

Architect: A.B. Harmer, 1931

Watercolor: John Watson

Montecito Architectural Guidelines and Development Standards Limited Update, Phase II

Detached Accessory Structures

Public Workshop
Wednesday, June 28, 2017

Agenda

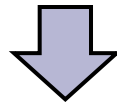
- I. Introduction
- II. Staff Presentation
 - A. Background
 - B. Zoning Ordinances (with Q&A)
 - C. Guidelines (with Q&A)
- III. Break-out Session – Floor Area
- IV. Group Comments
- V. Next Steps
- VI. Adjourn

Background

- *Guidelines* do not address DAS
- Zoning height and size limits unclear
- Issue: Neighborhood compatibility
- Board of Supervisors
 - Limit size and/or number of DAS

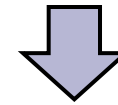
Project Focus

Detached Accessory Structures



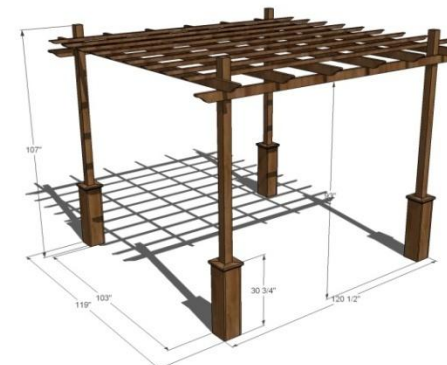
Buildings:

- ▶ Artist studios
- ▶ Cabanas
- ▶ Carport
- ▶ Guesthouses
- ▶ Workshops



Structures:

- ▶ Pergolas
- ▶ Pools
- ▶ Spas
- ▶ Sports courts
- ▶ Hardscape



Key Issues

- Zoning ordinances:
 1. Unenclosed accessory buildings
 2. Height limits
 3. Rear setbacks
- *Guidelines:*
 4. Floor area

#1: Unenclosed Accessory Buildings

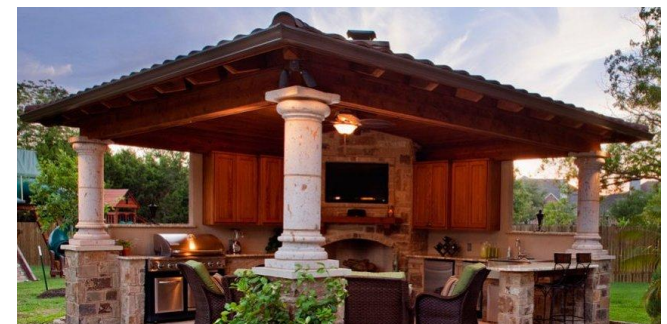
- Size limit = 800 SF building footprint

- Interpretations:

1. Area enclosed by walls



2. Area under roof



#1: Unenclosed Accessory Buildings

- MBAR and MPC recommendations:
 - Solid/permanent roof = 800 SF limit
 - Contribute to size, bulk, & scale

#2: Height Limits

Inland Area

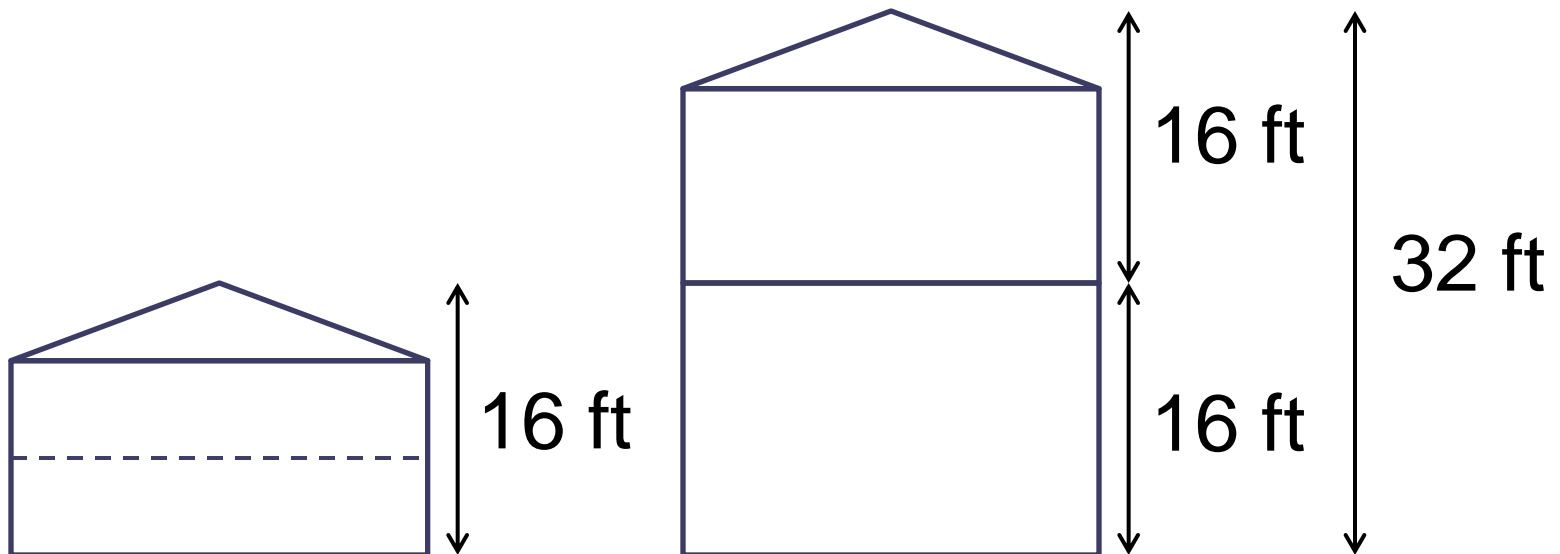
- Guesthouses, artist studios, cabanas:
 - 16 ft & 1 story
 - Above or below another accessory structure

#2: Height Limits

- Interpretations:

1. Max. height = 16 ft

2. Max height for each use = 16 ft, 2 story = 32 ft

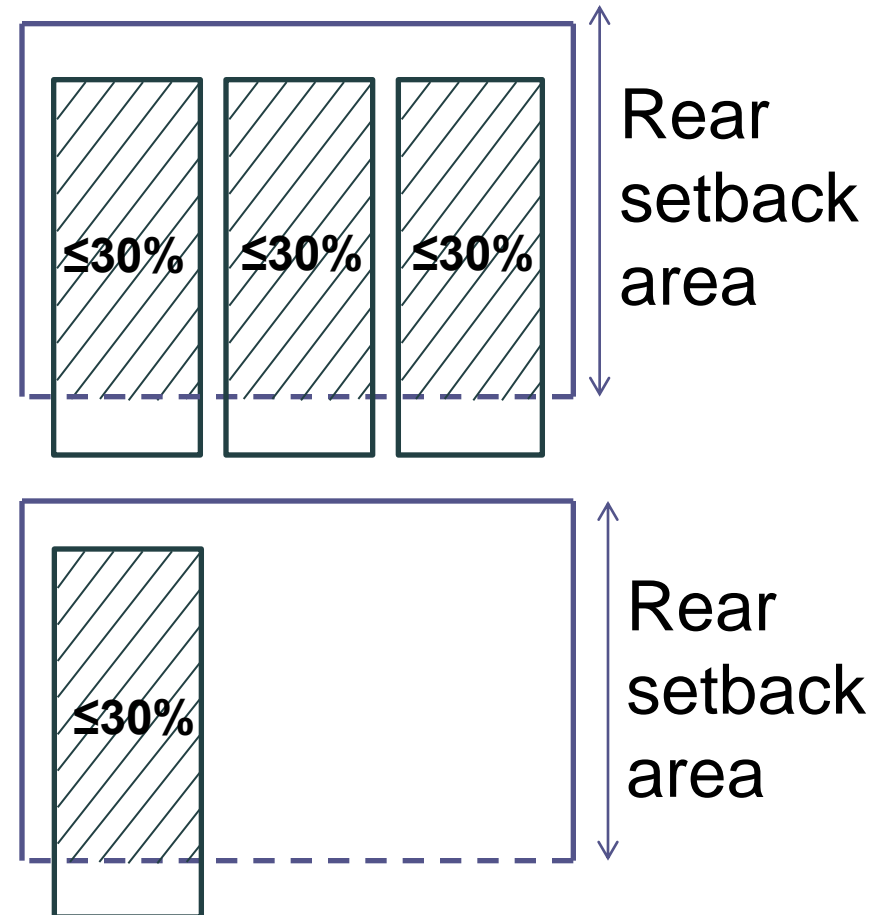


#2: Height Limits

- MBAR recommendation:
 - “Stacking” OK
 - Limit height near property lines
- MPC recommendation:
 - Limit visibility from property lines
 - Inland Area height = same as ADUs

#3: Rear Setback Regulations

- Accessory structures may not exceed 30% of rear setback
- Interpretations:
 1. Single structure may not exceed 30%
 2. Cumulative total may not exceed 30%



#3: Rear Setback Regulations

- MBAR and MPC recommendation:
 - Cumulative footprint of all DAS $\leq 30\%$
 - Otherwise, up to 100% of rear setback area may be occupied

Comments or Questions?

1. Unenclosed Accessory Buildings
2. Height Limits
3. Rear Setback Regulations

#4: DAS Floor Area

- *Guidelines* do not address DAS
- Montecito Association (MA) proposal
 - New guideline
 - DAS aggregate floor area “Allowance” = % of Recommended Maximum House Net Floor Area
 - Excess = House Net Floor Area

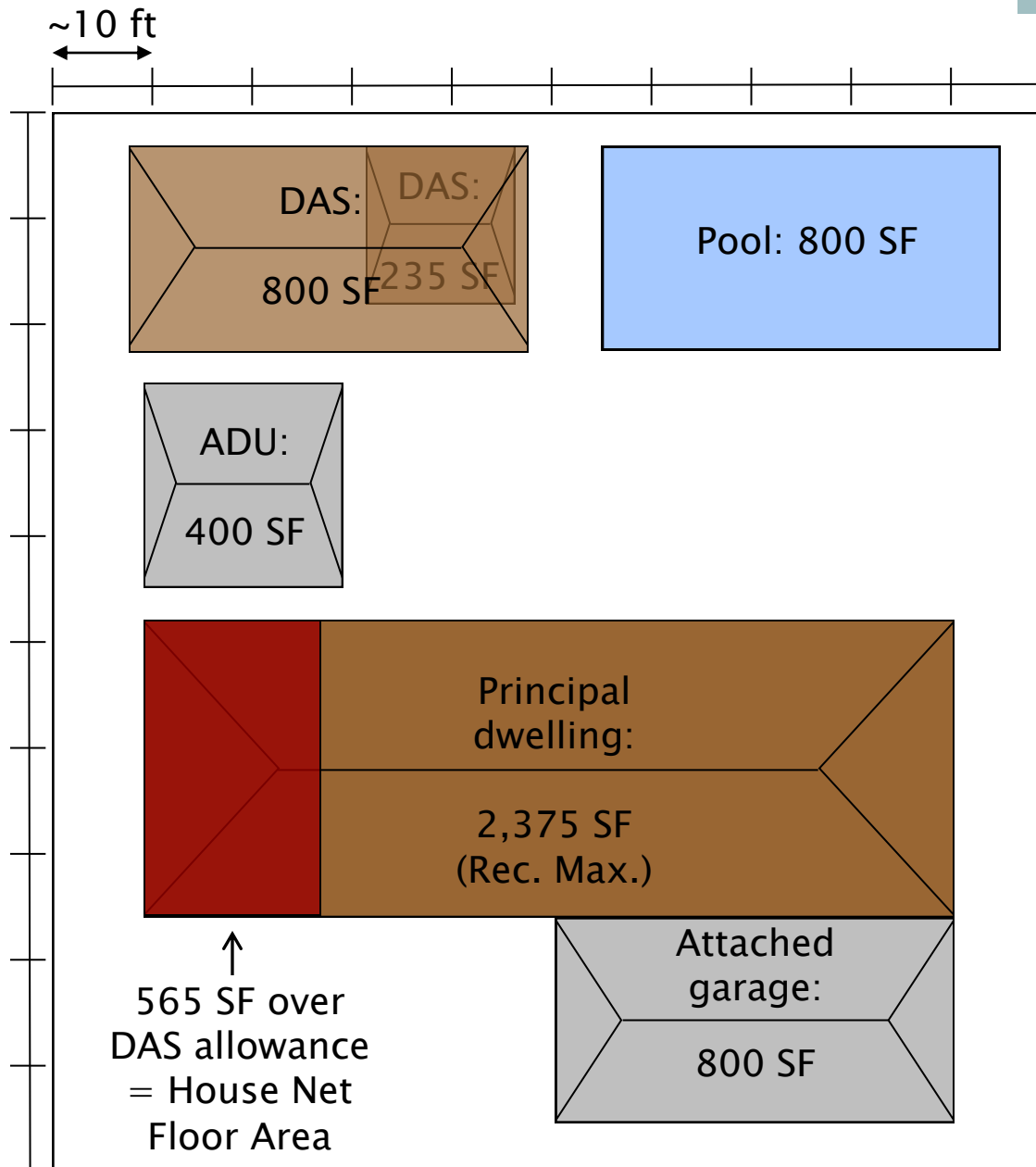
Formula

$$\begin{array}{|c|} \hline \text{Recommended} \\ \text{Maximum House} \\ \text{Net Floor Area} \\ \hline \end{array} \times \begin{array}{|c|} \hline X\% \\ \hline \end{array} = \begin{array}{|c|} \hline \text{DAS Floor} \\ \text{Area} \\ \text{"Allowance"} \\ \hline \end{array}$$

Example

$$\begin{array}{|c|} \hline 2,375 \text{ SF} \\ (\sim 1/4 \text{ acre parcel}) \\ \hline \end{array} \times \begin{array}{|c|} \hline 10\% \\ \hline \end{array} = \begin{array}{|c|} \hline \sim 237 \text{ SF} \\ \hline \end{array}$$

Excess over 237 SF = include in House Net Floor Area



Example 1A

Lot size:
9,999 SF (0.23 acre)

Recommended Maximum
House Net Floor Area
(Rec. Max.):
2,375 SF

DAS allowance:
10% of Rec. Max. ~235 SF

Lot coverage
(buildings only):
38.1%

#4: Floor Area

- **MBAR recommendation:**

- Favor a new guideline
- Want options

| Lot size | ADU size |
|--------------------|----------|
| 0 – 9,999 SF | 400 SF |
| 10,000 – 19,999 SF | 600 SF |
| 20,000 SF – 1 acre | 800 SF |
| 1 acre and above | 1,000 SF |

- **MPC recommendation:**

- $\leq 40\%$ lot coverage
- Scale similar to ADUs

| Lot size | Proposed DAS size (% of Rec. Max. House Net Floor Area) |
|--------------------|---|
| 0 – 9,999 SF | 10-20% |
| 10,000 – 19,999 SF | 15-25% |
| 20,000 SF – 1 acre | 20-30% |
| 1 acre and above | 25-35% |

Group Break-out Session

- Staff is seeking public input
 - Sliding scale or fixed %?
 - Appropriate % for allowances?

| Lot size | Proposed DAS size (% of Rec. Max. House Net Floor Area) |
|--------------------|--|
| 0 – 9,999 SF | 10-20% |
| 10,000 – 19,999 SF | 15-25% |
| 20,000 SF – 1 acre | 20-30% |
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Reminders

1. Guidelines = flexible, not fixed
2. MBAR has discretion to approve more/less

Next Steps

1. Meetings with MBAR (July 6) and MA (July/August)
2. Draft amendments (Summer)
3. MPC hearing (Fall)
4. BOS hearing (Winter)

Comments or Questions?

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- **Written comments:**

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