

**MONTECITO**  
**Architectural Guidelines and**  
**Development Standards**  
**LIMITED UPDATE**



**SANTA BARBARA COUNTY**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
**PUBLIC WORKSHOP**  
**JULY 14, 2015 | 6:00 PM | WESTMONT COLLEGE**

# *PUBLIC WORKSHOP AGENDA*

1

- Staff Presentation
- Question and Answer Session
- Group Break-Out Session
- Reconvene for Group/Public Comment
- Next Steps and Closing

# *PURPOSE OF GUIDELINES UPDATE*

2

- Adopted in 1995
- Ensure neighborhood compatibility
- Unintended consequences of some provisions

# *PURPOSE OF GUIDELINES UPDATE*

3

- County Board of Supervisors
  - Review existing guidelines
  - Address five topics
  - Propose revisions and amendments

# *KEY TOPICS OF GUIDELINES UPDATE*

4

- (1) Height Definition
- (2) Height Measurement Methodology
- (3) Hillside Height Limits for Buildings with Retaining Walls
- (4) Basement Definition
- (5) Floor Area Definition

# GUIDELINES UPDATE SCHEDULE

5

TASK	DATE	STATUS
Background Research	February - March	Completed
<b>Public Outreach</b>	<b>March - August</b>	<b>In Progress</b>
Draft Revisions	August - September	Upcoming
Montecito Planning Commission	Fall	Upcoming
Board of Supervisors	Fall/Winter	Upcoming

# PUBLIC OUTREACH SCHEDULE

PUBLIC MEETING	DATE	STATUS
MBAR #1	May 4	✓ Completed
Montecito Association Land Use Committee #1	May 5	✓ Completed
MBAR #2	June 1	✓ Completed
Development Review Staff #1	June 2	✓ Completed
<b>Public Workshop</b>	<b>July 14</b>	<b>In Progress</b>
Montecito Association Land Use Committee #2	Summer	Upcoming
Development Review Staff #2	Summer	Upcoming
MBAR #3	Summer	Upcoming
Montecito Planning Commission	Fall	Upcoming
Board of Supervisors	Fall/Winter	Upcoming

# *KEY TOPICS*

7

*(1) HEIGHT DEFINITION*

*(2) HEIGHT MEASUREMENT METHODOLOGY*



# TOPICS (1) HEIGHT DEFINITION

## (2) HEIGHT MEASUREMENT METHODOLOGY

8

### □ Existing Zoning Ordinances

#### □ Height Limits

Inland Area	35 Feet; 2-Story maximum
Coastal Zone	25 Feet

#### □ Height Measurement Methodology

# TOPICS (1) HEIGHT DEFINITION

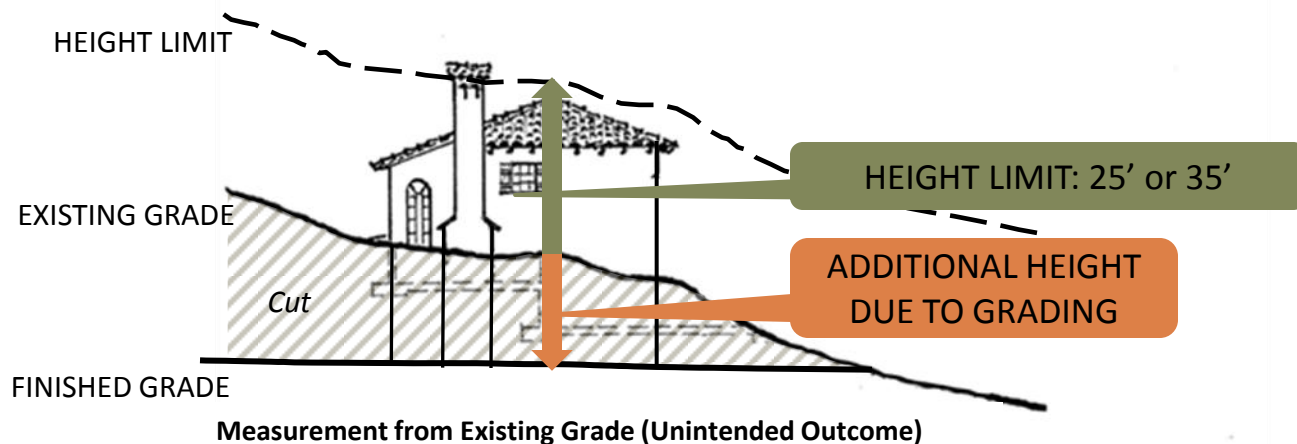
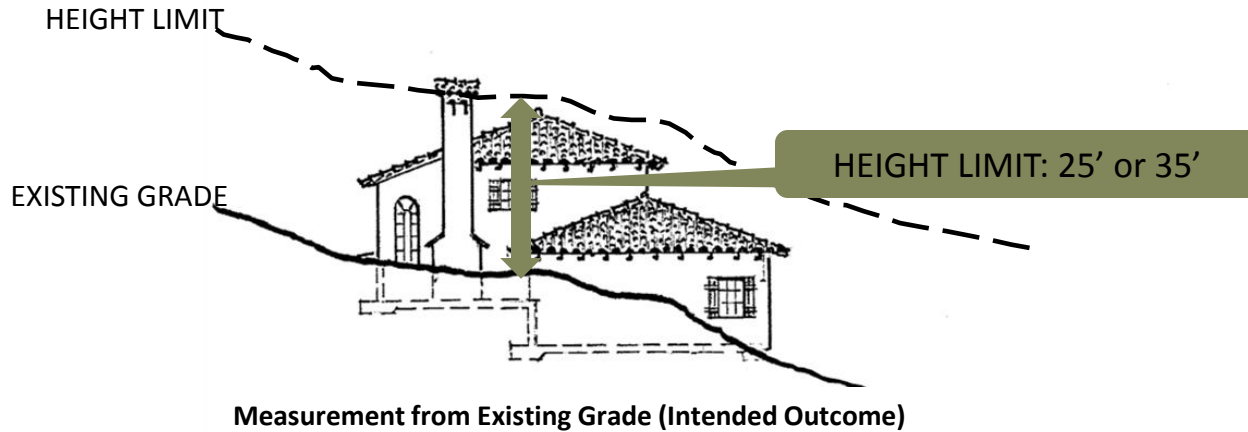
## (2) HEIGHT MEASUREMENT METHODOLOGY

9

- Intended Outcome
  - Stair-step development along hillside
  - Reduce grading
  
- Unintended Outcome
  - Increase actual height
  - Increase grading/cut into hillside

# TOPICS (1) HEIGHT DEFINITION

# (2) HEIGHT MEASUREMENT METHODOLOGY



# TOPICS (1) HEIGHT DEFINITION

## (2) HEIGHT MEASUREMENT METHODOLOGY

11

### □ Potential Solution

- Amend height measurement methodology to measure height from existing, or finished grade, whichever is lower

# *KEY TOPIC*

12

## *(3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS WITH RETAINING WALLS*

# TOPIC (3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

13

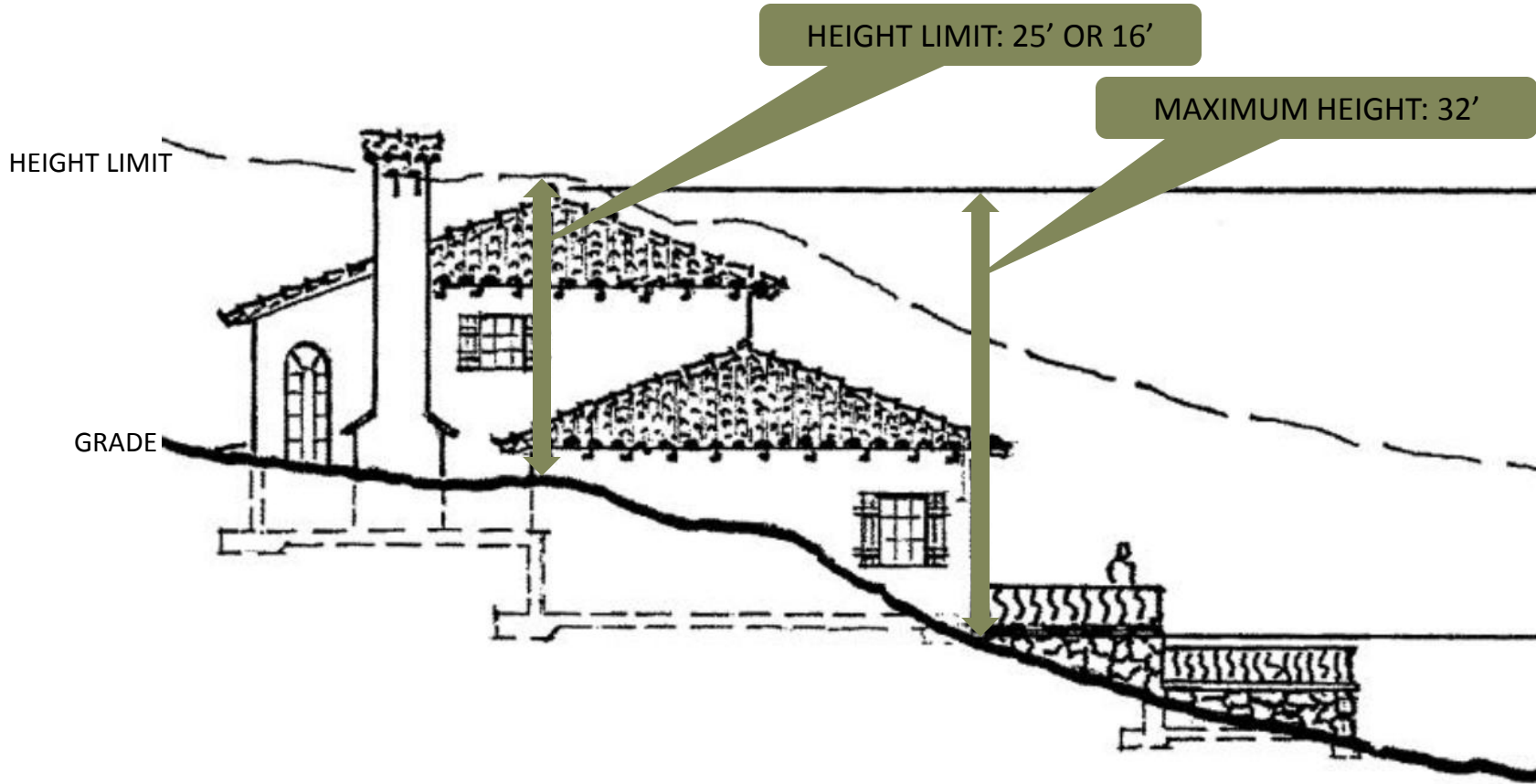
- Existing Zoning Ordinances
  - Height Limits

Sites with 16' elevation drop within 100'	Ridgeline/Hillside Urban Areas	25'	32' Maximum
	Ridgeline/Hillside Rural Areas	16'	
Sites in northernmost Montecito	Montecito Hillside Overlay District	16' 20' avg.	

- Height Measurement Methodology

# TOPIC (3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

14



# ***TOPIC (3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS***

16

- **Intended Outcome**
  - Limit size, bulk, scale
  - Conform to natural topography
  - Protect visual resources
  
- **Unintended Outcome**
  - Retaining walls may add to size, bulk, scale



# TOPIC (3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

15



# ***TOPIC (3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS***

17

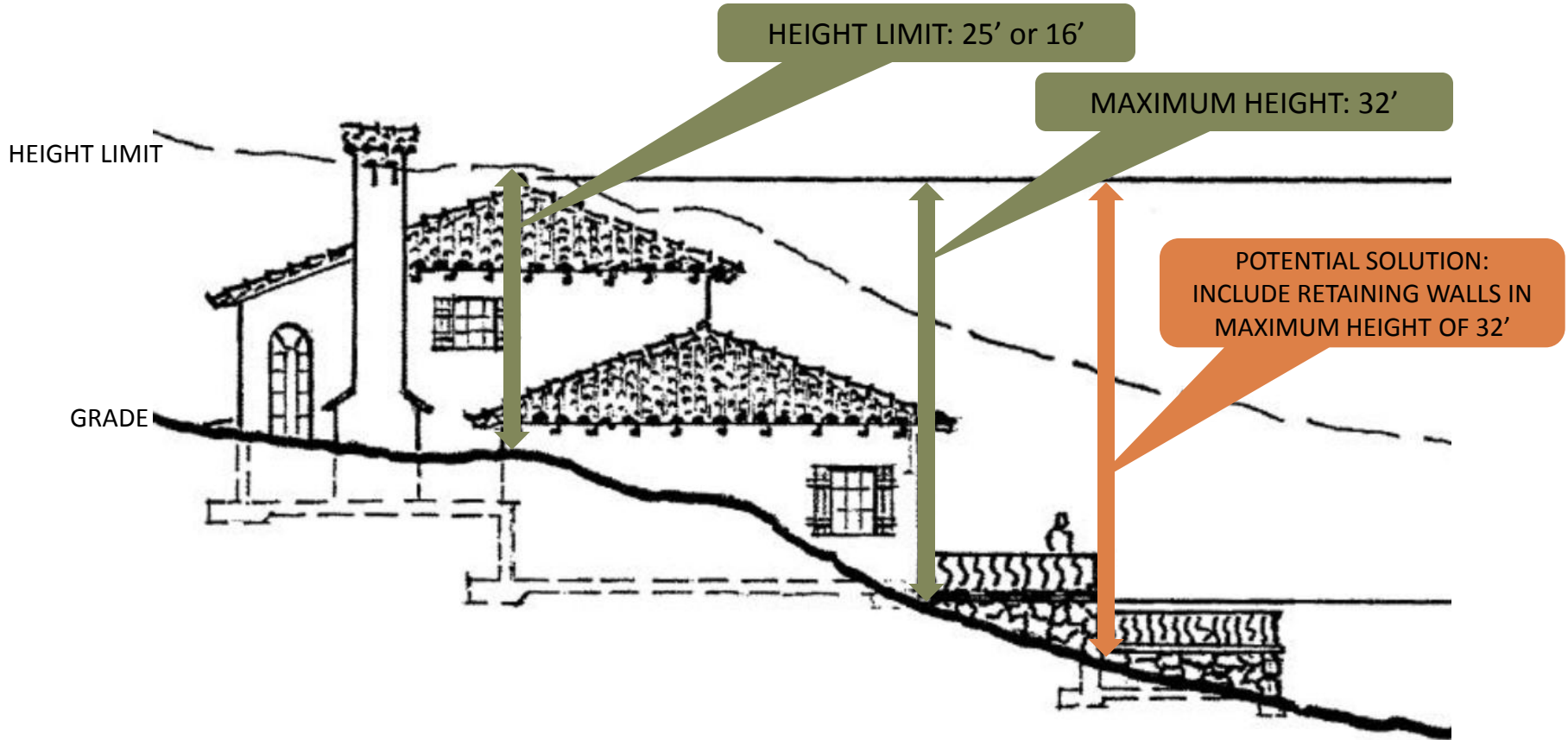
## **□ Potential Solutions**

### **□ Amend Zoning Ordinances and/or Guidelines to:**

- (1) Include retaining walls in measurement  
of maximum height**
- (2) Set a maximum elevation height**

# TOPIC (3) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

18



# *KEY TOPICS*

19

*(4) BASEMENT DEFINITION*

*(5) FLOOR AREA CALCULATION*

# *TOPICS (4) BASEMENT DEFINITION*

## *(5) FLOOR AREA CALCULATION*

20

- Existing Zoning Ordinances
  - Basement definition
  - Floor area definition
  
- Existing Guidelines
  - No basement definition
  - Recommended maximum floor area
    - Exclude basements

# *TOPICS (4) BASEMENT DEFINITION*

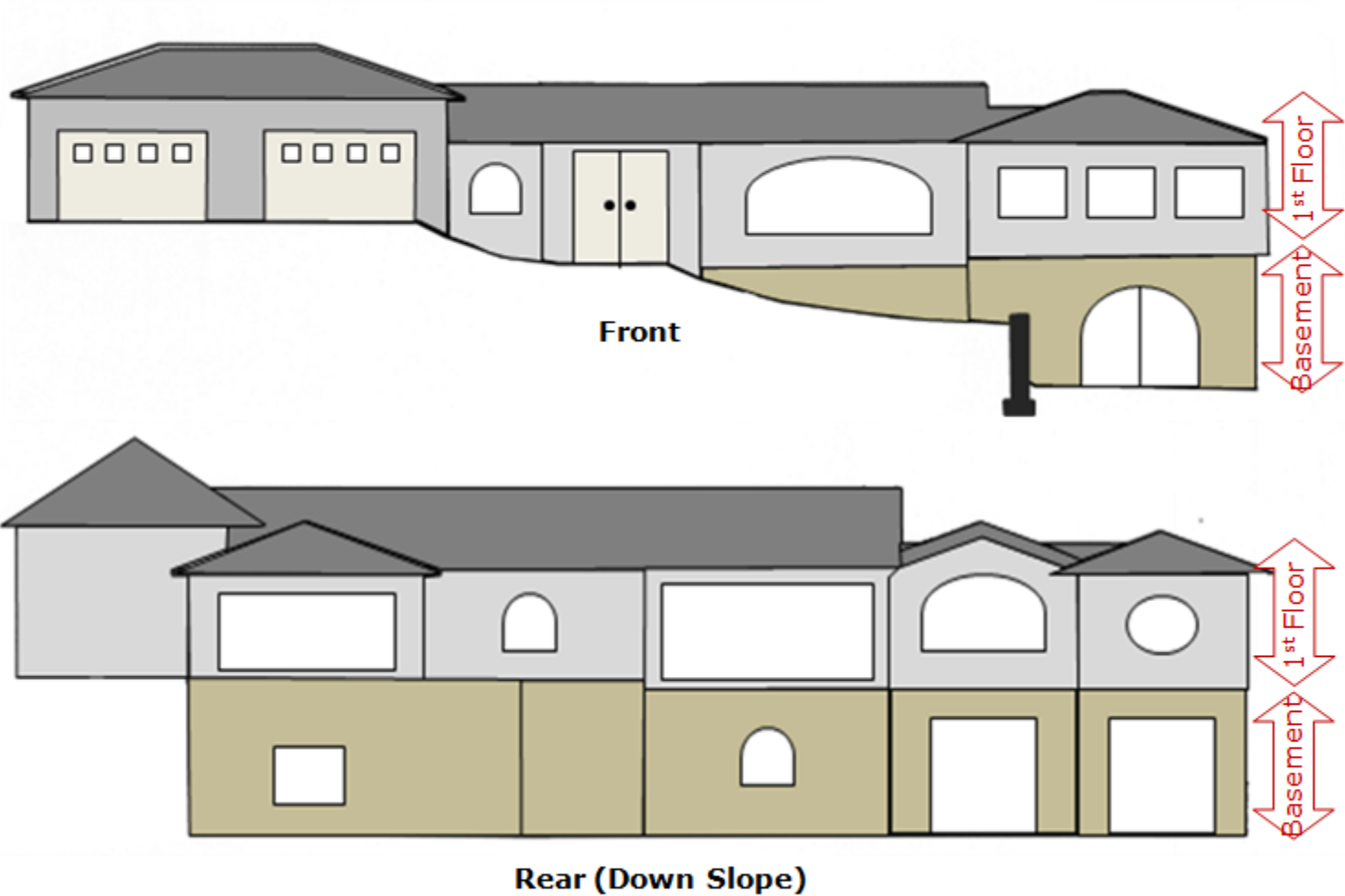
## *(5) FLOOR AREA CALCULATION*

21

- Intended Outcome
  - Wholly underground basements do not contribute to size, bulk, scale
  
- Unintended Outcome
  - Partially above-ground basements contribute to size, bulk, scale

# TOPICS (4) BASEMENT DEFINITION

## (5) FLOOR AREA CALCULATION



# *TOPICS (4) BASEMENT DEFINITION*

## *(5) FLOOR AREA CALCULATION*

23

### ❑ Potential Solution

- ❑ Amend Zoning Ordinances and/or Guidelines to:

(1) Distinguish basement types

(2) Include floor area of day-lighted basement



# TOPICS (4) BASEMENT DEFINITION (5) FLOOR AREA CALCULATION

24

## Example



# TOPICS (4) BASEMENT DEFINITION (5) FLOOR AREA CALCULATION

25

## Example

**First 800 sf. of  
Basement Area**

**+**

**50% of Remaining  
Basement Area**

**=**

**Basement Area  
to count towards  
Net Floor Area**

# LIMITED MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS

26

## □ Next

- Q & A Session
- Group Break-Out Session
- Group/Public Comment

## PLANNING AND DEVELOPMENT DEPARTMENT STAFF

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