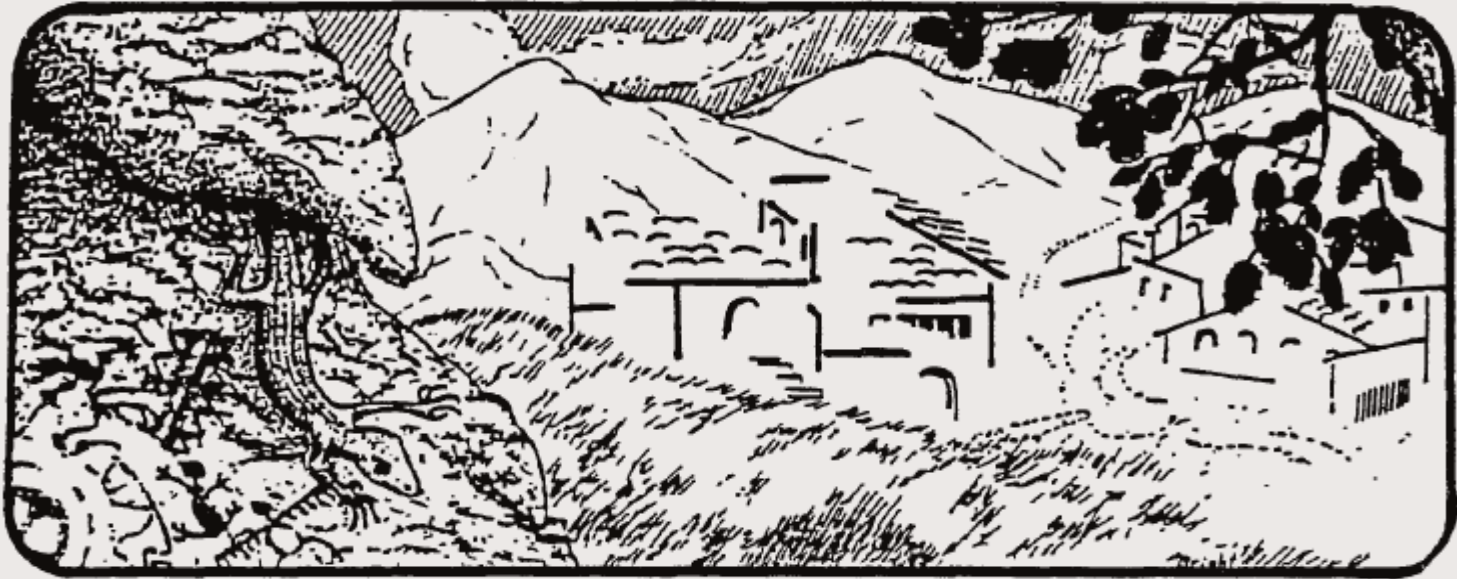


MONTECITO
Architectural Guidelines and
Development Standards
LIMITED UPDATE



SANTA BARBARA COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
MONTECITO BOARD OF ARCHITECTURAL REVIEW
DECEMBER 14, 2015 | 2:00 PM | PC HEARING ROOM

KEY TOPICS OF GUIDELINES UPDATE

2

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

PUBLIC OUTREACH

3

PUBLIC MEETING	DATE
Montecito Board of Architectural Review #1	May 4, 2015
Montecito Association Land Use Committee #1	May 5, 2015
Montecito Board of Architectural Review #2	June 1, 2015
Public Workshop	July 14, 2015
Montecito Association Land Use Committee #2	December 1, 2015
Montecito Board of Architectural Review #3	December 14, 2015
Montecito Planning Commission	Winter 2016

KEY TOPICS

4

(1) BASEMENT DEFINITION

(2) FLOOR AREA CALCULATION

TOPICS (1) BASEMENT DEFINITION

(2) FLOOR AREA CALCULATION

5

- Intended Outcome
 - Wholly underground basements do not contribute to size, bulk, scale

- Unintended Outcome
 - Partially above-ground basements contribute to size, bulk, scale

TOPICS (1) BASEMENT DEFINITION

(2) FLOOR AREA CALCULATION

6

- Staff Recommendations
 - Maintain current basement definition
 - Include basement area as proportion of exposed basement wall area

TOPICS (1) BASEMENT DEFINITION

(2) FLOOR AREA CALCULATION

7



TOPICS (1) BASEMENT DEFINITION

(2) FLOOR AREA CALCULATION

8

- Staff Recommendations
 - Maintain current basement definition
 - Include basement area as proportion of exposed basement wall area
 - Include attached accessory structures
 - Exclude attached Residential Second Units

KEY TOPICS

9

(3) HEIGHT DEFINITION

(4) HEIGHT MEASUREMENT METHODOLOGY

TOPICS (3) HEIGHT DEFINITION

(4) HEIGHT MEASUREMENT METHODOLOGY

10

□ Height Limits – Standard

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

TOPICS (3) HEIGHT DEFINITION

(4) HEIGHT MEASUREMENT METHODOLOGY

□ Height Limits – Ridgelines & Hillsides

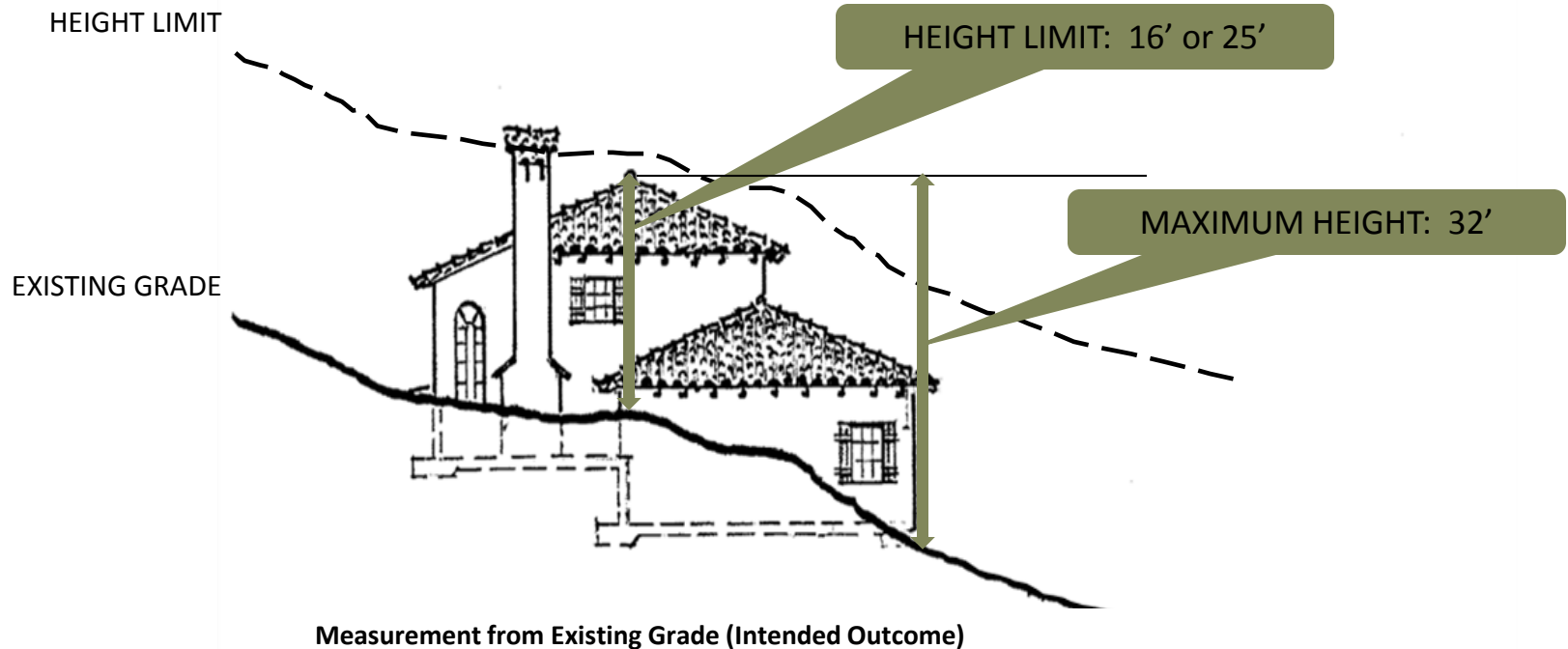
Sites with 16' elevation drop within 100'	Urban Areas	25'	32' Maximum
	Rural Areas	16'	
Sites in northernmost Montecito	Montecito Hillside Overlay District	16' 20' avg.	

TOPICS (3) HEIGHT DEFINITION

(4) HEIGHT MEASUREMENT METHODOLOGY

12

□ Height Measurement Methodology-Hillsides



TOPICS (3) HEIGHT DEFINITION

(4) HEIGHT MEASUREMENT METHODOLOGY

13

- Staff Recommendations
 - Maintain existing methodology (i.e., from existing grade)

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

TOPICS (3) HEIGHT DEFINITION

(4) HEIGHT MEASUREMENT METHODOLOGY

14

- Staff Recommendations
 - Reduce maximum height for Ridgeline/Hillside and H-MON properties from 32' to 28'

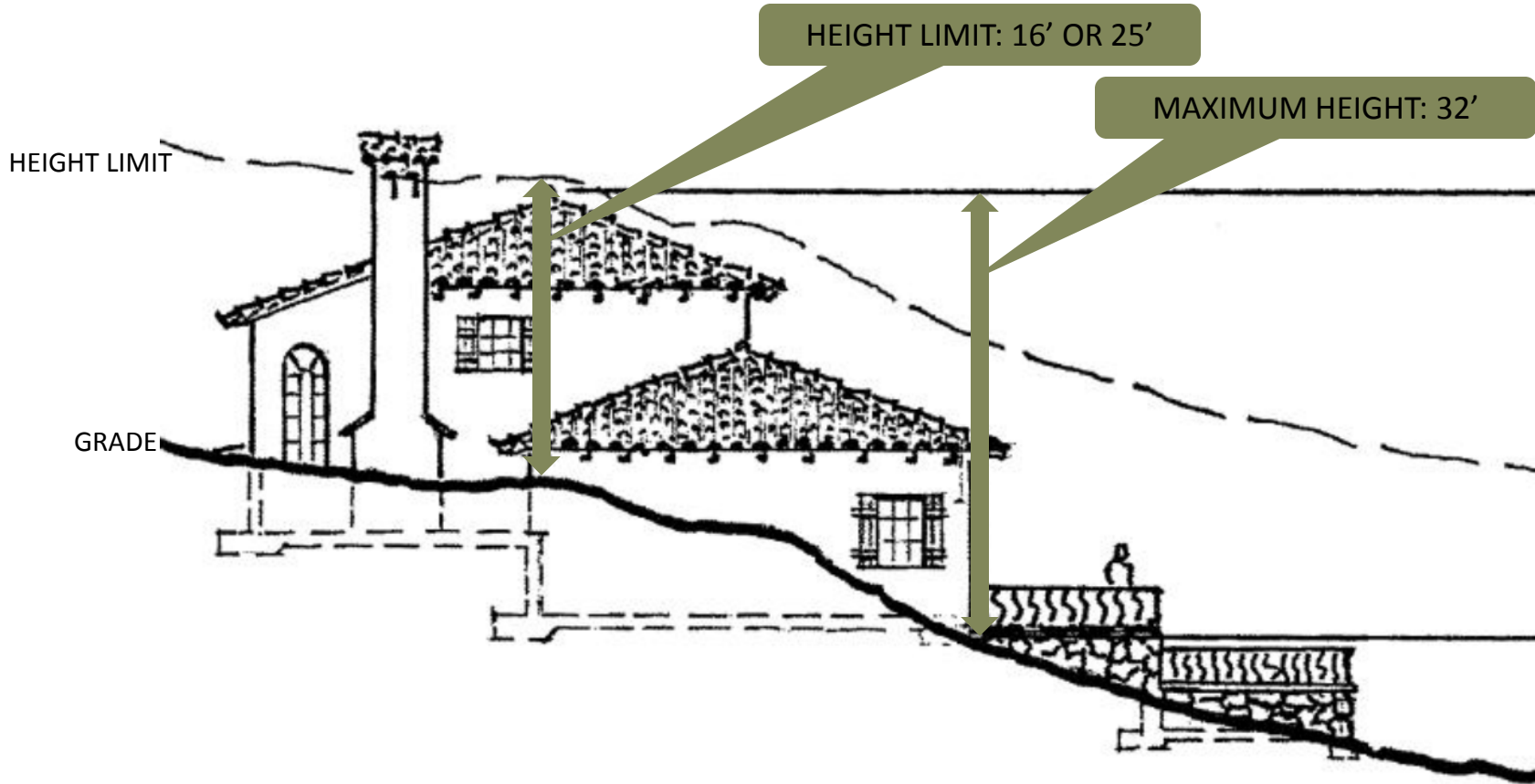
KEY TOPIC

15

(5) HILLSIDE HEIGHT LIMITS FOR BUILDINGS WITH RETAINING WALLS

TOPIC (5) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

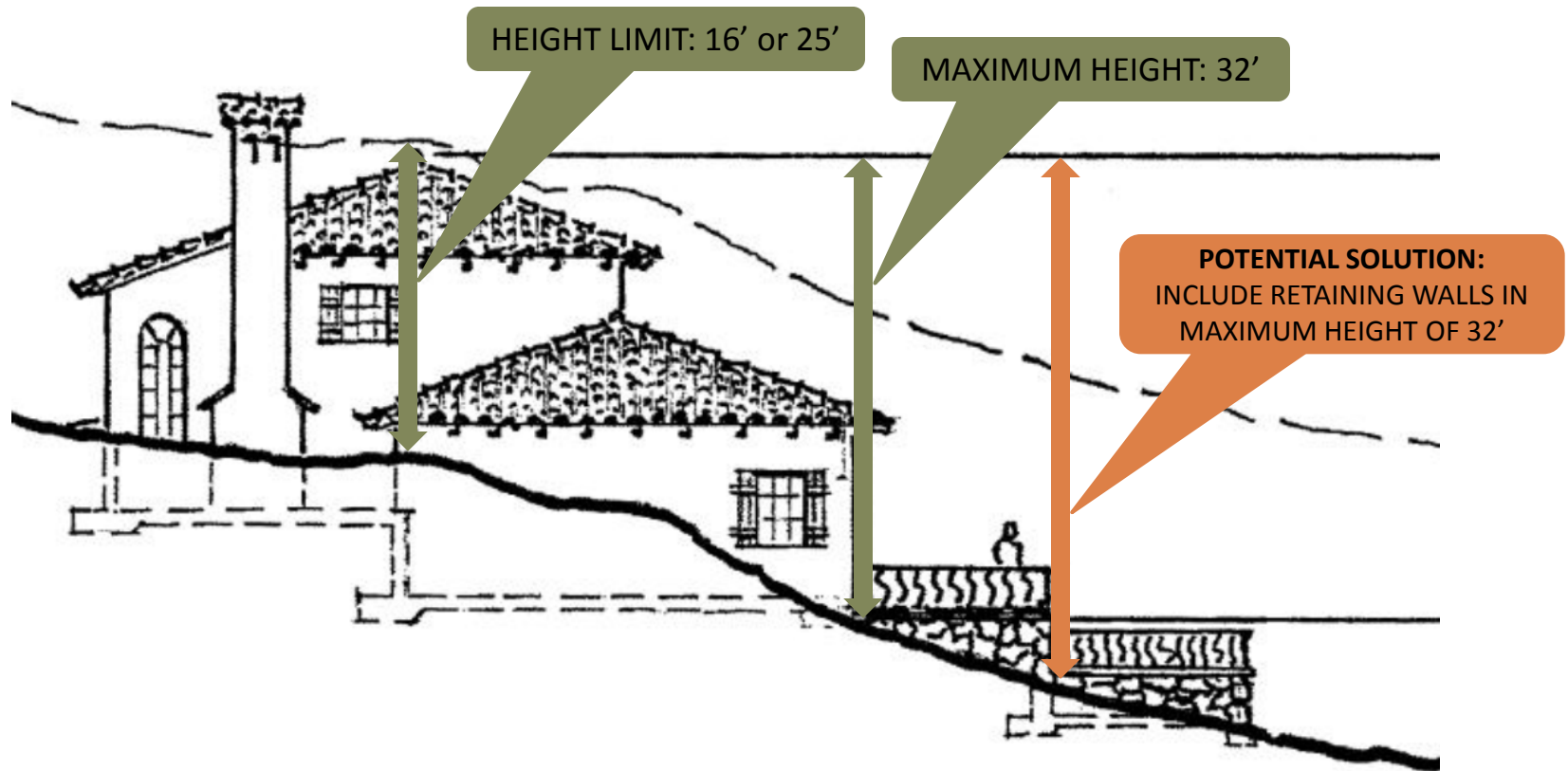
16



TOPIC (5) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

17

□ Potential Solution



TOPIC (5) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

18

- ❑ **Staff Recommendations**
 - ❑ Reduce maximum height for Ridgeline/
Hillside and H-MON properties from
32' to 28'
 - ❑ Set retaining wall height limit at 8'

Staff Recommendations

19

- Add H-MON Development Standards to MLUDC
- Section IV of *Guidelines* – Clarify Applicability
- Update *Guidelines* Language for Consistency

LIMITED UPDATE MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS

20

□ Next

□ Q & A

□ Feedback

PLANNING AND DEVELOPMENT DEPARTMENT STAFF

Allen Bell, Supervising Planner
ABell@countyofsb.org
(805) 568 - 2033

Julie Harris, Project Manager
JHarris@countyofsb.org
(805) 568 - 3543

Oksana Buck, Planner
OBuck@countyofsb.org
(805) 568 - 3577