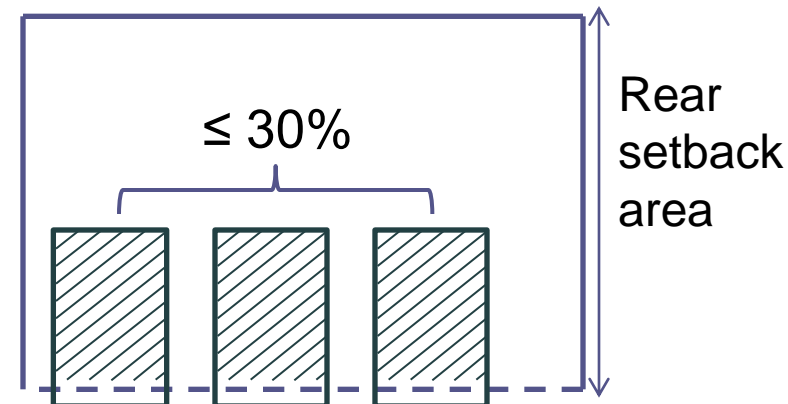
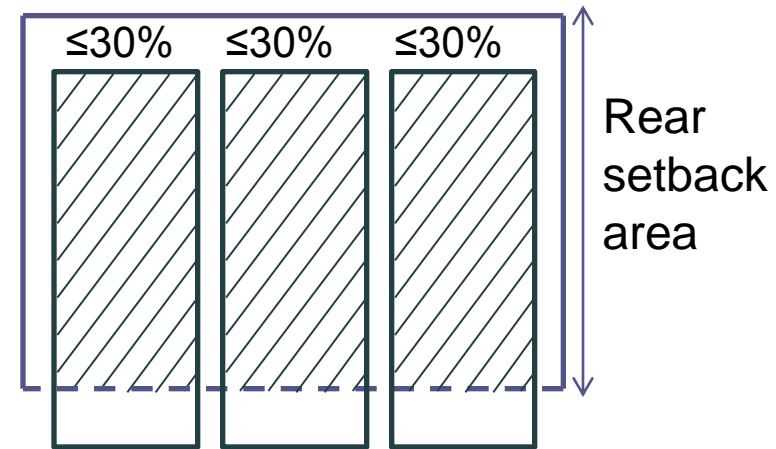
- Issue: Height limit of combined DABs?



- Recommendation: Limit combined DABs in the Inland Area to 25 ft (MLUDC)
 - No change to CZO = 16 ft, one story

#3: Rear Setback Regulations

- Issue: Rear setback regulations for DABs?
- Recommendation:
“Cumulative footprint” shall not exceed 30% of rear yard setback
(MLUDC and CZO)

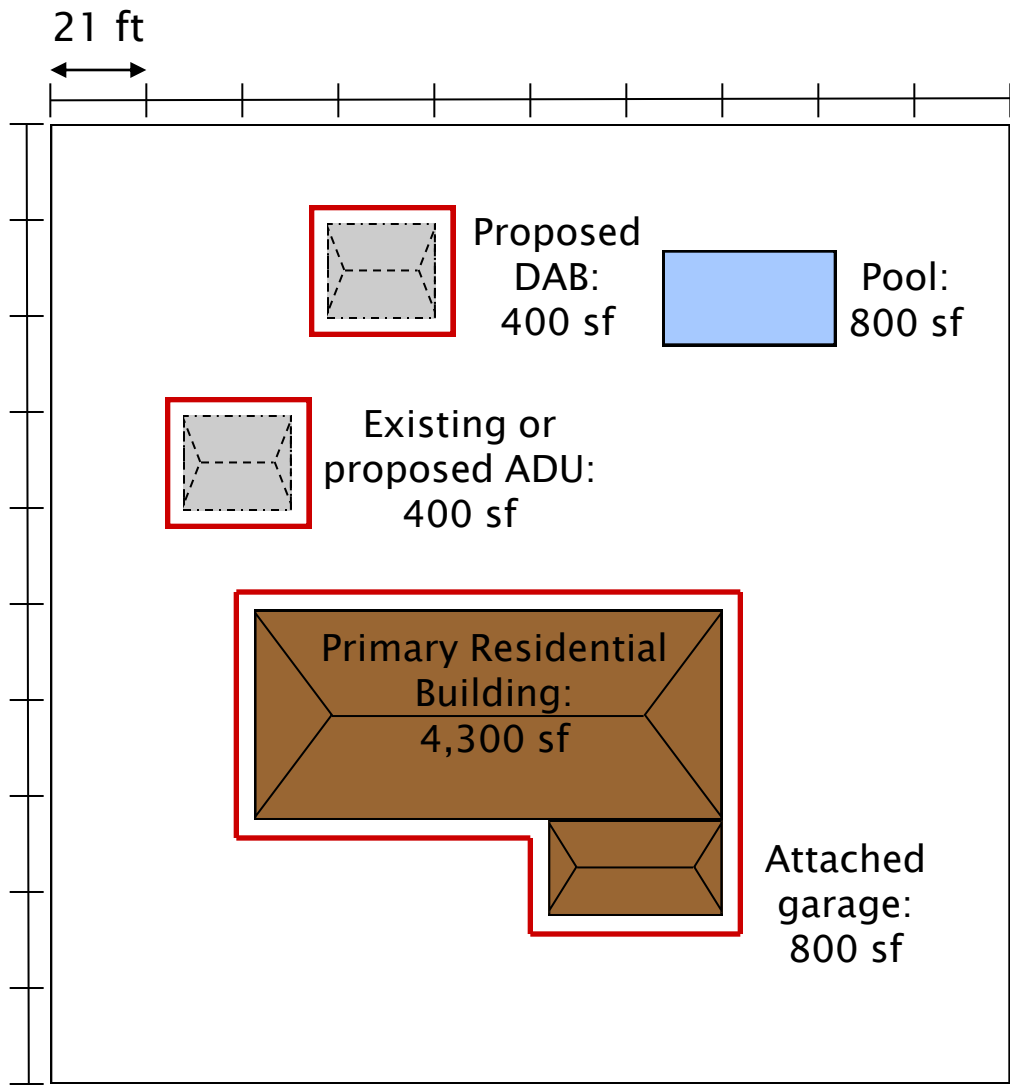


#4: Lot Coverage

- Issue: Zoning ordinances do not regulate cumulative DAB floor area
- Recommendation: 40% lot coverage limit (MLUDC and CZO)
 - “Total gross floor area of all covered buildings”
 - Cannot limit ADUs

Possible Revised Proposed Text

- 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 proposed detached accessory building would 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(s) covered by a solid roof or other permanent covering.
 - (2) The gross floor area limitation in this Subsection C.5.b shall not apply or otherwise limit the gross floor area of existing and proposed accessory dwelling units.
 - (3) If an application...
 - (4) For purposes of...
- MLUDC Subsection 35.442.020.B.6.(b)
 - MLUDC Subsection 35.428.070.C.5.(b)
 - MLUDC Subsection 35.442.120.E.(2)
 - Article II Section 35-210.3
 - Article II Section 35-211.2.b
 - Guidelines Section IV.C .5



Lot size:

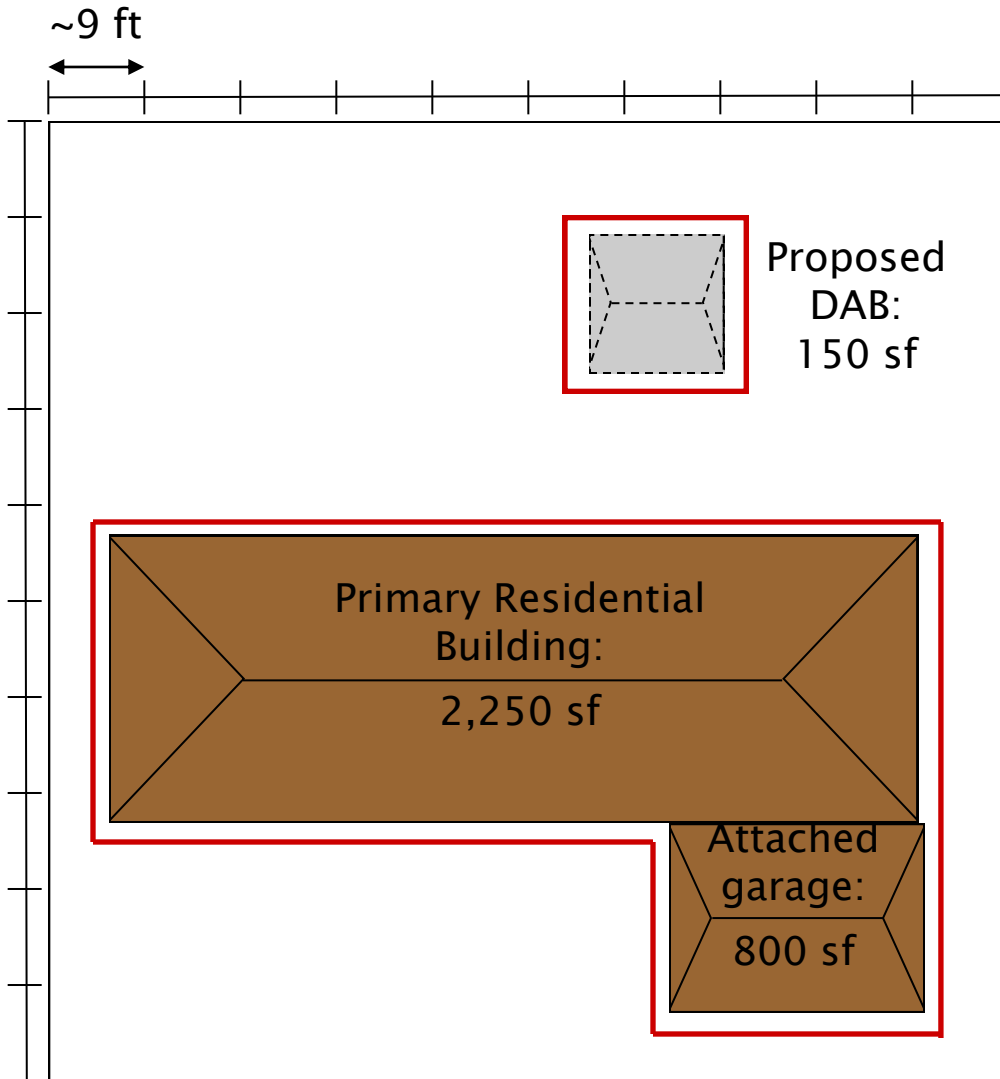
1 acre (43,560 sf)

Rec. Max. House Net Floor Area:

4,300 sf

Lot coverage (outlined in red):

5,900 sf ~ 14%

**Lot size:**

0.18 acres (8,000 sf)

Rec. Max. House Net Floor Area:

2,250 sf

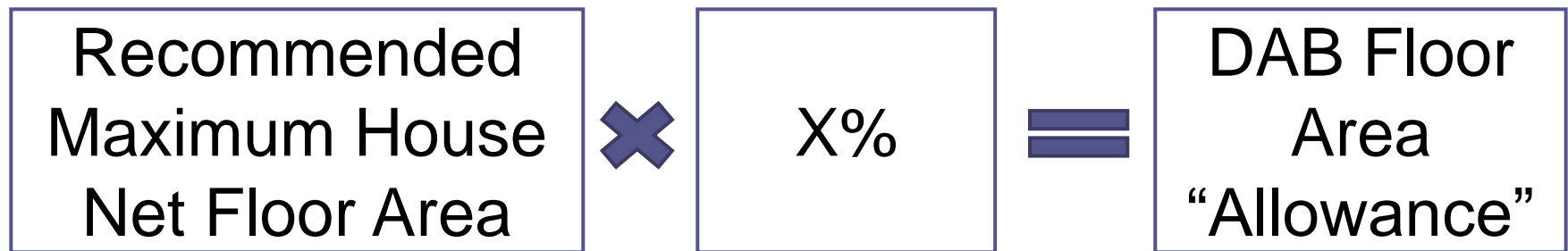
Lot coverage (outlined in red):

~ 40% (3,200 sf)

#5: Floor Area

- Issue: *Guidelines* do not address DAB floor area
- Recommendation: Limit cumulative net DAB floor area
 - New “DAB Allowance” guideline

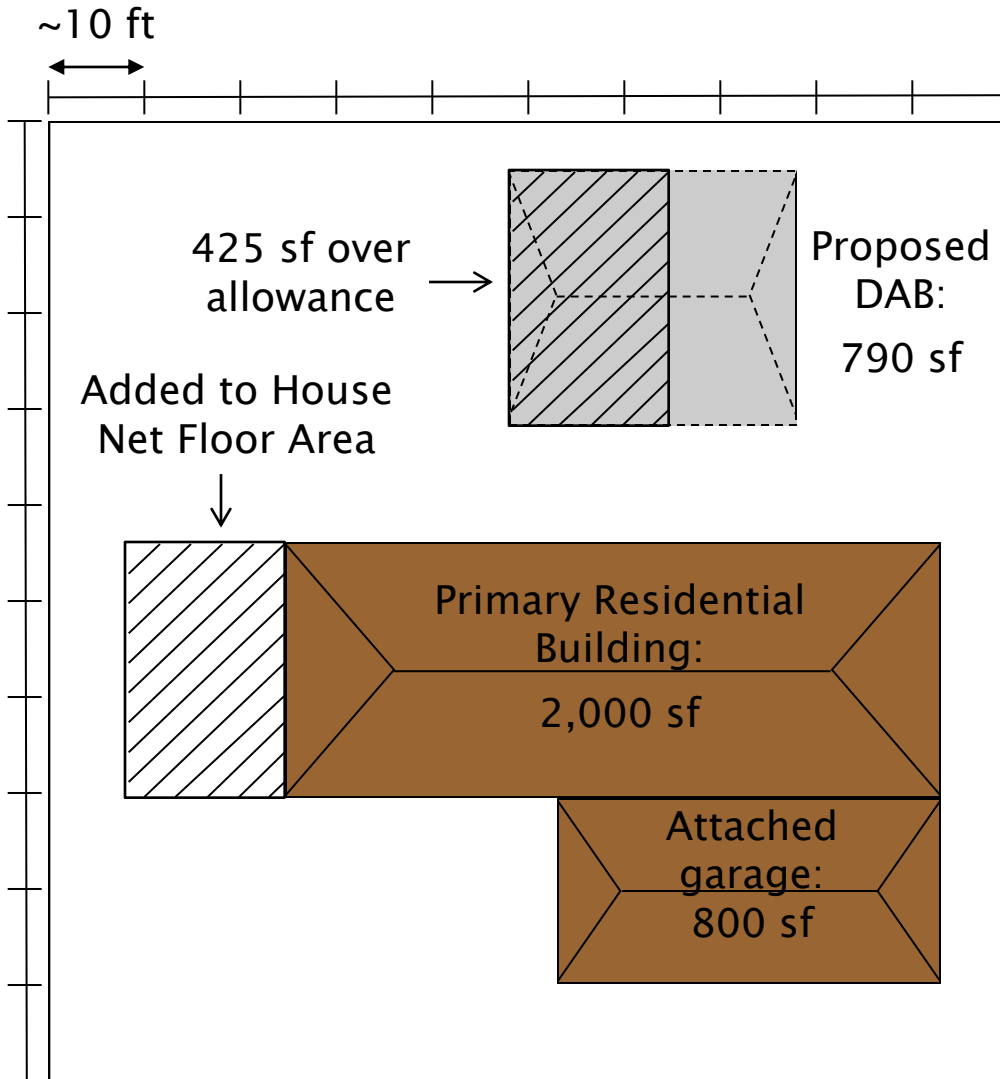
Original Proposed Guideline



Excess over allowance \rightarrow House Net Floor Area

“Stepped” Scale

Size of Lot	Recommended DAB Allowance (% of Rec. Max. House Net Floor Area)	Possible DAB Floor Area
0 – 9,999 SF	10%	180 - 238 SF
10,000 – 19,999 SF	15%	356 - 443 SF
20,000 SF – 1 acre	20%	590 - 860 SF
Over 1 acre – 2 acres	25%	1,075 - 1,500 SF
Over 2 acres	30%	1,800+ SF

**Lot size:**

0.25 acres (10,890 sf)

Rec. Max. House Net Floor Area:

2,425 sf

Recommended DAB Allowance:

~365 sf

Comments

- MBAR:
 - “Stepped” scale unfair
 - Allowances increase too much between lot size categories
- Public:
 - Include ADUs and garages in calculations

Revisions

- Existing DAB floor area counts toward allowance
 - Includes existing detached ADUs and garages
- Convert “stepped” scale to “graduated” scale

“Graduated” Scale

Size of Lot	Recommended DAB Allowance (formula based on lot size)	Possible DAB Floor Area
0.25 acres or less	$180 + (250 \times L)$ Where L is lot area in acres	180 – 243 SF
Over 0.25 – 0.5 acres	245 + 800 for each acre over 0.25	245 – 445 SF
Over 0.5 – 1 acre	445 + 730 for each acre over 0.50	445 – 810 SF
Over 1 acre – 2 acres	810 + 690 for each acre over 1	810 – 1,500 SF
Over 2 acres	1,500 + 495 for each acre over 2	1,500 SF and up

Revised Tables 2 & 4 with Formulas

Size of Lot (Gross Acres)	Recommended Detached Accessory Building Allowance (Net Square Feet)
0.25 acres or less	$180 + (250 \times L)$
Over 0.25 acres – 0.5 acres	$245 + (800 (L - 0.25))$
Over 0.5 acres – 1 acre	$445 + (730 (L - 0.50))$
Over 1 acre – 2 acres	$810 + (690 (L - 1))$
Over 2 acres	$1,500 + (495 (L - 2))$

Where L is lot area in acres

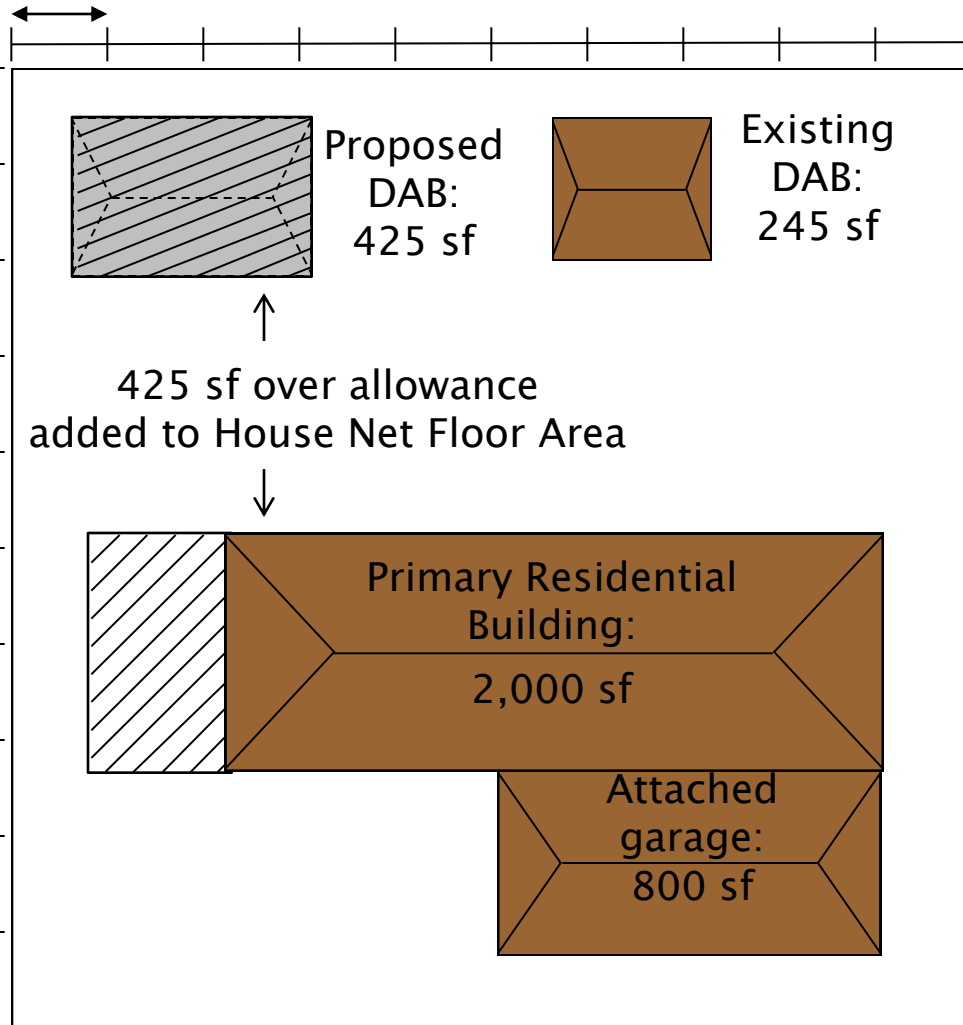
L = 0.75 acres

$445 + (730 (\underline{L} - 0.50))$

$445 + (730 (\underline{0.75} - 0.50))$

$445 + (730 (0.25)) = 627.5 \text{ SF}$

~10 ft

**Lot size:**

0.25 acres (10,890 sf)

Rec. Max. House Net Floor Area:

2,425 sf

Recommended DAB Allowance:

~245 sf

Lot Coverage:

~ 32% (3,470 sf)

Public Outreach

- Public workshop
- Montecito Association meeting
- 4 MBAR hearings
- Newspaper display ads
- Notices to community groups and individuals
- Project webpage

Environmental Review

- CEQA Guidelines Section 15061(b)(3)
 - Exempts all proposed amendments
 - No possibility of significant effect
- CEQA Guidelines Section 15265
 - Statutorily exempts proposed *Guidelines* and CZO amendments
 - Government activity requiring LCP amendments

Recommendations

1. Make the required findings for approval
2. Determine the project is exempt from CEQA
3. Adopt a resolution recommending the BOS adopt amendments to the *Guidelines*, MLUDC, and CZO.