MONTECITO

Architectural Guidelines and Development Standards

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Planning and Development Department

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I. INTRODUCTION

A. BACKGROUND

Montecito's physical characteristics are unique among the communities located on the south coast of Santa Barbara County. The unincorporated planning area of Montecito encompasses both a flat, older residential area and more recent residential development along the lower elevations of the south facing slopes of the Santa Ynez Mountain Range. The community is generally characterized by its semi-rural residential densities, extensive landscaping along narrow roads, and structures that remain hidden from public view. Inherent in the character of the community is the mixture of small cottages, distinct residential neighborhoods, and historic large estates with accompanying large open areas surrounding buildings. The generous amount of land relative to house size and the lack of sidewalks and street lights further define the community character.

Changes in the fabric of older, nearly built-out neighborhoods and hillside development that has failed to recognize the importance of the hillsides as a local and regional visual resource have raised concerns in recent years in the community of Montecito. These concerns involve new, remodeled, and replacement homes that are substantially larger than surrounding homes, use materials and designs incompatible with the natural surroundings, invade the privacy of older properties and are sited to block both private and public views.

The Montecito Community Plan, adopted in December of 1992, acknowledges and protects the unique residential characteristics of the area through adopted polices with implementation regulations found in the Article II Coastal Zoning Ordinance (Article II) and the Montecito Land Use and Development Code (MLUDC) of the Santa Barbara County Code. These guidelines have been developed to assist in the implementation of these regulations.

All projects approved in the Montecito Planning Area must be consistent with the guidelines contained herein, pursuant to MLUDC Section 35.472.070 and Article II Section 35-184. They have been adopted in accordance with MLUDC Subsection 35.472.070.G and Article II Section 35-144A. They are identified as guidelines because they contain permissive in addition to mandatory requirements. The guidelines are provided to assist the Montecito Board of Architectural Review in making the findings required under MLUDC Subsection 35.472.070.F and Article II Section 35-184.6 and to comply with the Montecito Hillside (H-MON) Overlay Zone of MLUDC Section 35.428.070.

B. PURPOSE

The purpose of this document is to assist the property owner, homeowner, architect, developer and builder in designing projects that will be harmonious with the existing character of Montecito. These Architectural Guidelines and Development Standards also serve as a guide for Montecito Board of Architectural Review, County staff and decision makers in the design review process. The design concepts and implementation techniques set forth in these Guidelines are not meant to discourage unique and innovative design solutions. Rather, they embody the intent of the findings that must be made for design review applications and serve as the basis on which decision-making bodies make their design-related decisions in addition to Article II or MLUDC zoning requirements.

C. GOALS

The goal of these Guidelines is to ensure that every residential development will carefully consider the community context in which it takes place and have a compatible relationship to neighboring properties and the community design goals. The design review process is one of several procedures used by the County to protect the public welfare and the natural setting of a community. The process is a comprehensive evaluation of the aesthetic characteristics of residential development that have an impact on neighboring properties and the community as a whole. The design review process makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as retaining walls, fences, and lighting.

The following goals shall guide the planning, design and approval of all new and remodeled structures, all replacement structures and all structural additions:

1. To preserve, protect and enhance the existing semi-rural environment of Montecito.

2. To enhance the quality of the built environment by encouraging high standards in architectural and landscape design.

3. To ensure neighborhood compatibility of all projects.

4. To respect public views of the hillsides and the ocean and to be considerate of private views.

5. To ensure that architecture and landscaping respect the privacy of immediate neighbors.

6. To ensure that grading and development are appropriate to the site and that long term visible scarring of the landscape is avoided where possible.

7. To maintain the semi-rural character of the roads and lanes.

8. To preserve and protect native and biologically and aesthetically valuable nonnative vegetation or to ensure adequate and appropriate replacement for vegetation loss.

D. GOOD NEIGHBOR POLICIES

Before designing a new project or remodeling an existing one, the following "Good Neighbor Policies" should be considered:

1. Consider proposed house design within the context of the neighborhood.

2. Show proposed plans to neighbors.

3. Consider mutual neighborhood privacy in all aspects of the house design and site layout, including noise and lighting.

4. Consider your neighbors' views and privacy in the placement and architectural appearance of your house or addition.

E. REQUIRED FINDINGS

Prior to approving any BAR application, the Montecito Board of Architectural Review shall make the required findings pursuant to MLUDC Subsection 35.472.070.F and Article II Section 35-213.

The text of the findings is included below. The text is accurate as of the date of adoption of the Limited Update. However, the Board of Supervisors may occasionally amend the required findings following a public hearing and recommendation of the Montecito Planning Commission. Please consult the MLUDC and Article II for the current required findings.

MLUDC (http://sbcountyplanning.org/pdf/forms/LUDC/MONTECITO.pdf)

1. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.

2. Electrical and mechanical equipment will be well integrated into the total design concept.

3. There will be harmony of color, composition, and material on all sides of a structure.

4. There will be a limited number of materials on the exterior face of the structure.

5. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

6. Site layout, orientation and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).

7. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project and that adequate provisions have been made for the maintenance of all landscaping.

8. Grading and development is designed to avoid visible scarring and will be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of the ridgelines and hillsides.

9. Signs including associated lighting are well designed and will be appropriate in size and location.

10. The proposed development will be consistent with any additional design standards expressly adopted by the Board for a specific local community, area or district in compliance with Subsection G. (Local design standards) below [Subsection 35.472.070.G].

Article II
(http://sbcountyplanning.org/pdf/A/Article%20II%20Coastal%20Zoning%20Ordinance%20October%202014%2004-2015%20update.pdf)

1. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.

2. Mechanical and electrical equipment shall be well integrated in the total design concept.

3. There shall be harmony of material, color, and composition of all sides of a structure or building.

4. A limited number of materials will be on the exterior face of the building or structure.

5. There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

6. Site layout, orientation, location and sizes of all structures on a property, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).

7. Adequate landscaping shall be provided in proportion to the project and the site with regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision for maintenance of all planting.

8. Signs including their lighting, shall be well designed and shall be appropriate in size and location.

9. Grading and development shall be designed to avoid visible scarring and shall be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

10. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Sec. 35-144A (General Regulations) of this Article.

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II. GENERAL INFORMATION AND PROCEDURES

A. APPLICABILITY

These guidelines apply to all parcels in all zone districts of Article II and the MLUDC in the Montecito Planning Area. The Montecito Planning Area is bounded on the south by the Pacific Ocean, on the west by the City of Santa Barbara, on the north by East Camino Cielo, and on the east generally by Ortega Ridge Road and Buckthorn Creek.

The guidelines address site design, access, size, bulk and scale, architecture and landscape architecture. The guidelines apply to all construction (new buildings and structures, replacement buildings and structures, additions to buildings and structures, and signs) except as exempted in MLUDC Subsection 35.472.070.C and Article II, Section 35-184.3. Housing built under the provisions of the Affordable Housing Overlay and projects which have received preliminary or final approval from the County Board of Architectural Review are also exempt from these guidelines. Certain settlement agreements, development agreements, and tentative vesting maps may not be subject to these guidelines. These will need to be addressed on a case-by-case basis.

The Montecito Board of Architectural Review (MBAR) is responsible for administering the Montecito Architectural Guidelines and Development Standards.

B. USE OF ARCHITECTURAL GUIDELINES

The Architectural Guidelines were prepared to assist property owners and architects in designing projects that will be compatible with the existing community and the neighborhood in which they are sited. These are not mandatory requirements, but will be used by the MBAR to assist in considering projects in light of the required MBAR findings. They are comprised of a series of interrelated design techniques. Although they are meant to be used as an integrated package, not all of the suggested guidelines will be appropriate for or applicable to all projects. Any of the recommended guidelines may be used to offset the effects of any design element. For example, an otherwise obtrusive gable end might be screened by the location of a large tree, or a large building might be offset by a low roofline or setbacks that are deeper than required. The possible combinations are as endless as the elements of good design.

In order to be approved, a project must be presented in a manner that demonstrates to the MBAR that all elements of the Architectural Guidelines and Development Standards have been considered. In addition, prior to approving any application, the MBAR must make the required findings contained in the zoning ordinances.

C. LEVELS OF REVIEW

Three levels of review (Conceptual, Preliminary and Final) are required for projects undergoing design review by the MBAR. These levels of review are described briefly below and in more detail in the MBAR application. The MBAR application also lists submittal requirements for each level of review and is available on the Planning and Development website: http://sbcountyplanning.org/forms/PermitAppHndt/AppsForms.cfm.

1. Conceptual Review

This is a required review step which allows the applicant and the MBAR to participate in an informal discussion about the proposed project. Applicants are encouraged to initiate this review as early in the design process as possible. It is intended to provide the applicant with good direction early in the process to avoid spending unnecessary time and money by developing a design concept that may be inconsistent with these architectural guidelines and development standards. When a project is scheduled for conceptual review, the MBAR may grant it preliminary approval if the required information is provided and the design and details are acceptable.

2. Preliminary Rev*i*ew

This required level of review involves substantive analysis of a project's compliance with Montecito's Architectural Guidelines and Development Standards. Preliminary approval of project design is deemed a "go-ahead" for working drawings. Fundamental design issues such as precise size of all built elements, site plan, elevations and landscaping are resolved at this stage of review. The MBAR will identify to the applicant those aspects of the project that are not in compliance with these guidelines and the findings that the MBAR is required to make.

3. Final Review

This required review confirms that the working drawings are in conformance with the project that received preliminary approval. In addition to reviewing site plan and elevations for conformance, building details and the landscape plan will be reviewed for acceptability.

D. APPEALS

Decisions (approval or disapproval) of the MBAR may be appealed to the Montecito Planning Commission, and then to the Board of Supervisors, as outlined in MLUDC Chapter 35.492 and Article II, Section 35-182, of Chapter 35 of the County Code.

E. APPLICATION OF ARCHITECTURAL & LANDSCAPE GUIDELINES

In reviewing development in Montecito, the MBAR, and the Montecito Planning Commission and Board of Supervisors, on appeal, shall apply the Guidelines and Development Standards hereinafter set forth. Development which does not comply with the Guidelines and Development Standards may be approved upon a showing by the applicant that allowing greater flexibility would better serve the interests of good design, without negatively affecting neighborhood compatibility or surrounding public view shed.

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III. GENERAL INFORMATION AND PROCEDURES

A. NEIGHBORHOOD COMPATIBILITY

1. **Definition:** "Neighborhood compatibility" is the relationship between surrounding structures and their settings so that the effect of all structures taken together is aesthetically pleasing, keeping the neighborhood in harmony and balance.

2. **General Statement:** The community of Montecito is comprised of many distinctly different neighborhoods. The size and style of the buildings vary greatly within individual neighborhoods as well as between one neighborhood and another. In order to preserve the fabric of the community as a whole, it is necessary for projects to be reviewed in the context of the individual neighborhood, as well as the community at large.

   The applicant should consider design methods that minimize the visual impacts of development from roads, lanes and adjoining properties such as siting projects to conceal them from roadways and/or providing landscaping to screen development.

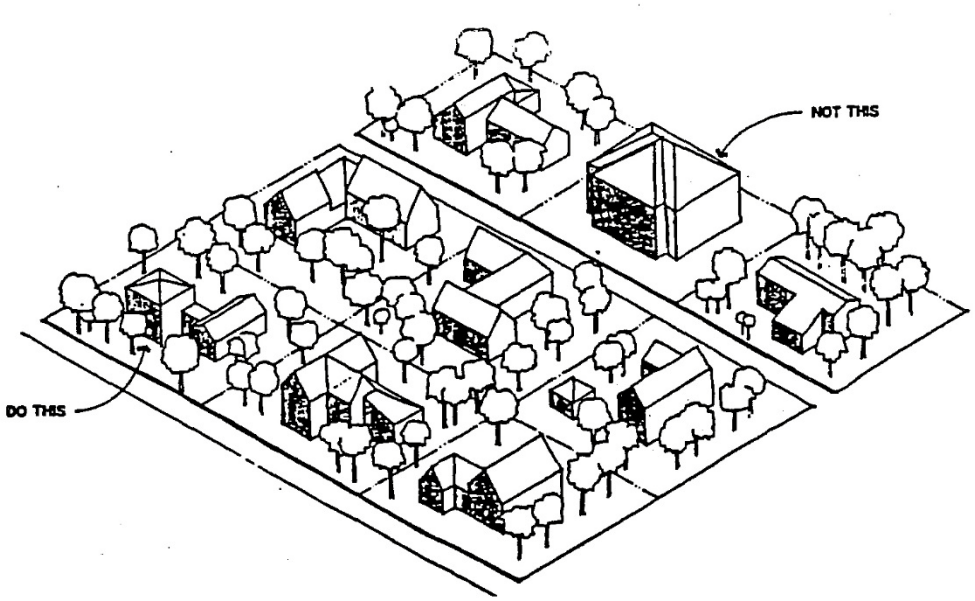
   In those neighborhoods where neither the physical boundaries of the neighborhood nor the image is clearly defined, it is incumbent upon the MBAR, after evaluation of the project in the context of its site and environs, to determine whether the design is compatible with the existing character of the neighborhood. It is not the intent of these Guidelines to encourage uniformity of design; however, in a few neighborhoods which are stylistically consistent, special regard for design compatibility is necessary.

3. **Guidelines:** In order to evaluate a project's neighborhood compatibility, the overall relationship of the following elements shall be considered:

   a. Parcel Size

   b. Topography of the neighborhood and how structures are sited on the topography

c. Size, mass, bulk and scale of existing and proposed structures in relation to parcel size and development on adjacent properties



d. Setbacks and location of buildings in relation to parcel size and development on adjacent properties

e. Height and visibility of buildings from roads

f. Location of parking and the approach to it from the road

g. Relation of roofs to buildings

h. Relation of architectural details (such as color, texture, material) to the building

B. SIZE, BULK AND SCALE

1. **Definition:** The volume of a structure in relation to its setting.

2. **General Statement**: The Montecito community is concerned about the mass of a structure as it appears to the community, particularly in relation to the surrounding open space and structures in the neighborhood. In order to ensure that development will be compatible with the community, the size of homes will be reviewed in relation to other homes on similar sized lots in the surrounding neighborhood.

3. **Guidelines**:

a. The floor area of a proposed house (primary residential building) should be in scale with development on similar sized parcels in the immediate area.

Table 1 shall serve as a reference for this purpose. A project with a floor area (size) substantially in excess of the floor area of the immediately surrounding properties will have the burden of demonstrating that the project cannot be viewed by surrounding property owners due to siting, or that its spatial volume (mass, bulk and scale) when taken together with its lot size, setbacks, and landscaping does not make it incompatible with similar surrounding properties.

TABLE 1

Size of Lot (Gross Acres)	Recommended Maximum House Net Floor Area (Square Feet)
less than 1 acre	1,800 + (2,500 x L) where L is parcel area in acres
1 acre	4,300
1.5	5,150
2	6,000
2.5	6,850
3	7,700
3.5	8,550
4	9,400
4.5	9,725
5	10,050
5.5	10,375
6	10,700

For intermediate and values beyond those included in Table 1, the following formulas should be used:

> 1 acre to 4 acres:	4,300 + 1,700 for each acre over one
> 4 acres to 16 acres:	9,400 + 650 for each acre over four
> 16 acres:	17,200 + 430 for each acre over sixteen

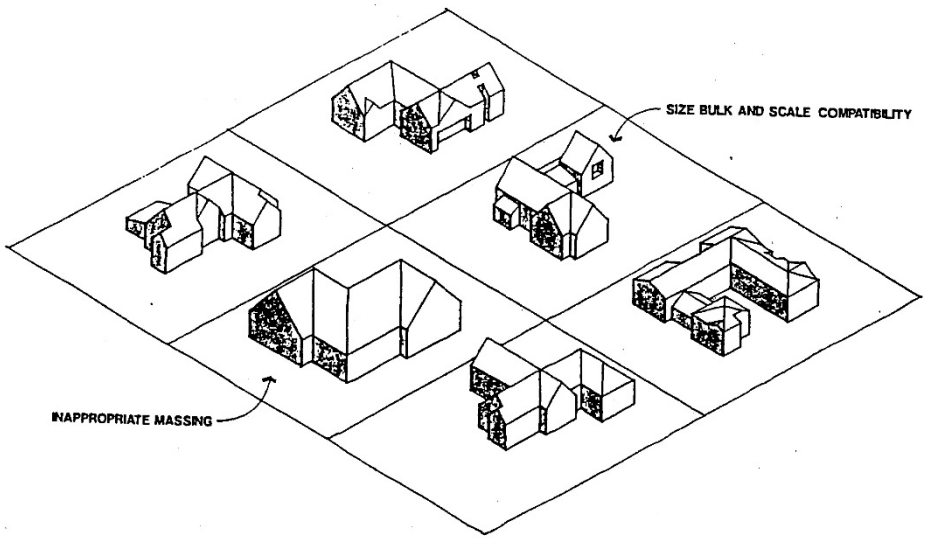
Note: In certain neighborhoods, the recommended maximum size in Table 1 may not reflect the appropriate level of development. In those cases, neighborhood compatibility shall be the determining factor.

For this guideline, net floor area is defined as the total area of all floors of the house (primary residential building) as measured to the interior surfaces of the exterior walls, excluding attics, basements that are wholly underground (i.e., entirely below finished grade), unenclosed porches, balconies, decks, attached residential second units, and

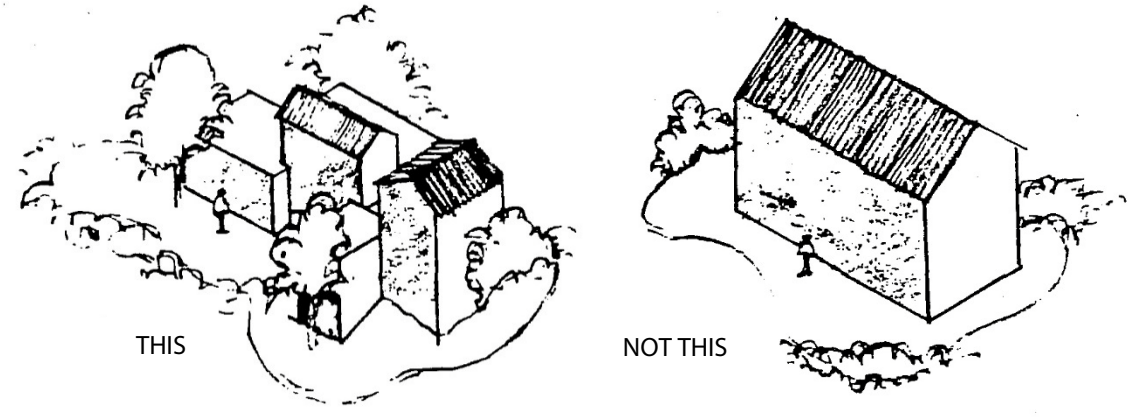
attached garages of 800 square feet or less. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the net floor area of the house. The net floor area shall include basements that are partly underground (i.e., partly below finished grade) and attached accessory structures. The net floor area of the house shall not include detached accessory structures.

A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house. For partly underground basements the net floor area shall include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area.

Development shall not manipulate existing or finished grade in order to reduce the net floor area of a basement and/or conceal the actual size, bulk, and scale of the proposed house.



b. Mass of a building should be broken up in order to create interplay between the various building elements in a manner consistent with its architectural style.



c. Recesses and projections should be used to create visual interest.

d. Bulk reducing patterns should be created using doors and windows where possible and consistent with the architectural style.

e. The highest portions of a structure should be set back from parcel lines to reduce the appearance of bulk.

f. The height of building elements should be varied where appropriate to the design.

g. Roof lines should be varied where appropriate to the design.

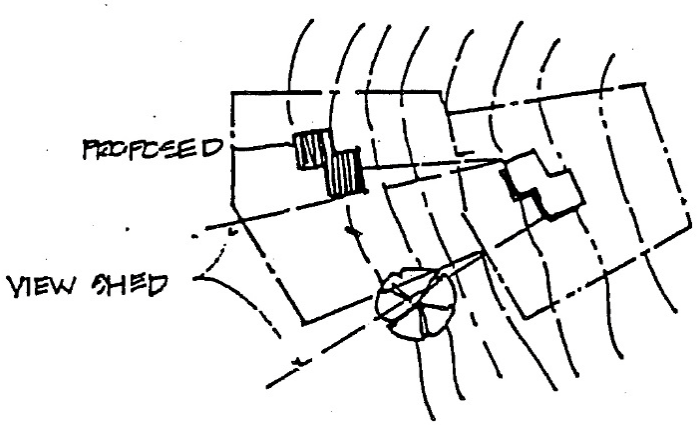
C. VIEW AND PRIVACY PROTECTION

1. **Definition:** "View" shall mean the ability to see the ocean and/or mountains from a particular site, public roadway, public trail, or community area. "Privacy" is defined as the enjoyment of an individual property where visual intrusion has been minimized.

2. **General Statement:** The community of Montecito has a commitment to the protection of public views and the consideration for private views, both from the hillsides to the ocean and from the lower elevations of the community to the hillsides. Residential privacy is a key ingredient in the quality of life in Montecito. Historically, these two elements have been important considerations in land development. Although there are no laws that ensure a property owner the right to views and privacy, the MBAR and applicant shall consider the following guidelines when the proposed construction creates view and privacy problems.

3. Guidelines:

a. The siting of new structures in relationship to existing structures should take into account the impact upon views from neighboring sites.



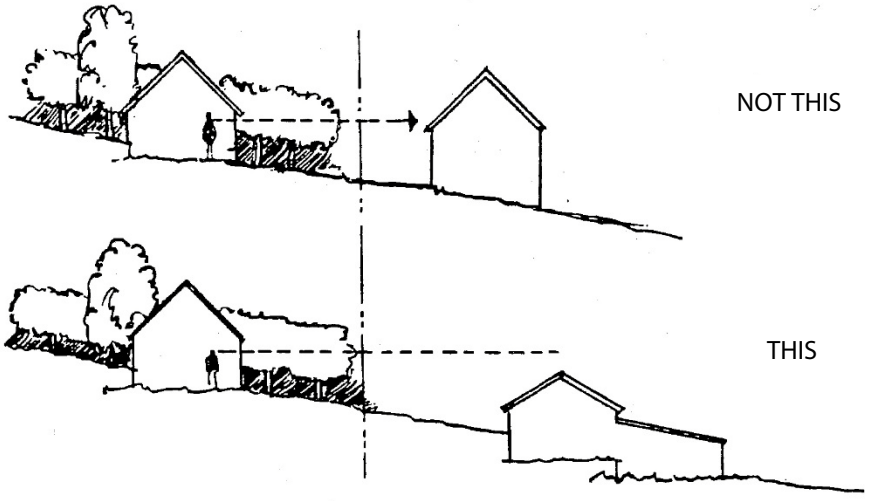
b. The height and roof pitch of structures should take into account their impact upon views from neighboring sites.

c. Variations in roof mass and pitch should be considered to avoid unreasonably impairing views from neighboring sites.

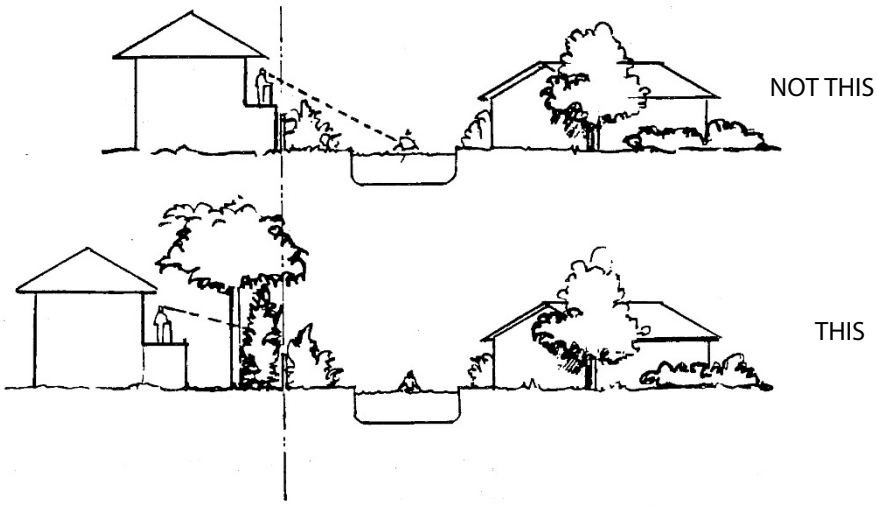
d. Setback changes should be considered to reduce viewshed conflicts.

e. The use of grading may be used to alter the building site elevation and reduce viewshed conflicts.

f. Structures should be located and designed to avoid obstructing views from living areas of adjacent properties.



g. Structures should be located and designed to avoid placement of windows, decks, and balconies which look directly onto private areas of adjacent properties.



h. Noise-producing elements (air conditioners, condensers, pool equipment, etc.) should be located or buffered to minimize noise impacts on adjacent properties.

D. SITE DESIGN

1. **Definition:** "Site Design" is the layout of development on the property, including placement and orientation of structures, roadways, landscape and hardscape.

2. **General Statement:** The unique quality of each site needs to be considered when designing projects. Careful consideration should be given to site specific qualities of natural topography, existing vegetation, drainage and site access. A project should demonstrate an effort to preserve and protect natural features through the design of building location, driveways, parking areas, and accessory buildings.

3. **Guidelines:**

   a. Grading

      1) Residential projects should be designed to minimize grading and alterations of natural landforms as well as comply with the grading standards in County ordinances and the Montecito Community Plan.

      2) All disturbed areas should be final graded to a natural appearing configuration and be planted or seeded to prevent erosion.

3) Natural drainage courses should be preserved as close as possible to their natural location and appearance.

b. Existing Vegetation

1) Residential projects should be designed to preserve significant and unique vegetation groupings which contribute to the character of the site and the neighborhood.

2) Site plans should demonstrate a diligent effort to retain as many "significant trees" as possible. Note: "Significant Tree" means any tree which is in good health and is more than 12 inches in diameter as measured 4 feet 6 inches above the root crown. Any tree of the *Quercus* (oak) genus which is in good health and is more than 6 inches in diameter as measured 4 feet 6 inches above the root crown is considered a "significant tree."

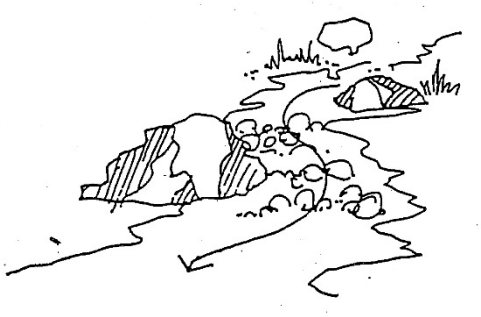
c. Topography

1) Site design should make use of existing topographic features such as rock outcroppings, swales, and mature foliage.

d. Drainage

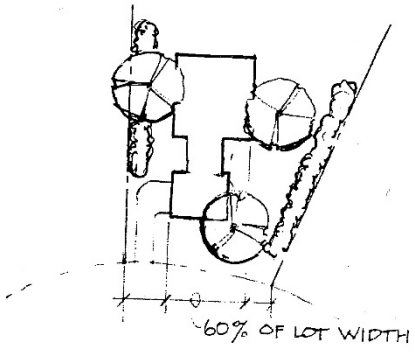
1) On-site areas of impervious surfaces should be minimized to reduce run-off. Water permeable paving, gravel and retention basins are encouraged.

2) Natural drainage courses to carry water should be used when possible. Drainage improvements should be designed to create a natural rather than a manufactured appearance.



e. Setbacks

1) New structures on parcels of one-half acre or more should not occupy more than 60 percent of the lot width depending on the structure's location. If the structure is not visible from the street, this guideline does not apply.



f. Spatial Relationship of Structures

1) Each structure on a site should be situated in a way that makes it harmonize with the project as a whole.

E. ACCESS

1. **Definition:** Access is defined as a driveway from a public or private roadway.

2. **General Statement:** The character of the roads is an important aesthetic element that helps to define the semi-rural character of Montecito and contribute to the ambiance created by the many trees and thick vegetation. The existing nature of the roads (no curbs, sidewalks, and gutters) contributes to the semi-rural character of the community. The following guidelines are designed to reduce the impact of parking and driveways on the character of Montecito roads.

3. **Guidelines:**

a. Access to a property should be consistent with the architectural style of the project. Every attempt should be made to harmonize the entry and exit points and driveways, gates, etc. with those of the neighborhood.

b. The view from the road should be of relatively unbroken landscaping, with short glimpses of driveways.

c. The number of driveway cuts should be minimized.

d. The driveway openings should be as narrow as allowed by fire code and safety.

e. The amount of paving used for access and parking which is visible from the road should be only the amount that is needed for parking, turning, and ingress and egress.

f. Driveway entrances should be of simple, subdued materials.

F. ARCHITECTURAL STYLE

1. **Definition:** Architectural style is defined as a consistent design theme that is manifested on the exterior form and decorative elements of the project.

2. **General Statement:** The variety of styles is a contributing factor to the visual appeal of the community. Projects should be consistent with the high building standards and excellence of existing Montecito styles which are known for quiet restraint.

In determining acceptable architectural style the following guidelines should be considered.

3. **Guidelines:**

   a. Design elements should be consistent within the project.

   b. Building height and scale should be compatible with the style of the house.

   c. Additions to existing structures and the construction of secondary buildings on already improved properties should be in an appropriate and well designed relationship with existing buildings.

G. ARCHITECTURAL FEATURES, MATERIALS AND COLORS

1. **Definition:** Architectural features, materials and colors shall mean exterior elements that embellish or decorate a building including terraces, porches, chimneys, dormers, skylights, railings, balconies, doors, windows, and architectural trim. Materials shall mean visible building materials creating the exterior colors and textures of the building. Colors means exterior colors of the building.

2. **General Statement:** The features, materials and colors of each style should be compositionally consistent with the mass, bulk and scale of the building.

3. **Guidelines:**

   a. Building materials and colors should minimize the visual impact of the structure from public roads and lanes, blend with existing land forms and vegetative cover, be compatible with others in the neighborhood, and not attract attention to themselves.

      1) There should be consistency of materials, color, and composition on all sides of a structure.

      2) Materials with a high reflectivity value (excluding windows) should be avoided.

      3) Various elements of a project should be harmonious in architectural detail, color and material.

b. Mechanical and electrical equipment should be integrated into the total design concept.

1) Outside mechanical equipment, including solar collectors and air conditioning equipment, should be architecturally integrated into building or site design.

2) Freestanding solar panels and satellite dishes should be fully screened from roads and neighboring properties.

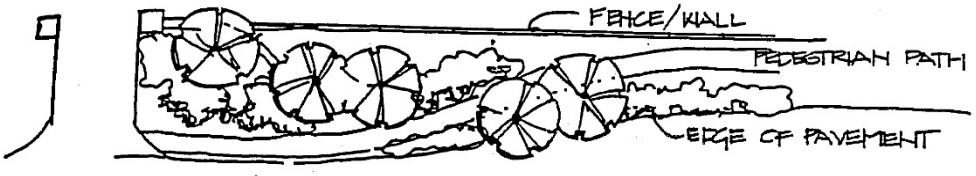
c. Skylights should be consistent with and complementary to overall design of building.

1) Aluminum skylight frames shall be bronze anodized or otherwise treated to minimize light reflection.

2) Skylights should be sited to avoid creating daytime glare or substantial night light visible from surrounding properties and from public view.

d. Walls, fences, and entrance gates should not be visually intrusive to the neighborhood.

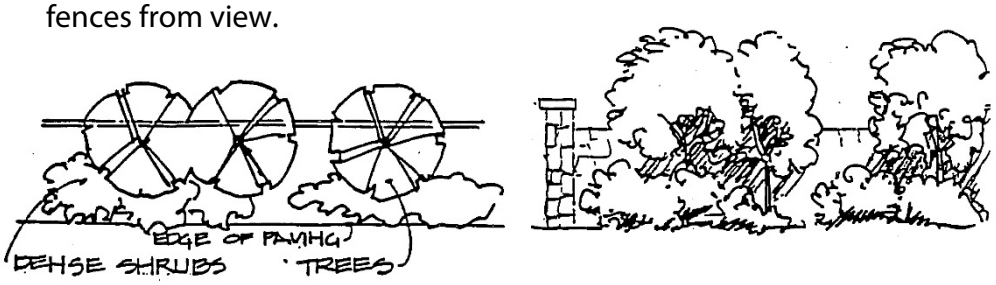
1) Walls, fences, entrance gates and associated landscaping should be designed to respect vehicular and pedestrian access and circulation.



2) Where walls, fences, and entrance gates are visually proximate to structures on the site, they should be compatible with the design of the residential building.

3) Walls generally should be recessive in color.

4) Landscaping should be designed to partially or completely screen walls and fences from view.



5) Walls and fences located adjacent to roadways should be located so that landscaping can be integrated into the design.

e. Site Exterior Lighting: Low level lighting in the community contributes to the semi-rural character of Montecito and allows nighttime viewing of the stars.

1) Site lighting should be minimized and used efficiently to aid safety and security and complement the architectural character of buildings.

2) The lighting of driveway entrances should be compatible with the surrounding street levels of illumination.

3) The number of lighting fixtures placed at driveway entrances should be minimized.

4) Exterior landscape lighting should be designed to eliminate glare and annoyance to adjacent property owners.

5) Recreational court lighting is prohibited in residential neighborhoods.

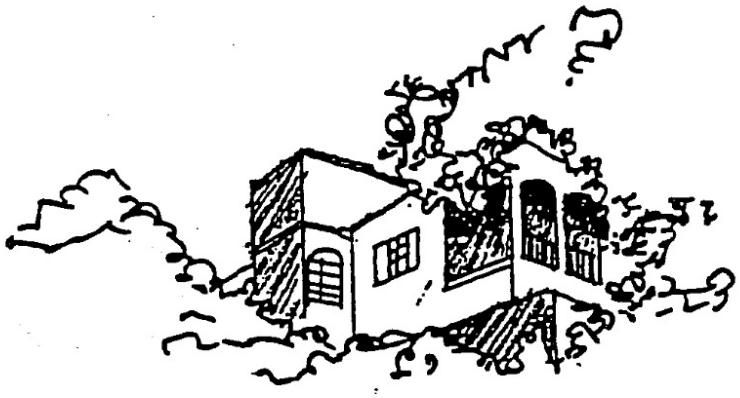
H. LANDSCAPE

1. **Definition:** Landscape is the natural and introduced vegetation on a site.

2. **General Statement:** To maintain the semi-rural character of Montecito, the natural landscape must continue to be the dominant feature of the community.

3. **Guidelines:** All properties shall be landscaped so that the landscape design is consistent with the design of the project and with the following guidelines:

   a. The appearance of architectural features should be blended or softened with landscaping.



   b. Plantings should enhance the architecture and be appropriately designed to the style of architecture.

   c. Privacy between adjoining properties should be maximized.

   d. New structures, trash areas and large parking areas shall be screened from offsite view using earth berms, plant materials, and/or fences to the maximum extent feasible.

   e. Landscape planting designs should reinforce the dominant vegetative patterns that define the natural oak woodland and ornamental urban forest that is characteristic of Montecito.

f. Plantings should be compatible with the character of the site, the project, and surrounding properties.

g. Landscape plans should consider water conservation, fire resistance, and erosion control.

h. Landscape plans should include appropriate planting to repair, reseed, and/or replant all grading cuts to prevent erosion.

i. Significant trees are important aesthetic and ecological resources that contribute to Montecito's distinctive character. Site development plans should demonstrate a diligent effort to retain as many significant trees as possible.

IV. HILLSIDE GUIDELINES AND DEVELOPMENT STANDARDS

A. DEFINITION / APPLICABILITY

The Hillside Guidelines (Subsection E below) apply to all properties where one or more of the following applies:

- The average slope of the developed area of the parcel is 20 percent or greater.
- The Ridgeline and Hillside Development Guidelines of the MLUDC and Article II apply.
- The Montecito Hillside (H-MON) Overlay Zone applies.

The Montecito Hillside (H-MON) Overlay Zone boundaries are attached as Figure 1.

The Hillside Development Standards (Subsection C below) and the Size, Bulk, and Scale Guidelines (Subsection D below) apply only to the properties where the Montecito Hillside (H-MON) Overlay Zone applies.

Additional regulations found in the Ridgeline and Hillside Development Guidelines (Section 35-144 of Article II and Section 35.452.040 of the MLUDC), the Montecito Hillside (H-MON) Overlay Zone (Section 35.428.070 of the MLUDC), the County Grading Ordinance No. 4766, and requirements of the Montecito Community Plan concerning grading, siting, and visibility from the community may also apply.

B. GENERAL STATEMENT

The intent of the above-referenced regulations and the following and guidelines and development standards is to preserve, enhance and protect the visual and biological importance of Montecito hillsides and ridgelines. All development proposals should be thoroughly analyzed in regard to the site's physical conditions, natural features, visual character, unique qualities and surrounding environment. This analysis should be reflected in the design proposal, resulting in projects designed in harmony with their sites' special characteristics.

C. HILLSIDE DEVELOPMENT STANDARDS

The following Hillside Development Standards apply to all properties within the Montecito Hillside (H-MON) Overlay Zone. The MBAR shall interpret and apply the Hillside Development Standards.

1. The visual bulk of residential structures shall be minimized as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).

2. The height of the primary residence should not exceed 16 feet.

3. No elevation, including retaining walls adjacent to the structure, shall exceed an average height of twenty (20) feet as measured at five-foot intervals from finished grade to the average height of the highest gable roof or to the top of the parapet of a flat roof. At no point shall the structure exceed twenty-eight (28) feet in height from any finished grade or existing grade, whichever is lower, to the highest gable, except for architectural features.

4. Accessory structures except barns and stables shall not exceed sixteen (16) feet in height.

5. Accessory structures, excluding barns and stables, containing one or more accessory uses shall not exceed a building footprint area of 800 square feet.

6. The floor area of guest houses, artist studios, or pool house/cabana shall not exceed 800 square feet; however, such structures may be attached to an accessory structure provided the building footprint of the combined structure does not exceed 800 square feet.

7. Project grading shall not exceed 1,500 cubic yards of cut or fill, unless additional grading is necessary to allow reasonable development of the property or to achieve reasonable vehicular access. Exception: Excavation not apparent from the exterior, such as for basements entirely below grade, crawl spaces, swimming pools, underground water storage tanks, etc., shall not be included in the grading calculations under this provision. Grading may exceed 1,500 cubic yards if MBAR can make all of the following findings:

    a. The proposed grading respects the significant natural land forms of the site and blends with adjacent properties.

    b. The graded slopes relate to the natural contours of the site.

    c. The length and height of retaining walls have been minimized to the maximum extent feasible.

    d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less required grading for the primary residence and/or access road.

8. Fill for residential structures on downslope areas shall not exceed 10 feet in height at the highest point (top of slope).

9. Cut over thirty (30) feet in total height shall be avoided to the extent feasible.

10. To the maximum extent feasible, freestanding vertical retaining walls shall not exceed eight (8) feet in height. The height of the wall shall be measured from the natural or finished grade at the base of the lower side of the wall to the top edge of the wall material.

11. Building materials and color schemes of structures, walls and roofs shall blend with predominant colors and values of the surrounding natural landscape.

12. The design of new development shall protect, to the extent feasible, unique or special features of the site, such as landforms, rock outcroppings, mature trees, unique vegetative groupings, drainage courses, hilltops and ridgelines.

13. Landscape plans shall include appropriate planting to reduce fire hazard, stabilize cut/fill slopes, reduce erosion, retain moisture, repair areas of required fire department brush removal, and integrate architectural components.

14. Calculation of runoff from impervious surfaces shall be made by a licensed civil engineer prior to issuance of any permits for new residences or additions which exceed fifty (50) percent of existing floor area of the principal structure. Project review will include consideration of any increased runoff and its impact on offsite drainage courses. These calculations will be retained in County records for use in preparing a Master Drainage Plan.

MBAR Adjustments: Adjustments to the development standards may be granted by the MBAR, not to exceed the regulations of the zoning ordinance, if all of the following criteria are met:

a. Allowing greater flexibility would better serve the interests of good design, without negatively affecting neighborhood compatibility or the surrounding viewshed.

b. The project is not within 100 feet of an Environmentally Sensitive Habitat area as delineated on the County Zoning Map or the project complies with the requirements of the MLUDC Section 35.428.040.

c. Drainage plans have been prepared which minimize erosional impacts.

d. The project includes fire-retardant landscaping.

D. SIZE, BULK AND SCALE GUIDELINES FOR PROPERTIES IN THE MONTECITO HILLSIDE (H-MON) OVERLAY ZONE

The floor area of a proposed hillside house (primary residential building) should be in scale with development on similar sized parcels in the immediate area. Table 2 shall serve as a reference for this purpose. A project with a floor area (size) substantially in excess of the floor area of the immediately surrounding properties will have the burden of demonstrating that the project cannot be viewed by surrounding property owners due to siting, or that its spatial volume (mass, bulk and scale) when taken together with its lot size, setbacks, and landscaping does not make it incompatible with similar surrounding properties.

TABLE 2

Size of Lot (Gross Acres)	Recommended Maximum House Net Floor Area (Square Feet)
less than 1 acre	1,400 + (2,100 x L) where L is parcel area in acres
1 acre	3,500
1.5	3,900
2	4,300
2.5	4,700
3	5,100
5	5,500
4	5,900
5	6,083
6	6,266
7	6,449
8	6,632
9	6,815
10	6,998

Maximum not to exceed 7,000 square feet.

For intermediate and values beyond those included in Table 2, the following formulas should be used:

> 1 acre to 4 acres: 3,500 + 800 for each acre over one
> 4 acres: 5,900 + 183 for each acre over four

For this guideline, floor area is defined as the total area of all floors of the house (primary residential building) as measured to the interior surfaces of the exterior walls, excluding attics, basements that are wholly underground (i.e., entirely below finished grade), unenclosed porches, balconies, decks, attached residential second units, and attached garages of 800

square feet or less. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the net floor area of the house. The net floor area shall include basements that are partly underground (i.e., partly below finished grade) and attached accessory structures. The net floor area of the house shall not include detached accessory structures.

A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house. For partly underground basements the net floor area shall include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area.

Development shall not manipulate existing or finished grade in order to reduce the net floor area of a basement and/or conceal the actual size, bulk, and scale of the proposed house.

E. HILLSIDE GUIDELINES

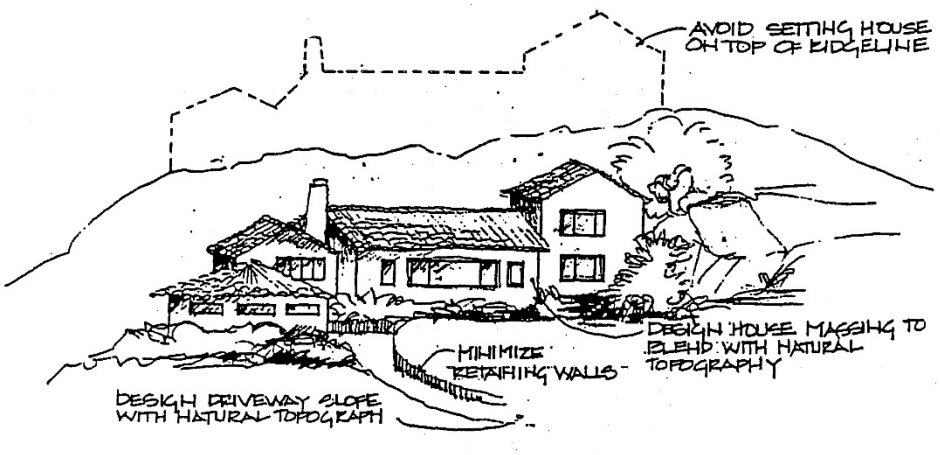
1. Site Design

a. Unique or special features of the site, such as land forms, rock outcroppings, mature trees, unique vegetation groupings, drainage courses, hilltops and ridgelines should be preserved and protected.

b. Projects should be designed to be compatible with the natural features, building locations and existing open spaces of neighboring properties.

c. Projects should be designed to be considerate of existing views, privacy, access to light and safety of neighboring properties.

d. Siting of structures on top of prominent hilltops and ridgelines shall be discouraged when suitable alternative locations are available on the parcel.



e. Buildings should be set back 16 feet from the top of slope or edge of pad on the downslope sides.

2. Grading

a. Grading for all development, including all primary and accessory structures, access roads (public and private), and driveways, should be kept to a minimum and should be performed in a way that respects the significant natural features of the site and visually blends with adjacent properties.

b. Grading should be limited to that which is necessary for access and foundations of proposed structures.

c. Building pads should be designed to minimize disturbance to natural contours.

   1) Balanced cut and fill volumes are desirable.

   2) Use of imported fill that interrupts the natural topography of natural land forms on the site should be avoided.

d. Pads should be of a size to accommodate the structure and a reasonable amount of open space.

e. New building sites should be graded so they appear to emerge from the slope. Creation of flat areas should be minimized.

f. Geotechnical site constraints should be addressed without creating negative visual impacts to the natural hillside character.

g. Graded areas should be designed with manufactured slopes located on the uphill side of structures in order to reduce visibility from the community.

h. Building pads should be graded with a minimum of fill slope on downslope side.

i. Driveways should be designed to minimize visibility from the community by siting structures to minimize length of driveway required and by designing driveway slopes to follow the natural topography to the extent feasible.

j. Use planting, wall materials, and colors to minimize visual effects of driveway cuts.

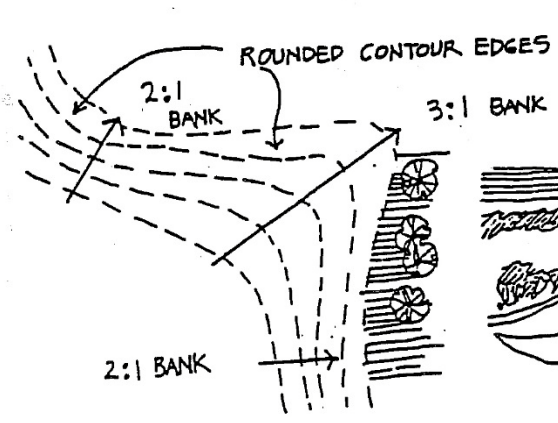
k. When grading is necessary, the principles of contour grading should be employed.

1) Graded slopes should relate to the natural contour of the land.

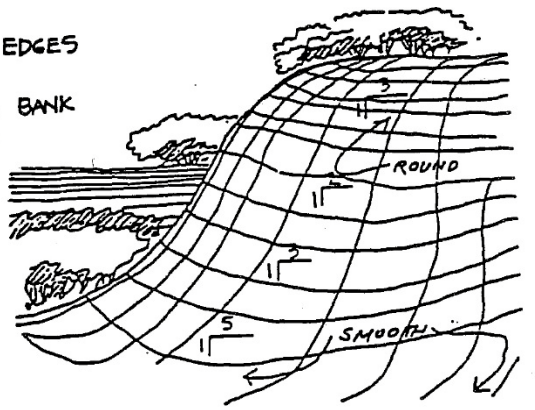
2) In order to avoid the appearance of manufactured slopes, grading techniques should include a variety of slopes in the range of 2:1 to 5:1 run to rise ratio and be in conformance with the County Grading Ordinance.

3) Slope direction should be graded in a three dimensional undulating pattern similar to existing, adjacent terrain.

4) Sharp cuts and fills and long linear slopes that have uniform grade should be avoided.



Variety in slope bank gradients creates a natural appearance more resembling a natural form



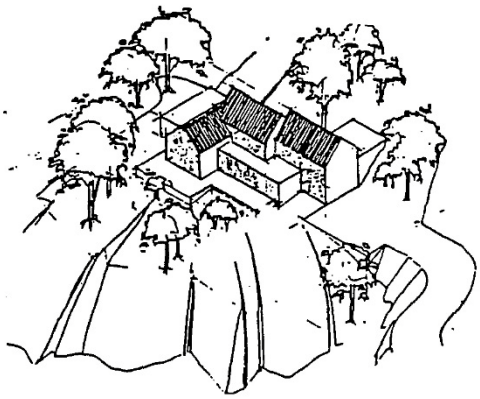
Slope banks can be softened by contoured grading at the top and the toe of the slope.

3. Architecture

a. The location, form and volume of residential structures and surrounding improvements should be designed to blend into the natural terrain and preserve the character and profile of the slope and its native vegetation.

b. Large expanses of any material in a single plane should be avoided.

c. Structures should integrate with the natural slope and contour.



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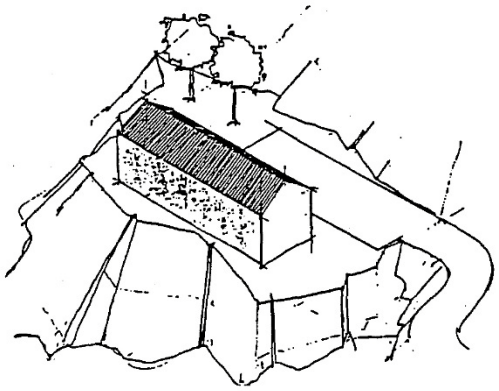

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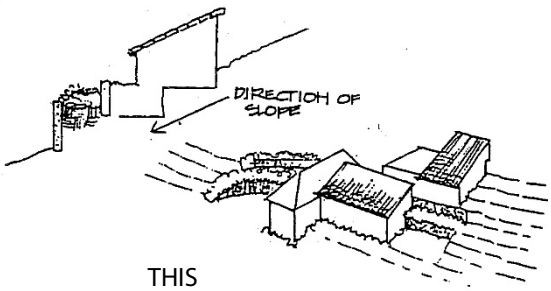
d. The visual bulk of hillside structures, as they appear from a distance, from below or from above, should be minimized.

1) Split pads, stepped footings, pier and grade beam foundations to permit structures to step up or down the slope should be used.

2) Large understories, exposed foundations and undersides should be minimized.

3) Building height as seen from below should be minimized.

4) Use of large gable ends on downhill elevation should be avoided. Roof slope should be oriented in the same direction as the existing slope of ground.



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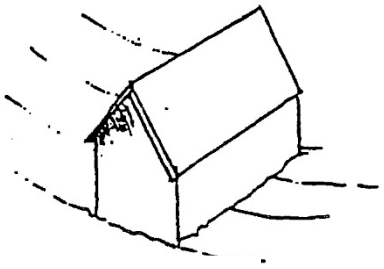

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5) Avoid cantilevers, overhangs on downhill elevations.

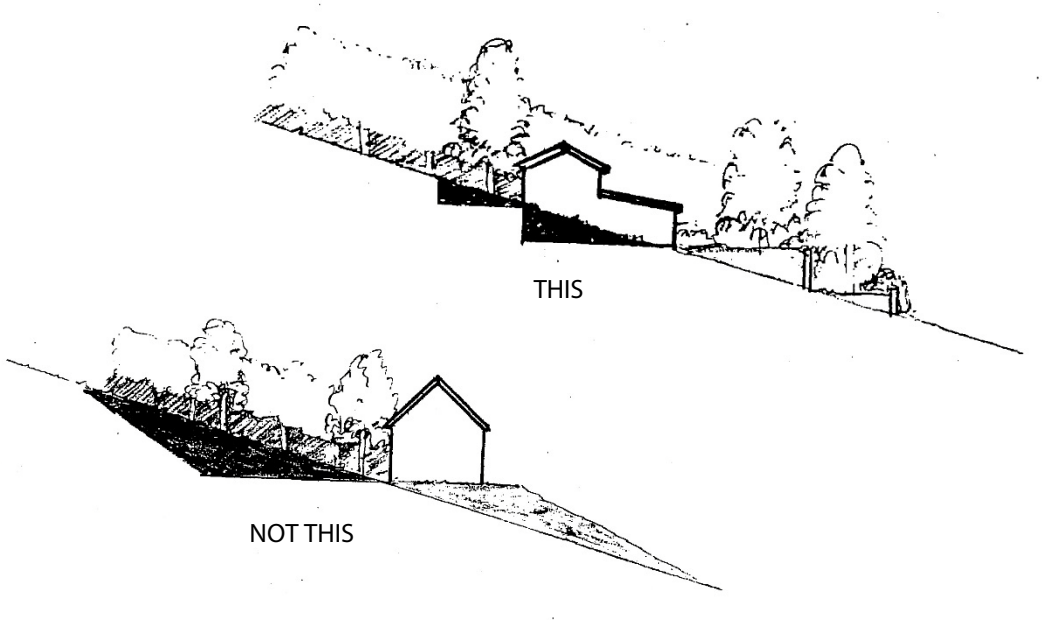
6) Roofs of lower levels should be used as decks, where desired.

e. Building volumes should be broken up both vertically and horizontally.

f. All buildings should have shadow relief created by overhangs, projections, recesses and plan offsets.

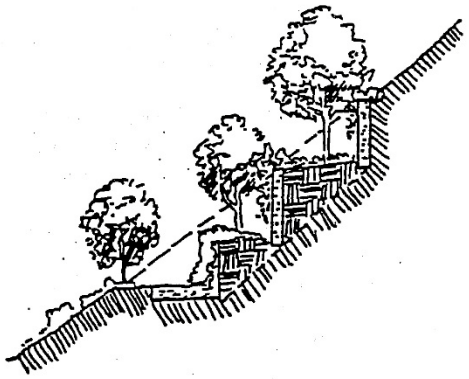
g. Building and roof forms should be broken into compositions of smaller components to reflect the irregular forms of hillside settings.

h. Building forms should be "stepped" to conform to the site topography. Various levels should be broken with extended roof forms.



i. Color selections should be muted and show evidence of coordination with the predominant colors and values of the surrounding landscape. Roof colors should tend toward darker earth tones in order to be less conspicuous when viewed from a distance.

j. As few retaining walls as possible should be used. Retaining walls should be colored to match adjacent soils or stone, and visually softened with landscaping.



k. To the maximum extent feasible, freestanding vertical retaining walls shall not exceed eight (8) feet in height. The height of the wall shall be measured from the natural or finished grade at the base of the lower side of the wall to the top edge of the wall material.

l. Exposed walls should be designed, stepped back and colored to soften their visual impact.

m. The visual impact of structures should be minimized with landscaping.

4. Hillside Landscaping

a. Existing tree groupings and specimen trees should be retained and incorporated into new development. When native vegetation and tree groupings must be removed, hillsides should be replanted with irregularly grouped tree species that have similar appearance to removed materials when seen from a distance.

b. Plant materials should be selected for their effectiveness in respect to erosion control, fire resistance and drought tolerance. Plants should be chosen based upon the following criteria:

1) Appropriateness for Santa Barbara's climate zone

2) Drought and fire resistance

3) Form considerations: height, branching patterns, density

4) Maintenance

5) Aesthetic considerations: flowering, fruiting, leaf color

c. On slopes with a run to rise ratio of 2:1 or greater, plant materials with deep rooting characteristics should be selected to minimize erosion and reduce surface runoff.

d. Planting design for slope areas should include a variety of plants and be planned for both short and long term effects, including as many of the following concepts as appropriate.

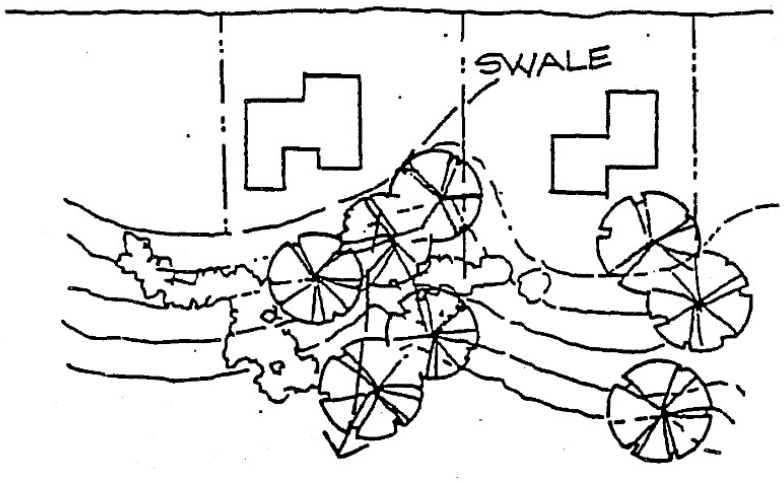
1) Rapid-growing plants should be used for quick slope coverage to prevent surface erosion.

2) Wide spreading deep rooted spreading shrubs and mounding trees should be used to provide surface coverage and stabilize lower soil levels.

3) Irregular plant spacing should be used to achieve a natural appearance on graded slopes. Trees should be planted along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slope. Shrubs of varying height may be planted between tree stands.

4) When grading affects bedrock or consolidated subsoils, cut slopes should be constructed with contoured shapes and have rough, irregular finish surfaces, which provide niches for soil and moisture collections.

5) When possible, trees should be planted in swale areas to more closely reflect natural conditions and gather surface runoff for plant irrigation.



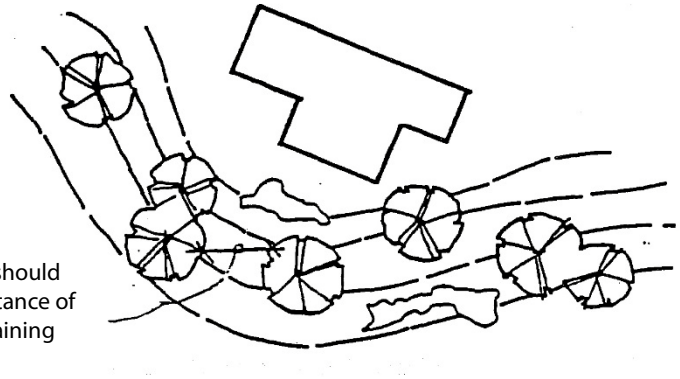
5. Hillside Brush Removal, Planting and Revegetation to Reduce Fire Hazard

a. Landscaping and revegetation should be designed to mitigate the visual impacts of grading and clearing, to replace valuable watershed vegetation, and to control erosion.

b. Plant materials should be selected to minimize fire hazards to all structures. In high fire hazard hillside areas, appropriate "greenbelting" and "zone concept" planting, as described in c below, is encouraged.

c. A transitional zone between ornamental landscaping and native vegetation may be created by selective pruning and thinning of native plants and revegetation with low fuel volume plants. The goal of establishing transitional plantings is to slow approaching fire by reducing the fire's fuel supply. The following techniques may be used to accomplish this goal.

1) Evaluate existing plant materials in the transitional zone for fuel volume and health. Remove plants of particularly high fuel volume from this area. Chaparral clearing performed to meet Fire District requirements shall be accomplished by "mosaic" clearing methods only.



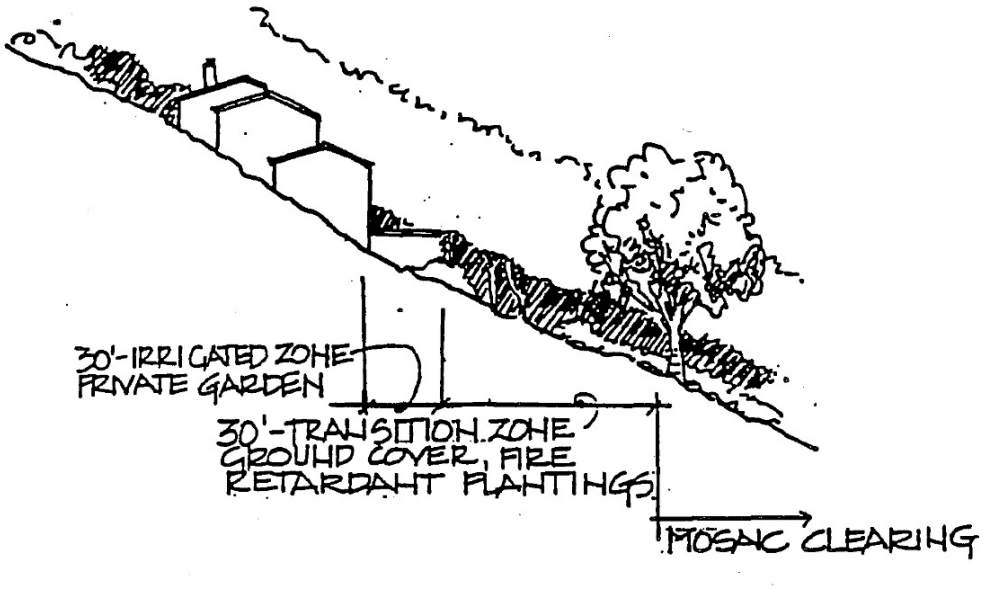
Cleared space should be equal to distance of canopy of remaining vegetation

2) Retain low fuel volume native plants in thinned out groupings.

3) Clear away all dead leaves and branches in this area annually. Thin native plants by pruning to reduce the fuel volume.

4) Irrigate this zone monthly if water supply permits during summer months to retain a high level of moisture in plant leaves.

5) Landscapes should be divided into three zones which represent different types of vegetation. The following dimensions are recommended subject to Fire District approval.



Zone #1: Minimum 30 feet around residences the landscape zone may contain traditional trees, shrubs, groundcovers and lawn. Plants with high moisture content are recommended for this zone. Removal of all native brush, weeds, grass and hazardous vegetation is required.

Zone #2: 30 to 100 feet away from the house should include low plants, up to 18 inches high, such as fire resistant groundcovers to act as a fuel break and prevent the spread of ground fires. Plants with high fuel volume are discouraged. Native vegetation should be selectively pruned and thinned.

Zone #3: A variable distance is the fringe area adjacent to wildland or open space. The synthetic wildland, a mixture of native and introduced vegetation, should be trimmed and thinned. This area should be maintained regularly to eliminate build up of dry brush and litter. Native brush should be selectively pruned and thinned in a mosaic pattern.

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V. OTHER CATEGORIES

A. NEIGHBORHOOD COMMERCIAL

1. **Definition:** The purpose of the Neighborhood Commercial district is to provide areas within residential neighborhoods for local retail businesses to serve the daily needs such as food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area.

2. **General Statement:** All commercial projects in Montecito should strive to respect the scale and character of surrounding residential neighborhoods. Projects should comply with the guidelines set forth in this document with respect to design, landscaping and architectural sensitivity to the Montecito area and history. Mixed use developments are encouraged.

3. **Guidelines:**

    a. Projects should be designed as a series of individual shops with varying storefronts and volumes, architectural images and designs which do not appear as a single building.

    b. New development should be compatible with the existing scale and character of surrounding commercial and residential development.

    c. Landscaping should be provided in proportion to the project and site with preservation of specimen trees and existing vegetation encouraged.

B. VISITOR-SERVING COMMERCIAL

1. **Definition:** The purpose of the visitor-serving commercial district is to provide for tourist recreational development in areas of unique scenic and recreational value. It is the intent of this district to provide for facilities that are compatible with and subordinate to the recreational setting and to allow maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources.

2. **General Statement:** All commercial development in Montecito should strive to respect the scale and character of surrounding residential neighborhoods. Projects should comply with the guidelines set forth in this document, with respect to design, landscaping and architectural sensitivity to the Montecito area and history.

3. **Guidelines:**

   a. Improvements to resort visitor-serving hotels shall be designed to be consistent with the existing historic "Cottage Type Hotel" tradition from the early days of Montecito.

      1) New or reconstructed cottages shall be limited to six units (keys) per cottage.

      2) Two thirds of any new or reconstructed buildings which are guest rooms shall be limited to sixteen (16) feet in height.

   b. Visitor resort facilities shall be compatible in mass, bulk, scale and design with the residential character of the surrounding neighborhoods.

   c. Cottage units shall be separated by landscaping to minimize the bulk and scale of development.

   d. Parking areas shall be broken into small groupings of parking spaces and shall be fully landscaped.

C. EDUCATIONAL, INSTITUTIONAL AND OTHER PUBLIC AND QUASI-PUBLIC USES

1. **Definition:** Educational uses include all existing schools from elementary through college level. Institutional, public and quasi-public uses are institutional, academic, governmental, and community service uses, either publicly owned or operated by nonprofit organizations.

2. **General Statement:** All educational, institutional and other public and quasi-public uses in Montecito shall strive to respect the scale and character of existing surrounding residential neighborhoods.

3. **Guidelines:**

   a. All educational, institutional and other public and quasi-public uses should be developed in a manner compatible with the community's residential character.

D. DESIGN RESIDENTIAL AND PLANNED RESIDENTIAL DEVELOPMENT

1. **Definition:** The purpose of the Design Residential and Planned Residential Development zones is to provide flexibility and encourage innovation and diversity in

the design of residential developments. The intent is to ensure comprehensively planned, well designed projects.

2. **General Statement:** All residential development in Montecito shall strive to respect the scale and character of existing surrounding residential neighborhoods. In reviewing a project's consistency with scale and character, the emphasis should not be strictly on house size and lot size. The intent of the Design Residential and Planned Residential zones is to allow flexibility and encourage innovation and diversity in developments in order to provide desirable aesthetic and efficient use of space and to preserve significant natural, scenic, cultural, and open space resources of a site.

3. **Guidelines:**

   a. All Design Residential and Planned Residential Development projects should be designed in a manner compatible with the community's residential character.

   b. Building orientation and landscape screening should be used to integrate Design Residential and Planned Residential Development projects with the surrounding neighborhood.

   c. Residential projects should comply with the guidelines set forth in Section III of this document (Residential Architectural & Landscape Design Guidelines) with the exception of Section III.B.3.a (Recommended Maximum House Net Floor Area).

   d. Design Residential and Planned Residential Development projects with a mix of housing types (e.g., single family and duplexes) should be designed so that housing types are integrated with one another and internally consistent.

E. SIGNAGE

1. **Definition:** Signage is any device or projected image which is used to advertise, identify, direct or inform persons concerning enterprises, products, goods or services.

2. **General Statement:** Signs have a strong visual impact on the character of the community. As a prominent part of the scenery, signs attract or repel the viewing public, affect the safety of vehicular traffic, and help set the tone of the neighborhood when they are suitable and appropriate.

   The following guidelines are intended to protect and enhance the residential and pedestrian character of the community. Limits on the size, type, and location of signs minimize their distracting effect on both pedestrians and drivers.

Signs should serve primarily to identify an establishment, organization, institution, or enterprise. Signs should not subject people to excessive competition for visual attention. Signs should harmonize with buildings and the neighborhood.

In addition to these Guidelines, signs are subject to the requirements of the County's Chapter 35, Article I Sign Ordinance in the Coastal Zone and Chapter 35.438 of the MLUDC in the Inland Area.

3. **Guidelines:**

a. No signs except public road, directional, and ground entrance signs shall be installed on parkways or road sides.

b. Signs shall not conflict with traffic control signs in color, shape, working, or location.

c. The following signs are prohibited:

1) Billboards

2) Portable

d. The following signs are discouraged:

1) Signs which rotate, move, glare, flash, change, reflect, blink, or appear to do any of the above

2) Sign poles

3) Mobile signs

4) Internally illuminated signs unless traditional materials and methods are used and approved by MBAR

e. Signs or lettering on awnings and canopies shall be limited to the valance area.

f. The following materials and methods are desirable:

1) Sign face, supports, and standards of resawn or rough sawn wood and/or wrought iron with painted or stained background and lettering

2) Sign face, supports, and standards of smooth wood trimmed with moldings of historically based design and lettering

3) Signs painted directly on the face of a building

4) Wood cutouts, wrought iron or other metal silhouettes further identifying a business

5) Lighting standards in style typical of a building's architecture and period

g. The following materials and methods are not allowed:

1) Contemporary finish materials such as plastic, aluminum, and stainless steel

2) Imitation wood or imitation marble

3) Fluorescent paint

4) Exposed spot lights, exposed neon tubing, and exposed lights or electrical conduits

F. HISTORIC STRUCTURES

1. **Definition:** Historic structures are those structures officially designated as structures of historic merit or historic landmarks, either nationally or by the County of Santa Barbara.

2. **General Statement:** Goal CR-M-1 of the Montecito Community Plan states "Preserve and protect properties and structures with historic importance in the Montecito community to the maximum extent feasible." Historic architecture which has been officially designated as an historic landmark, either nationally or by the County of Santa Barbara, should be given special consideration during the design review process.

3. **Guidelines:**

a. Consistent with landmark regulations, MBAR and the community should work closely with, and assist owners of, historic landmarks or structures of historic merit to maintain the original character while providing for new needs.

b. Consistent with landmark regulations, changes and/or additions to landmarks should be done in a way that generally does not compromise the original design.

c. Consistent with landmark regulations, materials and details should be generally consistent with the original structure.

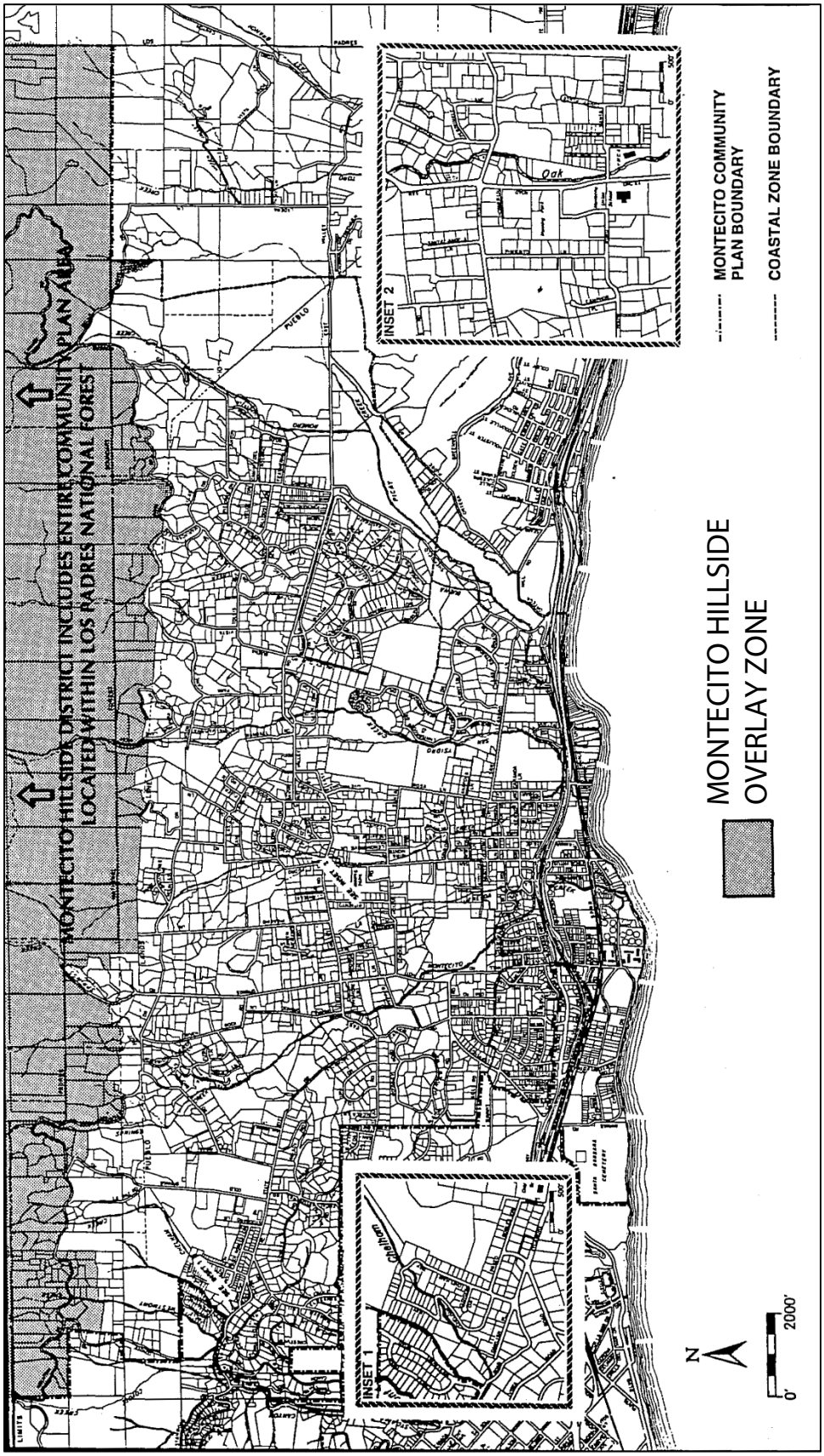
MONTECITO HILLSIDE DISTRICT INCLUDES ENTIRE COMMUNITY PLAN AREA LOCATED WITHIN LOS PADRES NATIONAL FOREST
INSET 1
INSET 2
MONTECITO HILLSIDE OVERLAY ZONE
MONTECITO COMMUNITY PLAN BOUNDARY
COASTAL ZONE BOUNDARY
N
0'
2000'

FIGURE 1