

LIMITED MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS UPDATE

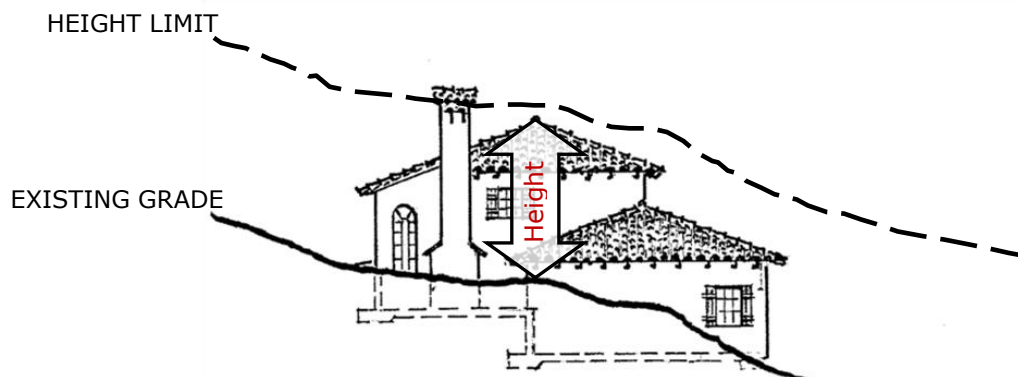
SANTA BARBARA COUNTY PLANNING AND DEVELOPMENT

ISSUES AND POTENTIAL SOLUTIONS

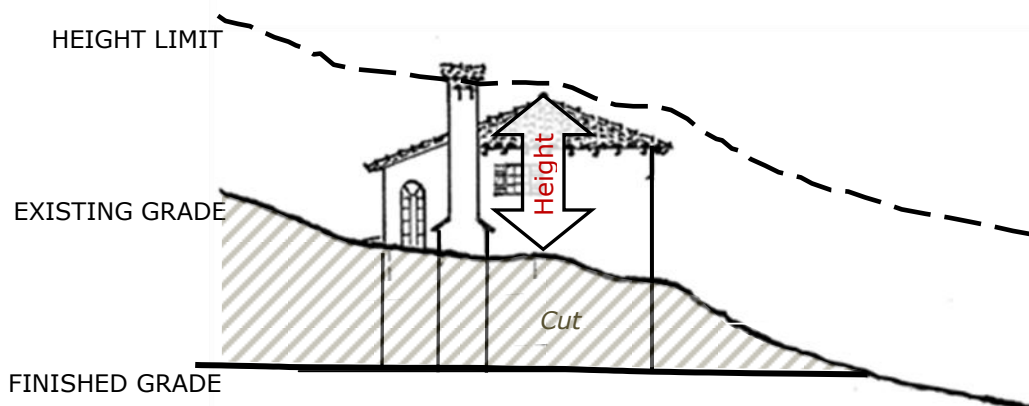
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(I) HEIGHT DEFINITION, AND (II) HEIGHT MEASUREMENT METHODOLOGY

- **Issue:** Current zoning ordinances establish *height limit* – the maximum allowed height for structures measured from the existing grade; 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. This approach intends to minimize grading and encourage construction of homes in a stair-step approach along the hillside. Instead, some homeowners have cut into the hillside to create large, level building pads and build tall homes with flat, unbroken façades.
- **Potential Solution:** Measure height from finished grade, or existing grade, whichever is lower.



Measurement from Existing Grade (Intended Outcome)



Measurement from Existing Grade (Unintended Outcome)

Project Website:

http://longrange.sbcountyplanning.org/programs/montecito/design_guidelines_update.php

Comments/Notes:

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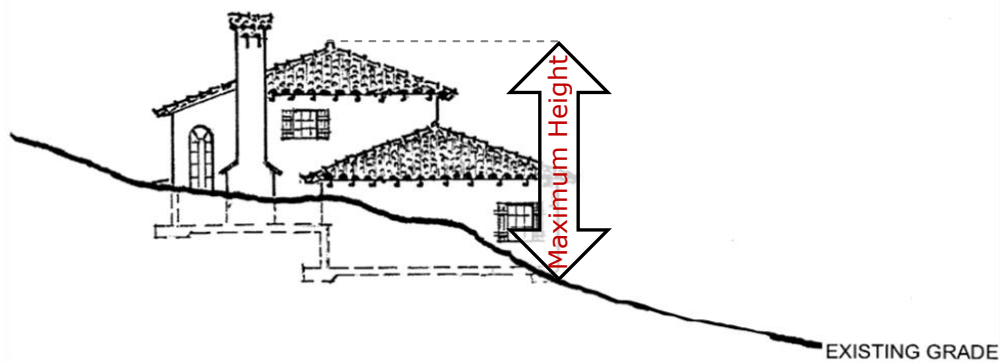
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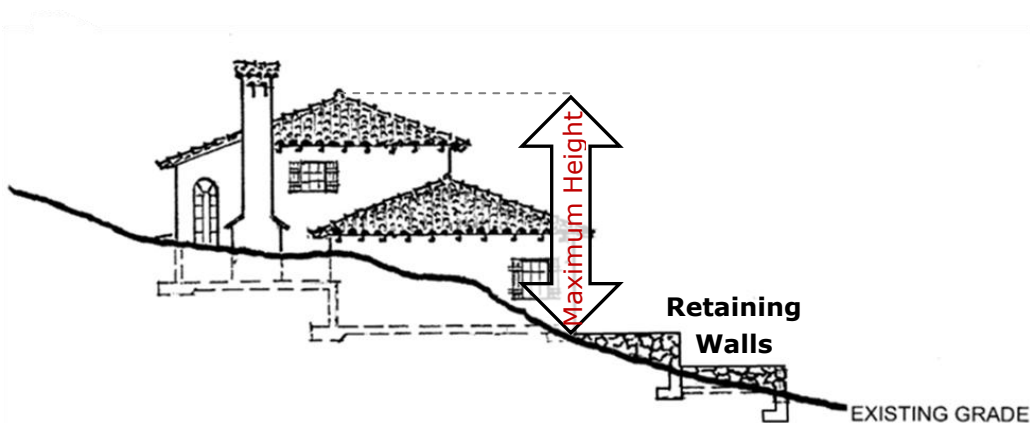
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(III) HILLSIDE HEIGHT LIMITS FOR BUILDINGS AND RETAINING WALLS

- **Issue:** Current zoning ordinances include a maximum height of 32 feet for structures located in hillside locations. 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. Development in hillside locations often includes retaining walls adjacent to the house, which contribute to the structure's overall height, bulk, and scale.
- **Potential Solution:** Measure maximum height from the highest part of the structure to the lowest point where retaining walls intersect the grade.



Measurement to the Lowest Point of Structure (Intended Outcome)



Measurement to the Lowest Point of Structure (Unintended Outcome)

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Comments/Notes:

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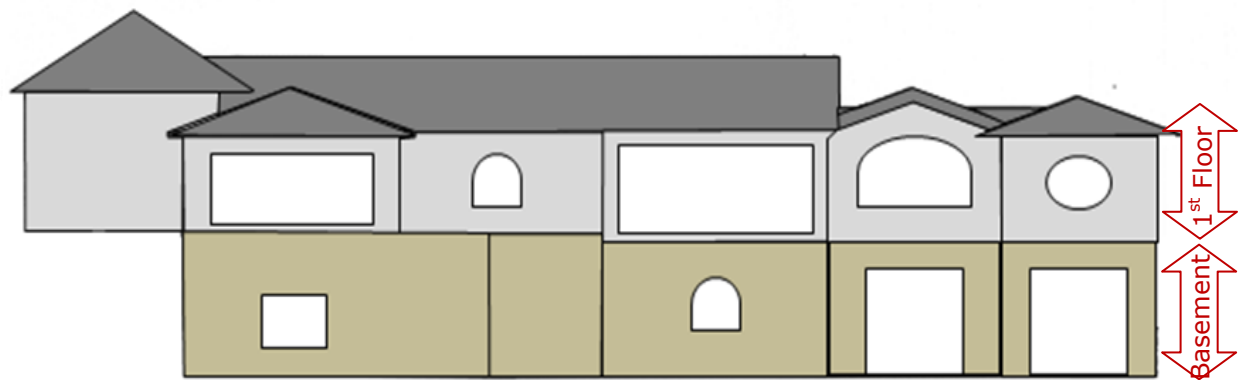
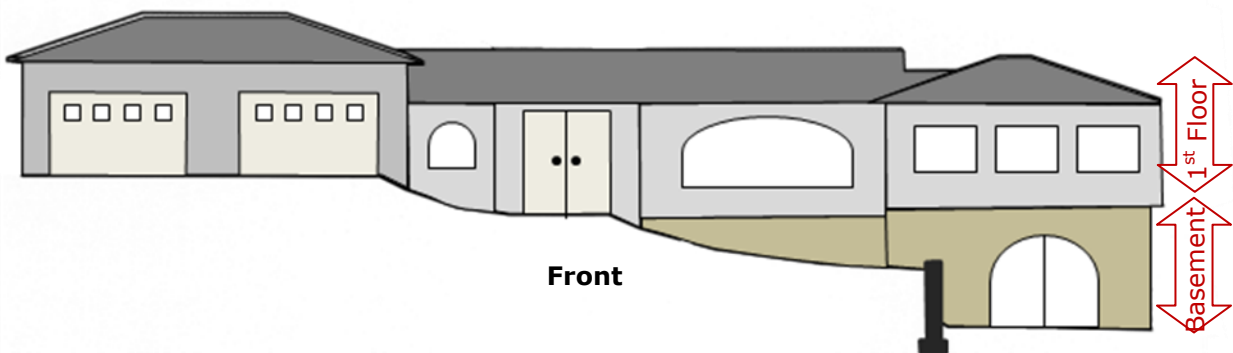
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(IV) BASEMENT DEFINITION, AND (V) FLOOR AREA DEFINITION

- **Issue:** The existing guidelines provide a recommended maximum *net floor area* to assess the size, bulk and scale, and neighborhood compatibility of proposed homes. The guidelines define *net floor area* as “the total area of all floors of a building...excluding basements...” Daylight basements (partially above ground) may appear as a story and increase the home’s height, bulk and scale when viewed from down slope. This results in homes that meet the *net floor area* guidelines but appear very large.
- **Potential Solution:** (1) Add a *daylight basement* definition to distinguish between below- and aboveground basements, or (2) Develop a methodology to include the visible portion of the *daylight basement* in the *net floor area*.



Rear (Down Slope)

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Comments/Notes: