

MONTECITO PLANNING COMMISSION

Staff Report

Montecito Architectural Guidelines and Development Standards Limited Update

Hearing Date: March 23, 2016

Staff Report Date: March 3, 2016

Case Nos.: 16ORD-00000-00002 and
16ORD-00000-00003

Environmental Document: Exemption §15061(b)(3)

Deputy Director: Matt Schneider

Division: Long Range Planning

Supervising Planner: Allen Bell

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1.0 REQUEST

Hearing on the request of the Planning and Development Department for the Montecito Planning Commission to consider making recommendations to the Board of Supervisors regarding the following:

- A. Recommend that the Board of Supervisors adopt a resolution to amend the *Montecito Architectural Guidelines and Development Standards*, amending guidelines that address basements, net floor area, and retaining walls; and make other minor corrections and language revisions that do not materially change the existing regulations and serve only to clarify or correct existing language;
- B. Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00002) amending the zoning regulations of the Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Subsection 35.428.070.C (incorporate required development standards into the Montecito Hillside Overlay Zone rather than reference) and Subsection 35.430.090.C.2 (Height – amend the maximum height applicable to hillside development);
- C. Recommend that the Board of Supervisors adopt an ordinance (Case No. 16ORD-00000-00003) amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, by amending Section 35-127.A.3 (Height– amend the maximum height applicable to hillside development); and
- D. Recommend that the Board of Supervisors determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve the *Montecito Architectural Guidelines and Development Standards Limited Update* and Case Nos. 16ORD-00000-00002 and 16ORD-00000-00003, based upon the project's consistency with the

Comprehensive Plan, including the Local Coastal Program and the Montecito Community Plan, and based on the ability to make the required findings, including CEQA findings.

Your Commission's motion should include the following:

1. Select the methodology for incorporating basement floor area into the house net floor area, either the Proportional Method (Attachment D) or the 800 Square Feet + 50% Method (Attachment E), and direct staff to incorporate the selected methodology into Sections III.B.3.a and IV.D of the *Montecito Architectural Guidelines and Development Standards*, prior to proceeding to the Board of Supervisors.
2. Make the required findings for approval (Attachment A), including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval of the proposed amendments to the *Montecito Architectural Guidelines and Development Standards*, Montecito Land Use and Development Code, and Santa Barbara County Coastal Zoning Ordinance.
3. Recommend that the Board of Supervisors determine the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Attachment B).
4. Adopt a Resolution (Attachment C) recommending that the Board of Supervisors take the following actions:
 - a. Adopt a Resolution amending the *Montecito Architectural Guidelines and Development Standards* (Attachment C-1);
 - b. Adopt an Ordinance amending the zoning regulations of the Santa Barbara County Montecito Land Use and Development Code (Case No. 16ORD-00000-00002), Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C-2); and
 - c. Adopt an Ordinance amending the zoning regulations of the Santa Barbara County Coastal Zoning Ordinance (Case No. 16ORD-00000-00003), Article II of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C-3).

Refer back to staff if the Montecito Planning Commission takes other than the recommended action for appropriate findings.

3.0 JURISDICTION

This project is being considered by the Montecito Planning Commission based on the following:

1. Section 35.490.040 of the Montecito Land Use and Development Code, which states that the Montecito Planning Commission reviews Development Code Amendments and provides a recommendation to the County Board of Supervisors.

2. Section 35-57C of the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code, which states that the Planning Commission reviews Local Coastal Program Amendments and provides a recommendation to the County Board of Supervisors.

3. Government Code Sections 65854 and 65855, which state:

The planning commission shall hold a public hearing on the proposed zoning ordinance or amendment to a zoning ordinance ... After the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body...

4. Sections 2-25.2(a) and (b)(1) of Chapter 2 – Administration of the County Code, which states in part:

(a)... the Montecito planning commission shall assume the powers and duties given to the planning commission in chapter 21 and articles II and IV of chapter 35 of this code within the Montecito planning area...

(b)...the following shall remain within the jurisdiction of the county planning commission...

(1) Recommendations regarding proposed amendments to articles I, II, III, V, and VII of chapter 35 of the county Code unless the property affected by a proposed amendment to article II is solely located within the Montecito planning area ...

4.0 ISSUE SUMMARY

The Board of Supervisors directed Planning and Development to conduct a limited update of the *Montecito Architectural Guidelines and Development Standards (Guidelines)* to address five interrelated issues and how they affect the visual appearance, height, size, bulk, and scale of residential development, especially where it occurs on ridgelines and hillsides. After public outreach and five meetings with the Montecito Board of Architectural Review (MBAR), staff and the MBAR reached consensus on all but one of several amendments to the *Guidelines* and the Montecito Land Use and Development Code (MLUDC) and the Coastal Zoning Ordinance (Article II). The one amendment that requires the Montecito Planning Commission's focused attention is a choice between two methods for calculating basement floor area (see Section 6.1 of this staff report).

Two issues arose late in the process that were identified as potential unintended consequences of the proposed amendments: (1) the possible proliferation of detached accessory structures and (2) the use of Residential Second Units (RSUs) as ways to increase residential floor area without accounting for it under the net floor area of the *Guidelines*. The current budget and schedule are limited and, therefore staff cannot address these issues as part of the current project. However, these items may be worthy of a future work effort and are being forwarded to the Board of Supervisors for consideration in the Long Range Planning Division's Fiscal Year 2016-2017 work program.

5.0 INTRODUCTION AND BACKGROUND

5.1 Introduction

The Board of Supervisors adopted the Montecito Community Plan (MCP) in 1992. The MCP includes policy and action items for adoption and implementation of architectural guidelines and development standards to “*preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting.*” [MCP Policy LU-M-1.1] Consistent with this direction, the Board of Supervisors adopted the *Guidelines* in 1995. Since adoption, the *Guidelines* have been implemented for all new development and redevelopment in the MCP area, serving as a guide to architects, property owners, and the MBAR to ensure that new development is consistent with the MCP and compatible with the community character.

5.2 Background

Experience with the *Guidelines* over the past 20 years demonstrates that some provisions have resulted in unintended consequences leading to residential development that may appear substantially larger and taller than surrounding homes, especially on ridgeline and hillside properties. This may occur when homes have large, habitable basements that daylight on the downhill side, and in some circumstances, appear as an additional story. Such development may require extensive grading, often performed in a way that may not respect natural features and contours of a site. As a consequence, concern has been raised regarding how guidelines that address the size, bulk, and scale of homes ensure greater compatibility with surrounding properties or the community-wide character of Montecito.

To address these concerns, the Board of Supervisors approved a work program, limited in scope, to commence during Fiscal Year 2014-2015. The work program included a limited update of the *Guidelines* and associated ordinance amendments to address five issues: (1) Basement Definition, (2) Floor Area Definition, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Height Definition, and (5) Height Measurement Methodology. These issues are interrelated, especially when development occurs on ridgeline and hillside locations.

P&D staff reviewed the issues and related definitions, calculations, and methodologies; attended public meetings; and held a public workshop to better understand community concerns and solicit potential solutions. The recommendations within this staff report are designed to work together with the other requirements of the *Guidelines* to address the issues such that new development in Montecito will be compatible with its neighborhood and the community, and will protect and enhance the semi-rural environment of Montecito, the natural mountainous setting, and public views of the mountains.

5.3 Public Outreach and MBAR Review

Staff commenced public outreach efforts in May 2015, making presentations to the Montecito Association Land Use Committee (May 5 and December 1, 2015) and the MBAR (May 4 and June 1, 2015) to identify the issues and solicit potential solutions. On July 14, 2015, staff held a public workshop in Montecito. Approximately 20 people attended the workshop, including architects,

designers, and several community members. These outreach efforts identified four methodologies for including basements in the net floor area and four methodologies for addressing height concerns. The MBAR considered the methodologies and recommendations at three subsequent meetings (December 14, 2015, and January 25 and February 8, 2016). With the exception of the basement floor area methodology, MBAR concurred with staff's recommendations. Refer to Attachment F for minutes of the MBAR meetings.

6.0 PROJECT INFORMATION

6.1 Basement Definition and Floor Area Definition (Recommended Maximum House Net Floor Area)

Issues

Basements

Subsection III.B.3.a of the *Guidelines* states, "The floor area of a proposed house should be in scale with development on similar sized parcels in the immediate area." Subsection IV.D states the same but refers to a "hillside house." To this end, Subsections III.B.3.a and IV.D define net floor area and Table 1 and Table 2 of the *Guidelines* provide Recommended Maximum House Net Floor Areas (net floor area) for proposed residences and residential additions.¹ These net floor areas vary by lot size. The *Guidelines* exclude "basements" from the net floor area definition. The original intent was to exclude basements that were wholly underground. However, the MLUDC and Article II define a basement as "a story partly or wholly underground." As the *Guidelines* do not currently distinguish between basements partly or wholly underground, standard practice has been to exclude all basements from net floor area under these two guidelines.

Recent development trends indicate that proposed projects are more frequently incorporating partly underground basements (daylight basements) into residences on hillside properties. However, the *Guidelines* exclude basements from the definition of net floor area. In addition, these basements are not counted as stories even though they may appear as stories on the downhill side (see Figure 1 next page). As a result, under Subsections III.B.3.a and IV.D, the net floor area understates the size of the residence with a daylight basement.

Attached Accessory Structures

Sections III.B.3.a and IV.D of the *Guidelines* define the net floor area as the "total area of all floors of a building" but explicitly exclude attached garages of 800 square feet or less. The square footage of attached garages in excess of 800 square feet is included in the net floor area. However, these two sections do not explicitly state whether the net floor area includes or excludes other attached accessory structures. County planners and MBAR have typically excluded other attached accessory structures from the net floor area. This practice may allow larger homes since the square footage of other attached accessory structures is not counted toward the net floor area" in Tables 1 and 2 of the *Guidelines*, and

¹ Subsection IV.D and Table 2 address size, bulk, and scale and provide recommended maximum floor areas applicable only to residential development within the Montecito Hillside Overlay Zone. Subsection III.B.3.a and Table 1 provide recommended maximum floor areas applicable to residential development everywhere else.

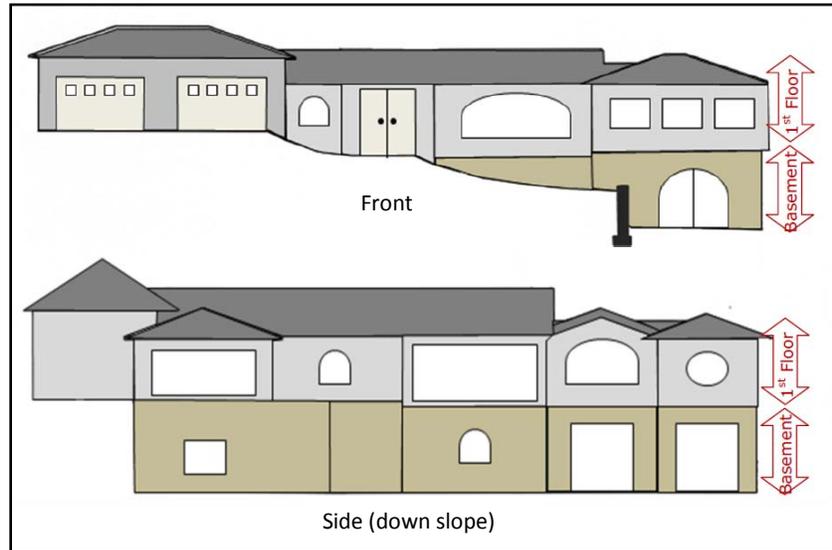


Figure 1: Example of Residence on Sloping Lot with Basement

recent development trends indicate an increase in the use of these attached accessory structures. Attached accessory structures consist of uses often found within residences (e.g., guest house, guest room, cabana, home/personal office, exercise room/gym). Attached accessory structures are part of the residential building (i.e., house), not separate structures, and they contribute to the building's overall size, bulk, and scale.

Recommendations

Basements

Staff and the MBAR recommend that basement floor area be included in the floor area definitions of Section III.B.3.a and Section IV.D of the *Guidelines*. Public outreach efforts identified the following four methodologies for calculating basement floor area:

1. Include basement floor area as a direct proportion of the exposed (visible, above grade) basement wall area.
2. Include 100% of basement floor area regardless of how much of the basement wall area is exposed.
3. Include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area. Add criteria to the *Guidelines* to determine when this calculation would apply (e.g., 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 above the adjacent finished grade on one or more sides of the structure).
4. Multiply the length of the longest exposed basement wall by a depth of 24 feet and include the result in the net floor area of the residential structure. As with the third method above, add criteria to the *Guidelines* to determine when this calculation would apply.

Staff tested these methodologies using six actual projects either approved or undergoing permit and design review to determine how the alternatives might affect project size or design. All four methods would increase the net floor area compared to the current definition. Staff considered the test results, the complexity of the calculation (with a goal to develop a relatively easy-to-apply methodology), perceived fairness, and alignment with the intent of certain guidelines (e.g., maintaining the exclusion of wholly underground basements from the net floor area). Subsequently, staff returned to the MBAR with a recommendation for Method 1.

The MBAR reviewed and considered the four methodologies on December 14, 2015, and January 25 and February 8, 2016. On February 8, 2016, two methodologies emerged as preferable, Methods 1 and 3. Two MBAR members preferred Method 1. Four MBAR members preferred Method 3. Members of the Montecito Association Land Use Committee attending the February 8 hearing also preferred Method 3. MBAR did not consider Method 2 further because it would not meet the original intent of the *Guidelines* to exclude wholly underground basements as they do not contribute to potential visual impacts on the community. Some members observed that Method 4, which has been used by other jurisdictions, can be more easily manipulated; therefore, reducing its efficacy.

Each of the preferred methodologies has its own advantages and disadvantages, as presented in Table 1 below. Proposed draft language of each methodology is provided in Attachments D and E.

Table 1: Advantages and Disadvantages of the Preferred Methods

Method 1 Proportional Method	Method 3 First 800 Sq. Ft. + 50% Remaining Basement
<i>Advantages</i>	
Direct relationship between exposure of basement wall area and basement floor area to incorporate	Greater amount of basement floor area would be included in net floor area
Most equitable approach regardless of design	Simple calculation
	Minimal chance for misinterpretation or inconsistent results
	Easier for applicants to apply when preparing a neighborhood study
<i>Disadvantages</i>	
Calculation somewhat complex; complexity increases with complexity of building design	Applicability may seem arbitrary as calculation applies when any one basement elevation has four feet of wall exposed above adjacent grade
May encourage manipulation of grade to hide daylight basements with large amounts of fill and tall retaining walls to reduce basement floor area	No direct relationship between amount of basement exposure and basement floor area inclusion
Does not give greater weight to a fully exposed façade on downhill side	

The choice between these two methods is a policy decision for your Commission and the Board of Supervisors. Both would accomplish the goals of the project by incorporating basement floor area into the house net floor area, thereby improving the usefulness of this size, bulk, and scale guideline.

Method 1, the proportional method, addresses the issue from a design perspective. It provides a direct link between the exposure and visibility of basement walls and the amount of basement floor area to include in the net floor area. This approach directly relates a basement's contribution to the size, bulk, and scale of the residence to the basement's overall visibility.

Method 3 would address community concerns raised during the process that residences are becoming too large, and that Method 1 does not sufficiently address a basement that has a full daylight elevation on the downhill side of a sloping lot. Method 3 more directly addresses overall size (floor area) of a residence and includes more basement floor area when basement walls are partially exposed. This method provides a more general mechanism than the proportional method to address size, bulk, and scale.

Regardless of which method is selected, the net floor area is only one of many guidelines that the MBAR can apply during design review. The proposed amendments to the *Guidelines* are designed to work in concert with the proposed maximum height reduction in the MLUDC and Article II (see Section 6.2 of this staff report) and the other existing guidelines to minimize grading and the visual impacts of new development on ridgelines and hillsides.

Attached Accessory Structures

Staff and the MBAR recommend that attached accessory structures be included in the net floor area definition. These attached accessory "structures" typically include uses that are indistinguishable from uses that are typically part of a residence. However, they are only considered attached "structures" because there is no internal access between the primary residence and the accessory use. If internal access were provided, the "structure" would be considered part of the residence and included in the residence net floor area. Thus, these attached accessory "structures" are part of the same residential structure and contribute to its overall size, bulk, and scale.

Staff also recommends maintaining current exclusions for attached garages and attached RSUs. The exclusion of the first 800 square feet of attached garage is long-standing. There have been no issues with its implementation over the lifetime of the *Guidelines*, and the MBAR concurs with this recommendation. State law requires that RSUs be considered ministerially and without a discretionary review or a hearing (Government Code 65852.2). The MLUDC and Article II currently exempt RSUs from MBAR review (35.472.070.C.7; 35-184.3.1.g), consistent with state law. Unlike a fixed zoning regulation, such as a maximum height limit, the recommended maximum net floor area is a guideline, subject to discretionary review by the MBAR; therefore, RSUs should not be included in the net floor area. Some MBAR members disagree with staff's recommendation and prefer that attached RSUs be included.

6.2 Height Definition, Height Measurement Methodology, and Hillside Height Limits for Buildings and Retaining Walls

Issues

Current zoning regulations establish a *height limit* – the maximum allowed height for structures; and *height measurement methodology* – the height of a structure measured from the existing grade to the uppermost point of the structure directly above the grade. The height limit is established by zoning designation: 35 feet in the Inland Area and 25 feet in the Coastal Zone for residential zones. In ridgeline and hillside locations, these height limits are reduced to 25 feet for urban areas and 16 feet for rural areas, regardless of whether development is inland or coastal.

Current zoning regulations also include a *maximum height* of 32 feet for structures located in all ridgeline and hillside locations (i.e., Montecito Hillside Overlay Zone of the MLUDC and the Ridgeline and Hillside Development Guidelines of the MLUDC and Article II). The maximum height of structures in such locations is measured from the highest part of the structure to the lowest point of the structure where an exterior wall intersects existing or finished grade, whichever is lower. This maximum height is intended to prevent unlimited cut into a hillside to lower the finished grade and construct excessively tall buildings. These height limits, combined with policies and guidelines to minimize grading, are intended to encourage construction of homes in a stair-step approach when located on hillsides.

Recent development trends indicate that the maximum height has not accomplished this intent and an unintended consequence has been deeper cuts into the hillside to create large, level building pads and taller homes with flat, unbroken façades. In addition, development in ridgeline and hillside locations often includes retaining walls adjacent to the house, which may contribute to the structure’s overall appearance of height, size, bulk, and scale as viewed from the downhill side; however, these walls are not included in the maximum height (see Figure 2 below).

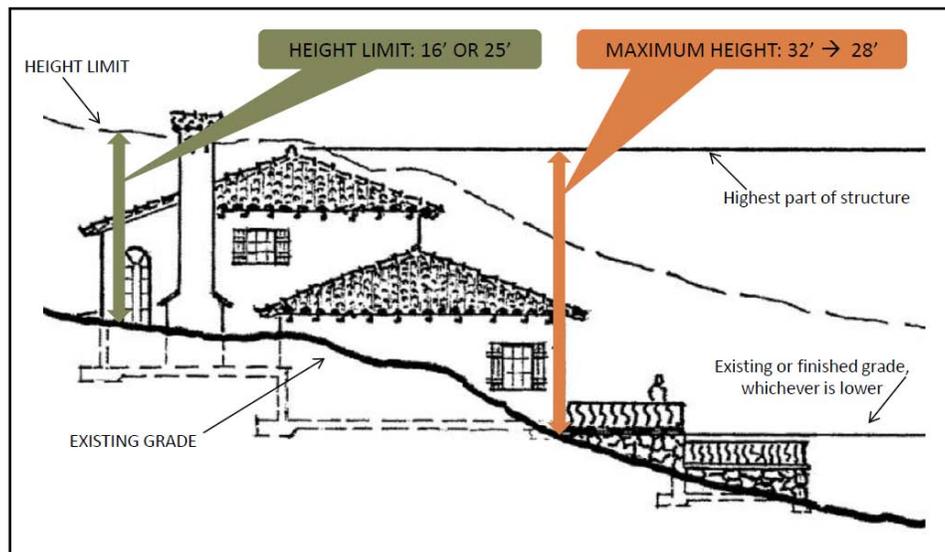


Figure 2: Height Limit and Maximum Height in Ridgeline and Hillside Locations

Recommendations

Staff recommends reducing the maximum height from 32 feet to 28 feet (see also Attachments C-2 and C-3 and Figure 2 above). Reducing the maximum height by four feet would further limit the overall height that could be achieved on ridgelines and hillsides while still meeting the applicable height limit. It may also eliminate the potential for a three-story appearance created by daylight basements. Finally, the maximum height reduction would reduce overall grading. The maximum height reduction is designed to be used in conjunction with the revised net floor area definition proposed for the *Guidelines*. Together, these tools would reduce the visual appearance and size, bulk, and scale of new development on ridgelines and hillsides, resulting in development at a scale more compatible and consistent with the community and the MCP, improving neighborhood compatibility and reducing visual impacts. The MBAR concurs with this recommendation.

Some retaining walls adjacent to a building on the downhill side might still occur, as landowners often desire some useable outdoor living space. Staff and the MBAR considered a proposal to include adjacent retaining walls in the maximum height but were unable to establish criteria that could not easily be bypassed in the design process. Staff and the MBAR concurred that the maximum height reduction would be a more effective tool for addressing the overall height of buildings on hillsides and recognized that a number of other guidelines and development standards are available to address this particular concern.

6.3 Additional Recommendations

Freestanding Retaining Walls

Subsection IV.C.10 of the *Guidelines* includes a standard for development in the Montecito Hillside Overlay Zone that recommends freestanding retaining walls “should avoid” heights over eight feet. The MCP and the *Guidelines* include goals to preserve, enhance, and protect the visual resources of Montecito hillsides and ridgelines. Staff recommends revising Subsection IV.C.10 to clarify that the eight-foot height is a maximum and define its measurement to be from the natural or finished grade at the base of the lower side of the wall to the top edge of the wall. In addition, staff recommends incorporating this development standard into the Hillside Guidelines (Subsection IV.E) for development on other ridgeline and hillside locations. The MBAR concurs with these recommendations. Please refer to Attachment C-1, Exhibit 1.

Montecito Hillside Overlay Zone Development Standards

MLUDC Subsection 35.428.070.C refers to the Hillside Development Standards in Subsection IV.C of the *Guidelines* and requires that projects comply with these standards. However, compliance with these standards has been inconsistent because they only appear in the *Guidelines*. Staff recommends incorporating these development standards directly into the MLUDC. Specifically listing the standards in the MLUDC is intended to ensure implementation and compliance with future projects. The MBAR concurs with this recommendation. Please refer to Attachment C-2.

Section IV Hillside Guidelines and Development Standards

As currently written, the introductory language of Section IV of the *Guidelines* leads to confusion as to which guidelines and standards apply to all ridgeline and hillside development and which only apply to the Montecito Hillside Overlay Zone. Staff recommends amending the introductory language of Section

IV to clarify the applicability of the Hillside Guidelines and of the Hillside Development Standards. The MBAR concurs with this recommendation. Please refer to Attachment C-1, Exhibit 1.

Update Guidelines Language

In 2002, the Board of Supervisors established the Montecito Planning Commission and the MBAR as the decision makers for the Montecito Community Plan area. The Montecito Planning Commission and MBAR commenced work in 2003. In 2007, the MLUDC replaced the Article IV Montecito Zoning Ordinance as part of the countywide zoning ordinance reformatting project. The 1995 *Guidelines* reference previous decision makers, planning documents, and review procedures that have been superseded by the Montecito Planning Commission, MBAR, and MLUDC. Staff recommends updating language throughout the *Guidelines* to correct references to these outdated planning documents, decision making bodies and review procedures (including findings and levels of review). The MBAR concurs with this recommendation. Please refer to Attachment C-1, Exhibit 1.

Effective Date of the Limited Update

For the Inland Area, staff recommends that the *Guidelines* amendments take effect 30 days after the Board of Supervisors approves the amendments. This effective date would be consistent with the effective date of the MLUDC ordinance amendments.

For the Coastal Zone, staff recommends that the *Guidelines* amendments take effect after the California Coastal Commission certifies the amendments. This effective date would be consistent with the effective date of the Article II ordinance amendment, which must be certified by the Coastal Commission.

7.0 ENVIRONMENTAL REVIEW

The project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), (No Possibility of Significant Effect), with states that “the activity is covered by the general rule that CEQA only applies only to projects which have the potential for causing a significant impact on the environment.” Please refer to the Notice of Exemption in Attachment B.

8.0 COMPREHENSIVE PLAN CONSISTENCY

Staff reviewed the project for consistency with the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan (CLUP) of the Local Coastal Program, and the Montecito Community Plan (MCP). The policy consistency analysis is presented below.

REQUIREMENT	DISCUSSION
Land Use	
MCP GOAL LU-M-1: <i>In Order To Protect The Semi-Rural Quality Of Life, Encourage Excellence In Architectural And Landscape</i>	Consistent. <i>The Montecito Architectural Guidelines and Development Standards (Guidelines) include guidelines to address:</i>

REQUIREMENT	DISCUSSION
<p><i>Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public Views, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean.</i></p> <p>MCP Policy LU-M-1.1: <i>Architectural and development guidelines shall be adopted, implemented, and enforced by the County in order to preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting.</i></p> <p>MCP Action LU-M-1.1.1: <i>Architectural Guidelines and Development Standards shall be developed by the County in consultation with the Montecito Association, and the General Plan Advisory Committee and adopted by the County Board of Supervisors ... in order to preserve, protect and enhance the semi-rural environment of Montecito. ... These guidelines shall address (but not be limited to):</i></p> <ul style="list-style-type: none"> <i>a. Residential floor area allowed based on lot size;</i> <i>b. Potential visual impacts resulting from project design and neighborhood compatibility issues;</i> <i>c. Site planning (e.g. location of easements; impacts to sensitive habitats; amount and extent of grading; size, mass, scale, height of structure);</i> <i>d. Impacts to public and private views and of the mountains and ocean; ...</i> <p><i>The County (with assistance from the Montecito community) shall periodically review and update the Architectural Guidelines and Development Standards to strive to ensure their continued effectiveness.</i></p> <p>MCP Action LU-M-1.1.6: <i>The Architectural Guidelines and Development Standards shall</i></p>	<p>residential floor area based on lot size; neighborhood compatibility; size, bulk, mass, scale, and height; protection of the semi-rural environment and the natural mountainous setting; and protection of public views of the mountains. Action LU-M-1.1.1 also directs the County (with assistance from the Montecito community) to periodically review and update the <i>Guidelines</i> to ensure continued effectiveness. The project is consistent with this action because the Limited Update of the <i>Guidelines</i> has been prepared working with the Montecito Association and the community through meetings with the Association’s Land Use Committee, a public community workshop and several public meetings of the MBAR. The Limited Update enhances the effectiveness of the <i>Guidelines</i> by amending guidelines that address floor area of a residence, retaining walls, and applicability of hillside guidelines and development standards; reducing the maximum height applicable to ridgeline and hillside development in the MLUDC and Article II; and updating <i>Guidelines</i> language to reflect current decision makers, zoning codes, and administrative practices. As a result, the Limited Update will result in more effective tools to ensure that new residential development in Montecito will be compatible with their neighborhoods and consistent with the policies and development standards of the Montecito Community Plan.</p>

REQUIREMENT	DISCUSSION
<p><i>establish clear and objective standards for review of both the applicant and the Board of Architectural Review by developing a residential Floor Area Ratio (F.A.R.) in combination with height limitations, structural setbacks, and other standards related to the size, mass, scale, and bulk of residential units. In addition, specifications for limitations and exceptions to the residential F.A.R. shall be included.</i></p>	
Visual Resources	
<p><i>Coastal Act 30251:</i> <i>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. ...</i></p> <p><i>CLUP Policy 4-1:</i> <i>Areas within the coastal zone which are now required to obtain approval from the County Board of Architectural Review, because of the requirements of the “D”-Design Supervision Combining Regulations or because they are within the boundaries of Ordinance #453, shall continue to be subject to design review. ...</i></p> <p><i>CLUP Policy 4-3 and Land Use Element Visual Resources Policy 2:</i> <i>In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.</i></p>	<p>Consistent. The California Coastal Act and the County’s certified Local Coastal Program govern development within the Coastal Zone of the MCP area. Projects within Montecito have been required to undergo design review (i.e., obtain approval from the Board of Architectural Review) for more than 35 years.</p> <p>The Limited Update enhances the effectiveness of the <i>Guidelines</i> by reducing the maximum height in ridgeline and hillside locations (MLUDC and Article II amendments), and by amending guidelines that address floor area of a residence, retaining wall height, and applicability of hillside guidelines and development standards. Combined, the amendments resulting from the Limited Update are consistent with these visual resources protection policies because they promote good design and protect of public views, reduce maximum height, and improve existing guidelines regarding size, bulk, and scale to ensure compatibility of new development with the character of the surrounding terrain in rural areas and the scale and character of the existing community in urban areas. The amendments also improve guidelines to ensure structures are subordinate in appearance to natural landforms and the natural open space characteristics of the mountains, follow the natural contours of the landscape, and do not intrude into the skyline.</p>

REQUIREMENT	DISCUSSION
<p>CLUP Policy 4-4 and Land Use Element Visual Resources Policy 3: <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p> <p>MCP GOAL VIS-M-1: <i>Protect The Visual Importance Of The Santa Ynez Mountain Range And Ocean Views As Having Both Local And Regional Significance And Protect From Development Which Could Adversely Affect This Quality.</i></p> <p>MCP Policy VIS-M-1.1: <i>Development shall be subordinate to the natural open space characteristics of the mountains.</i></p> <p>MCP Policy VIS-M-1.3: <i>Development of property should minimize impacts to open space views as seen from public roads and viewpoints.</i></p>	

ATTACHMENTS

- A. Findings
- B. CEQA Notice of Exemption
- C. Montecito Planning Commission Resolution
 - C-1. Draft Board of Supervisors Resolution (includes Exhibit 1, amendments to the *Montecito Architectural Guidelines and Development Standards*)
 - C-2. Draft MLUDC Ordinance Amendment
 - C-3. Draft Article II Ordinance Amendment
- D. Method 1 for Basement Floor Area Calculation – Proportional Method
- E. Method 3 for Basement Floor Area Calculation – 800 Square Feet + 50%
- F. MBAR Minutes