



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053
For Agenda Of: 5/3/2016
Placement: Set Hearing for 5/17/2016
Estimated Time: 30 min on 5/17/2016
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn S. Russell, Ph.D., Director, Planning and Development
Director(s) (805) 568-2085
Contact Info: Matt Schneider, Deputy Director, Long Range Planning
(805) 568-2072

SUBJECT: *Montecito Architectural Guidelines and Development Standards* Limited Update
First Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: No

Auditor-Controller Concurrence

As to form: No

Recommended Actions:

On May 3, 2016, set a hearing for May 17, 2016, to consider adoption of the *Montecito Architectural Guidelines and Development Standards* Limited Update.

On May 17, 2016, staff recommends that the Board of Supervisors take the following actions:

- a) Make the required findings for approval, including CEQA findings (Attachment 1);
- b) Determine the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Attachment 2);
- c) Adopt a Resolution amending the *Montecito Architectural Guidelines and Development Standards* (Attachment 3);
- d) 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 4); and

- e) 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 5).

Refer back to staff if the Board of Supervisors takes other than the recommended actions for appropriate findings.

Summary Text:

At the direction of the Board of Supervisors, the Planning and Development Department (P&D) has prepared, and is recommending approval of, the *Montecito Architectural Guidelines and Development Standards Limited Update* (Limited Update). The project addresses 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. P&D staff commenced work in Winter 2015, conducted public outreach, and met five times with the Montecito Board of Architectural Review (MBAR) to develop amendments to the *Montecito Architectural Guidelines and Development Standards (Guidelines)*, the Montecito Land Use and Development Code (MLUDC), and the Article II Coastal Zoning Ordinance (Article II). The Limited Update would:

1. Amend the *Guidelines* to:
 - a. Include the floor area of attached accessory structures and partly underground basements in the Recommended Maximum House Net Floor Area.
 - b. Update references to reflect current planning documents, decision makers, and procedures.
 - c. Clarify the applicability of the Hillside Guidelines and Hillside Development Standards (Section IV.A).
 - d. Lower the maximum height applicable to buildings within the Montecito Hillside (H-MON) Overlay Zone.
 - e. Clarify the maximum height of freestanding retaining walls in hillside areas.
2. Amend the MLUDC and Article II to reduce the maximum height from 32 feet to 28 feet for structures located in all ridgeline and hillside locations.
3. Amend the MLUDC to add the required hillside development standards listed in Section IV.C of the *Guidelines* to the text of the H-MON Overlay Zone.

On March 23, 2016, the Montecito Planning Commission voted unanimously (5-0) to recommend that your Board approve the Limited Update by adopting these amendments (Attachment 6).

Background:

The Board of Supervisors adopted the *Guidelines* in 1995. The *Guidelines* assist architects, property owners, and the MBAR to ensure that new development is consistent with the Montecito Community Plan (MCP) and compatible with the community character. Experience with the *Guidelines* over the past 20 years demonstrates that some provisions have allowed residential development that may appear substantially larger and taller than surrounding homes, especially on ridgeline and hillside properties. To address these concerns, the Board of Supervisors directed P&D to prepare the Limited Update to address five interrelated 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.

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. On March 23, 2016, following a public hearing and review of the issues and recommendations presented in a staff report dated March 3, 2016 (Attachment 7), the Montecito Planning Commission made recommendations to the Board of Supervisors (Attachment 6). These recommendations address the Limited Update's five interrelated issues. They also reflect the MBAR's recommendations and will help preserve, protect, and enhance the existing semi-rural environment of Montecito.

On March 11, 2016, the California Coastal Commission certified the Summerland Community Plan (SCP) update, including an amendment to Article II Section 35-127 regarding maximum height in the SCP area. The Coastal Commission's action reformatted and renumbered the provisions within this section. To be consistent with this action, staff revised the format and numbering of the Limited Update's proposed Article II amendment regarding maximum height for the MCP area (Attachment 5).

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The Limited Update was prepared as a Board of Supervisors' initiated project. Staff salaries and other costs were included in the Long Range Planning Division's Operating Expenditures (General Fund Contribution) on page D-295 of the County of Santa Barbara's Operational Plan for Fiscal Year 2015-16. To date, project costs total \$61,604. Of these costs, approximately \$60,650 was spent on staff salaries and approximately \$2,000 was spent on a professional services contract to format and lay out the updated *Guidelines*.

There are no facilities impacts. Implementation of the Limited Update will occur through the design review and permit application review processes, funded by application fees. There will be no cost to the County.

Special Instructions:

P&D will fulfill all noticing requirements.

The Clerk of the Board shall provide a copy of the executed resolutions and ordinance amendments and the minute order to P&D, attention: David Villalobos.

Attachments:

1. Findings
2. CEQA Notice of Exemption
3. Board of Supervisors Resolution Amending the *Montecito Architectural Guidelines and Development Standards*

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4. Board of Supervisors Ordinance Amending the Montecito Land Use and Development Code (Case No. 16ORD-00000-00002)
5. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 16ORD-00000-00003)
6. Montecito Planning Commission Action Letter, dated March 23, 2016
7. Staff Report to the Montecito Planning Commission, dated March 3, 2016
8. Public Comments to the Montecito Planning Commission

Authored by:

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