

MONTECITO
Architectural Guidelines and
Development Standards
LIMITED UPDATE



SANTA BARBARA COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
MONTECITO BOARD OF ARCHITECTURAL REVIEW
JANUARY 25, 2016 | 2:00 PM | PC HEARING ROOM

H-MON Overlay Development Stds

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- Incorporate H-MON Development Standards of *Guidelines* (Section IV.C) into MLUDC (Section 35.428.070.C)

Section IV of the *Guidelines*

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- Section IV Hillside Guidelines and Development Standards – Clarify Applicability

Update *Guidelines* Language

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- Consistency with current planning documents and hearing bodies

Retaining Wall Height Limit

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- H-MON Development Standard
- Clarify 8' height is maximum
- Measure from lowest grade to top of wall
- Add to Hillside Guidelines for all ridgelines & hillsides

Recommendations for Final Discussion

6

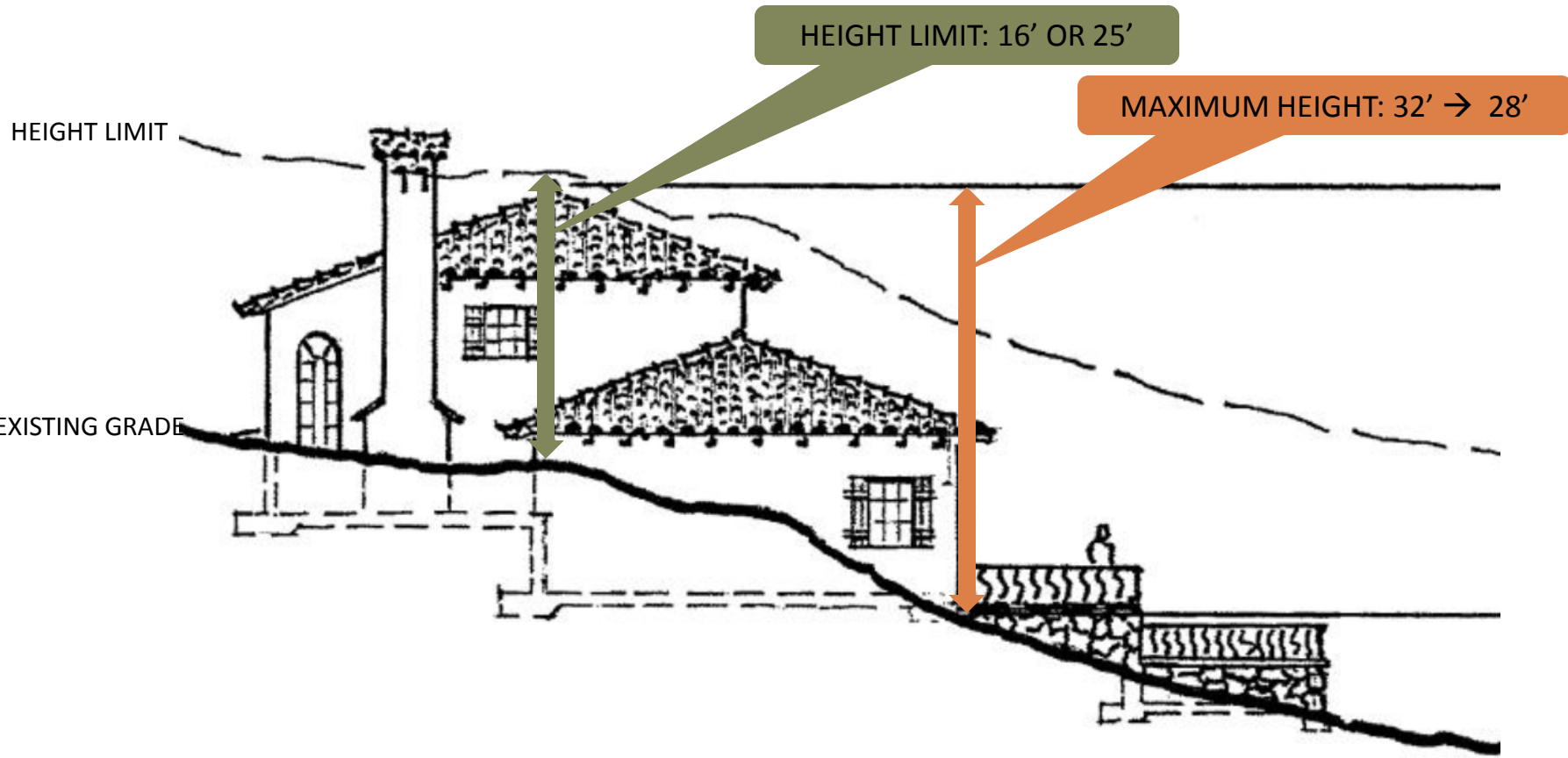
- Hillside Height Limits & Retaining Walls
- Maximum Height – Ridgelines & Hillsides
- Floor Area & Basements

HILLSIDE HEIGHT LIMITS & RETAINING WALLS

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- Staff Recommendation
 - Maintain 20 ft. average height of any one elevation within H-MON Overlay
 - Do not apply outside the H-MON Overlay

MAXIMUM HEIGHT – RIDGELINES & HILLSIDES



FLOOR AREA & BASEMENTS

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- Staff Recommendations with MBAR Concurrence
 - Include Attached Accessory Structures
 - Exclude Attached RSUs
 - Maintain current basement definition
 - Include basements in floor area

FLOOR AREA AND BASEMENTS

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- Include Basement Floor Area
 - Direct proportion of exposed basement wall area
 - 100% regardless of amount of exposure
 - First 800 sq. ft. plus 50% of remainder
 - Length of longest exposed wall multiplied by depth (25')

Basements – New Alternative

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- No elevation can appear as three stories, even if the levels are stepped
- Applicability
 - Fully exposed or daylighted basement wall
 - Partially exposed basement 4 ft or more above finished grade
 - Partially exposed basement wall (40-45% or more)

LIMITED UPDATE MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS

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- ❑ Confirm MBAR Recommendations
 - ❑ 20 ft. avg height H-MON
 - ❑ Max height reduction 32' to 28'
 - ❑ Basement Floor Area Options

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