

ATTACHMENT A

FINDINGS FOR APPROVAL

Montecito Architectural Guidelines and Development Standards Limited Update and Amendments to the Montecito LUDC and Article II Coastal Zoning Ordinance

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

1.1.1 The Montecito Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308. Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 AMENDMENTS TO THE MONTECITO LAND USE AND DEVELOPMENT CODE, ARTICLE II COASTAL ZONING ORDINANCE, AND THE *MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS*

Findings required for all amendments to the Montecito Land Use and Development Code, Article II Coastal Zoning Ordinance, and the *Montecito Architectural Guidelines and Development Standards*. In compliance with Section 35.494.060 of the Montecito Land Use and Development Code (MLUDC), and Section 35-180.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an Amendment to the MLUDC, the Article II Zoning Ordinance, Local Coastal Program or the County Zoning Map the review authority shall first make all of the following findings:

2.1.1 The request is in the interest of the general community welfare.

The Board of Supervisors adopted the *Montecito Architectural Guidelines and Development Standards (Guidelines)* in 1995. The *Guidelines* were developed consistent with the policies and direction of the Montecito Community Plan (MCP, adopted in 1992) in consideration of the community's circumstances, needs, and desires to preserve, protect, and enhance the semi-rural environment and the natural mountainous setting of Montecito [MCP Policy LU-M-1.1]. Since 1995, the *Guidelines* have provided guidance and direction to architects, property owners, and the Montecito Board of Architectural Review (MBAR) for the design and review of residential and commercial development and additions to existing buildings within the MCP area. They are intended to provide clear and concise standards and guidelines for the design process, and encourage the best professional design practices of architecture and landscape architecture to enhance the visual quality of the environment.

Experience with the *Guidelines* over the past 20 years demonstrates that some provisions have resulted in unintended consequences leading to residential development that is substantially larger and taller than surrounding homes, especially on hillside and ridgeline

properties. Of particular concern are how the following definitions, calculations, and methodologies of the MLUDC and the *Guidelines* have been implemented to achieve neighborhood and community compatibility: (1) Basement Definition, (2) Floor Area Definition, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Height Definition, and (5) Height Measurement Methodology.

As discussed below and in the staff report to the Montecito Planning Commission dated March 3, 2016, herein incorporated by reference, the amendments of the *Guidelines* and the accompanying amendments to the MLUDC and Article II are in the interest of the general community welfare. Along with amendments fully detailed in Exhibit 1 of Attachment C-1 to the staff report dated March 3, 2016 (herein incorporated by reference), the amended *Guidelines* will account for daylight basements and attached accessory structures in the Recommended Maximum House Net Floor Area, clarify administrative references and procedures, and provide decision makers, property owners, and architects with clearer design guidelines for orderly development within the MCP area. Amendments to the MLUDC and Article II will reduce the maximum height applicable to ridgeline and hillside development. An additional amendment to the MLUDC will incorporate the Hillside Development Standards of the *Guidelines* rather than reference them. Together, the amendments to the *Guidelines*, MLUDC, and Article II will provide greater visual resource protection, will better preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting, and will ensure neighborhood compatibility of all projects.

2.1.2 The request is consistent with the Comprehensive Plan, the Local Coastal Program, including the Coastal Land Use Plan and the Montecito Community Plan, the requirements of State planning and zoning laws, the Montecito Land Use and Development Code and the Article II Coastal Zoning Ordinance.

As discussed in Section 8.0 of the staff report to the Montecito Planning Commission, dated March 3, 2016, herein incorporated by reference, the project is consistent with the Comprehensive Plan and the Local Coastal Program, including the Coastal Land Use Plan and the Montecito Community Plan, the MLUDC and Article II. The *Montecito Architectural Guidelines and Development Standards Limited Update* is focused in scope, fine tuning issues addressed by the previously adopted 1995 *Guidelines*. Amendments to the *Guidelines* also clarify administrative references and procedures that ensure consistency with the MLUDC and Article II. Amendments to the MLUDC and Article II that reduce the maximum height applicable to ridgeline and hillside development provide greater visual resource protection consistent with policies of the Comprehensive Plan, Local Coastal Program and Montecito Community Plan, cited in Section 8.0 of the staff report and herein incorporated by reference, especially MCP Policy LU-M-1.1, CLUP Policies 4-3 and 4-4, and Land Use Element Visual Resources Policies 2 and 3. Finally, amendments to the Montecito Hillside Overlay Zone of the MLUDC ensure consistency between the MLUDC and the *Guidelines*.

2.1.3 The request is consistent with good zoning and planning practices.

The project is consistent with sound zoning and planning practices that regulate land uses for the protection of the visual environment and community values. The project updates select design guidelines and standards of the *Montecito Architectural Guidelines and Development Standards* applicable to future development, which provide guidance to architects, property owners, and decision makers for the design and review of projects within the MCP Area. Along with amendments fully detailed in Exhibit 1 of Attachment C-1 to the staff report dated March 3, 2016 (herein incorporated by reference), the amended *Guidelines* will account for daylight basements and attached accessory structures in the Recommended Maximum House Net Floor Area, clarify administrative references and procedures, and provide clearer design guidelines for orderly development within the MCP area. Amendments to the MLUDC and Article II will reduce the maximum height applicable to ridgeline and hillside development. An additional amendment to the MLUDC will incorporate the Hillside Development Standards of the *Guidelines* rather than reference them.

Together, the amendments to the *Guidelines*, MLUDC, and Article II strengthen the existing development procedures and provisions that promote consistency with MCP Policy LU-M-1.1 “to preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting,” and the *Guidelines* goal to “ensure neighborhood compatibility of all projects.” The amended *Guidelines* ensure new development is compatible with its neighborhood, and the natural and built environments. Therefore, the amendments are consistent with good zoning and planning practices. In addition, as discussed in Section 8.0 of the staff report to the Montecito Planning Commission, dated March 3, 2016, herein incorporated by reference, the project is consistent with the Montecito Community Plan and, therefore, consistent with good zoning and planning practices.