

II. COMMUNITY DEVELOPMENT

MONTECITO COMMUNITY PLAN

G. COMMUNITY GOALS

The General Plan Advisory Committee drafted the following preamble to the Community Plan:

Montecito is a semi-rural residential area of approximately 13 square miles. Until the mid 1980's, development had occurred at a leisurely pace and in a manner that reinforced the historical semi-rural nature of the community. In the latter part of the decade, the community has experienced growth at a faster pace than the one-percent rate prescribed by the 1980 Comprehensive Plan Policies, resulting in an incremental loss of the quality of life that makes Montecito a desirable residential place to live. In addition, the need for careful resource planning has been identified in the following areas: water, road capacity, school classrooms, potential sewer plant treatment capacity, and regional air quality.

Montecito's semi-rural character and quality of life is reflected by the lack of sidewalks and traffic lights, the narrow winding roads, the aesthetics of road signing, predominantly low density residential development, limited commercial, resort/visitor serving uses and infrastructure development, the unobstructed community and neighborhood view corridors, the extensive greenery, the easy access to walking and riding trails, the uncrowded beaches and recreational facilities, the convenience of shopping, the relatively clean air, the friendliness and courtesy of small town neighbors, the fine elementary schools with low student/teacher ratios, and the diversity of housing, architecture, landscaping and property sizes.

To allow development in a manner consistent with available resources and in keeping with the semi-rural residential quality of life, the Community Plan Goals and Policies shall guide development within the Comprehensive Plan for the Montecito Planning Area.

This preamble was based on a community survey and numerous public forums which were held to identify the issues important to the community at large. Those issues were discussed in GPAC meetings and in several public forums and served as the basis for the goals, objectives, policies and actions presented within the Montecito Community Plan. Below is a list of goals and objectives identified in the community survey and public workshops:

- ▶ Allow development in a manner consistent with available resources;
- ▶ Preserve the special, semi-rural residential quality of the community;
- ▶ Preserve the extensive landscaping and "garden" atmosphere of much of the community;
- ▶ Protect views of ocean and mountains;
- ▶ Preserve open space;

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- ▶ Protect the scenic backdrop value of the foothills and mountainsides; protect the watershed function of the mountainsides; prevent excessive erosion and scarring from development;
- ▶ Protect habitats and other biological resources, and provide a balance between protection of species and flood control;
- ▶ Preserve the narrow, winding roads and lack of sidewalks;
- ▶ Provide for infill growth rather than expansion of the Urban Area;
- ▶ Maintain adequate services and infrastructure to support development and provide protection;
- ▶ Reduce the impact of noise from construction projects;
- ▶ Increase opportunities for beach access and recreation;
- ▶ Bring the Land Use and the Circulation Elements of the Montecito Comprehensive Plan into consistency;
- ▶ Implement architectural design guidelines.

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II. COMMUNITY DEVELOPMENT

A. INTRODUCTION



Picacho Lane is exemplary of Montecito's scenic roads.

The character of the Montecito Planning Area is determined to a large extent by its location on a gently sloping coastal shelf bordered by the Pacific ocean on the south and the Santa Ynez Range on the north. These two natural physiographic boundaries provide much of the scenic beauty of the Planning Area. Between these two boundaries, the urban area has developed as a primarily residential, heavily-landscaped, large lot area containing many large estates historic merit and a small commercial center. Scattered neighborhoods of small lots with old houses add to the residential mix. Smaller lots have developed south of the Highway 101 and along some of the beach front. A major commercial strip which provides neighborhood and commercial services to Montecito residents has developed along Coast Village Road, but is outside the Planning Area since it is located within the City of Santa Barbara.

Montecito is a community that is to a large degree nearing its ideal maximum buildout potential. Over the past decade land costs have increased dramatically, putting added pressures on properties to continue to develop beyond what is considered reasonable in light of resource constraints, infrastructure and support facility constraints, as well as the need to preserve the historic character of the community. As a means of preserving and protecting Montecito's unique character, this Community Plan sets forth land use designations and specific goals, policies and actions relating to community development. The following sections present data relating to recent housing trends, summarize the land use designations and list the goals, policies and actions relating to community development.

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B. RECENT HOUSING TRENDS

The following figures present information relating to total housing units, median housing values, and median rental values for the Montecito Planning Area, and as a comparison, the City of Santa Barbara (a community near build-out), the Orcutt Planning Area (a community that has experienced rapid recent suburban development), and Santa Barbara County as a whole. Census figures indicate that the total number of housing units within the Montecito Planning Area increased by ten percent between 1980 and 1990, from 3,563 units to 3,909 units.** While this increase in housing units is noticeably less than the increase that occurred within Montecito between 1970 and 1980, and within the County as a whole and newer growth areas between 1980 and 1990, it is considerable in terms of a near built-out community. By comparison, the increase in dwelling units within the City of Santa Barbara was only seven percent between 1980 and 1990.

Total Housing Units, 1970-1990

YEAR	MONTECITO	percent change	CITY OF SANTA BARBARA	percent change	ORCUTT	percent change	SB COUNTY	percent change
1970	2938	--	29,566	--	4935	--	88,755	--
1980	3563	21%	33,898	15%	7107	44%	114,720	29%
1990	3909	10%	36,226	7%	10,806	52%	138,149	20%

Between 1970 and 1990, many communities within Santa Barbara County and the County as a whole experienced atypically high increases in median housing and rental values. Of the communities within the County, during this period, Montecito experienced one of the greatest increases in housing cost and rental rates. These increases have resulted in substantial pressure to subdivide existing parcels; construct large, new houses; and renovate and enlarge existing homes, all of which Montecito has increasingly witnessed within the last two decades. The rapid growth that accelerated in the mid 1980's, was one of the fundamental issues addressed in the development of this plan.

** Housing units include detached and attached units as well as mobile homes and an "other" category. Census counts make no distinction as to whether or not the unit counted is on file with the County as a permitted unit. Therefore, the number of housing units counted by the Census Bureau includes permitted units, legal non-conforming units (built before permits were required) and illegal units (built or converted without permits).

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Median Housing Sales Values, 1970-1990

YEAR	MONTECITO	percent change	CITY OF SANTA BARBARA	percent change	ORCUTT	percent change	SB COUNTY	percent change
1970	\$50,300	--	\$25,700	--	\$19,600	--	\$23,500	--
1980	\$253,300	404%	\$130,800	409%	\$74,700	281%	\$104,00	343%
1990	\$694,500	174%	\$346,900	165%	\$179,100	140%	\$250.00	140%

Median Housing Rental Values, 1970-1990

YEAR	MONTECITO	percent change	CITY OF SANTA BARBARA	percent change	ORCUTT	percent change	SB COUNTY	percent change
1970	\$163	--	\$125	--	\$120	--	\$121	--
1980	\$389	139%	\$291	133%	\$304	153%	\$276	128%
1990	\$1091	180%	\$670	130%	\$643	112%	\$606	120%

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C. SUMMARY OF LAND USE DESIGNATIONS

The Community Plan's land use designation changes have been developed to preserve the existing predominantly large lot, single family character of the community while still allowing development of new housing units on vacant residential lots. Under the Community Plan, approximately 963 new residential units could be added; approximately 540 of these units could be on existing legal vacant parcels, and approximately 194 units could result from affordable housing programs. The 963 unit figure is a considerably less than the approximately 3000 units allowed under the 1980 Comprehensive Plan (or approximately 1,800 units if potential residential units on properties with an Institutional or Educational Facility designation such as Casa Dorinda are not included). Figures 15, 16, 17, and 18 depict the land use designation adopted for Montecito as part of this Community Plan. The following table depicts buildout projections of previous and Community Plan land use designations.

1980 Comprehensive Plan vs. Community Plan Buildout Potential

SUB-AREA	1980 COMP PLAN ADDITIONAL BUILDOUT	COMMUNITY PLAN ADDITIONAL BUILDOUT
Central Urban	2524	684 (48 units of which are affordable)
Coastal	362	199 (146 units of which are affordable)
Mountain	157	80 (none of which are affordable)
Entire Montecito Planning Area	3,043	963 (194 units of which are affordable)


In addition to reducing the number of potential residential units, the Community Plan limits commercial growth to that which can occur within the existing neighborhood commercial and visitor-serving areas; no new commercial parcels were created. A floor-to-area ratio (FAR), which is a measurement of commercial development intensity represented by the ratio of a commercial building's floor area to its lot area, of 0.25 was adopted for any new neighborhood commercial development. An FAR of 0.25 is applied to Visitor Serving Commercial areas within the Coastal Zone, and an FAR of 0.10 is applied to Visitor Serving Commercial areas within the inland portion of the Planning Area. However, the floor-to-

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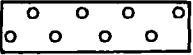
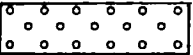
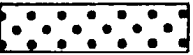



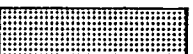


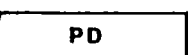
area ratio may exceed 0.25 for any portion of a neighborhood commercial property where residential units are developed as affordable housing units.

MONTECITO LAND USE




OPEN LAND USES

- A-I** AGRICULTURE I
(5-40 acre minimum parcel size)
- MA** MOUNTAINOUS AREAS
(40-640 acre minimum parcel size)
-  RECREATION AND/OR OPEN SPACE


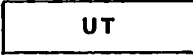
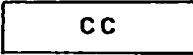

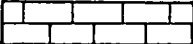
RESIDENTIAL

	density (units/acre)	min. parcel size
 SRR-0.1	0.1	10 acres
 SRR-0.2	0.2	5 acres
 SRR-0.33	0.33	3 acres
 SRR-0.5	0.5	2 acres
 SRR-1.0	1.0	1 acre
 SRR-1.8	1.8	20,000 sq.ft.
 SRR-3.3	3.3	15,000 sq.ft.
 SRR-4.6	4.6	7,000 sq.ft.
 SRR-12.3	12.3	7,000 sq.ft.
 PD	PD	(Planned Development)



COMMERCIAL

-  GENERAL COMMERCIAL
-  NEIGHBORHOOD COMMERCIAL
-  RESORT/VISITOR SERVING COMM.


COMMUNITY FACILITIES

-  EDUCATIONAL FACILITY
-  PUBLIC UTILITY
-  CIVIC CENTER
-  CEMETERY
-  INSTITUTION/GOVERNMENT FACILITY

OVERLAY DESIGNATIONS

-  AFFORDABLE HOUSING-MIXED USE
-  AFFORDABLE HOUSING-BONUS DENSITY

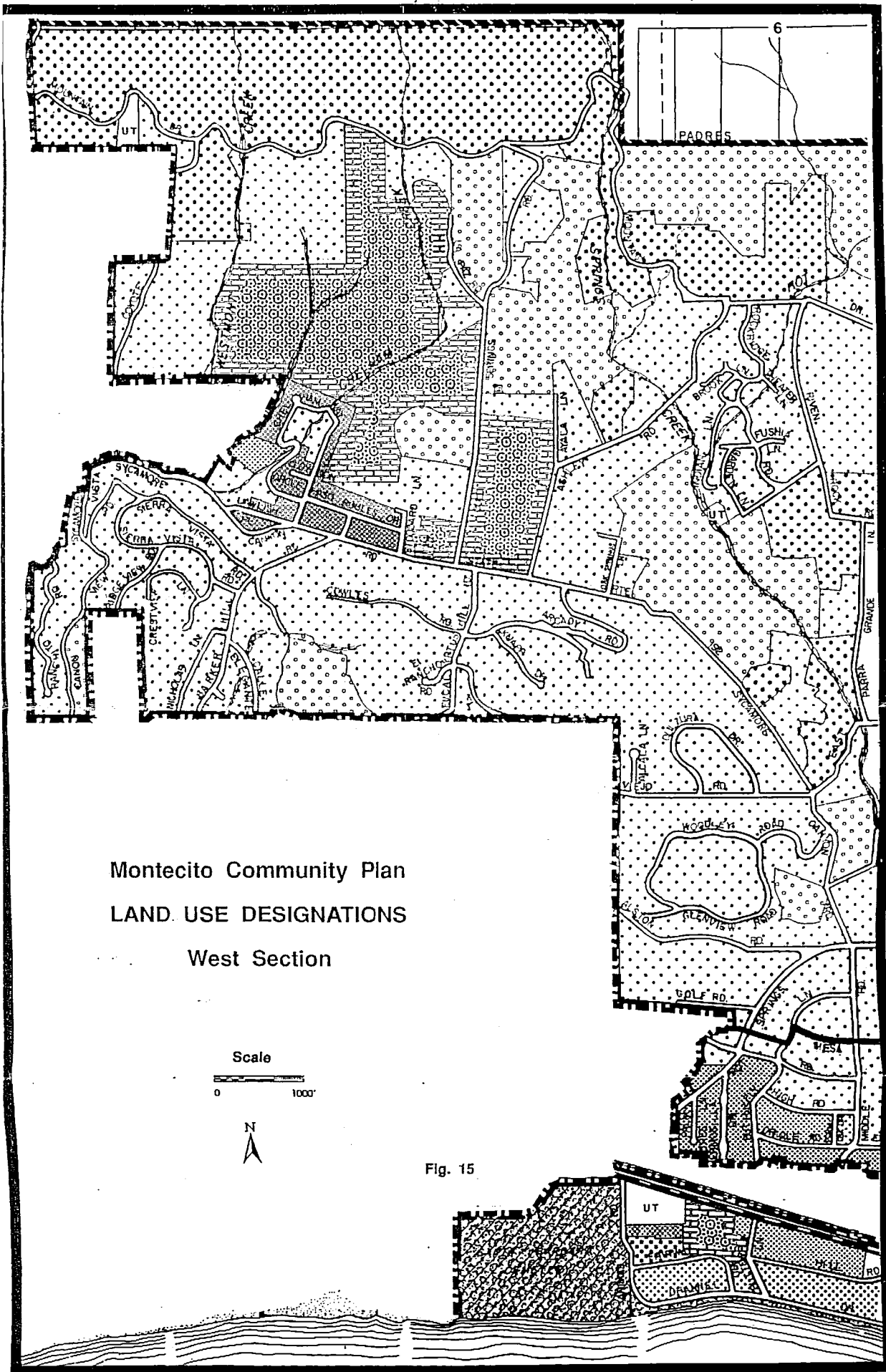
OVERLAY SYMBOLS

-  SPA

BOUNDARY LINES

-  COMMUNITY PLAN AREA
-  URBAN/RURAL
-  COASTAL ZONE

*Coastal Zone Boundary and Land Use Designations within the Coastal Zone
are pending certification by the California Coastal Commission*

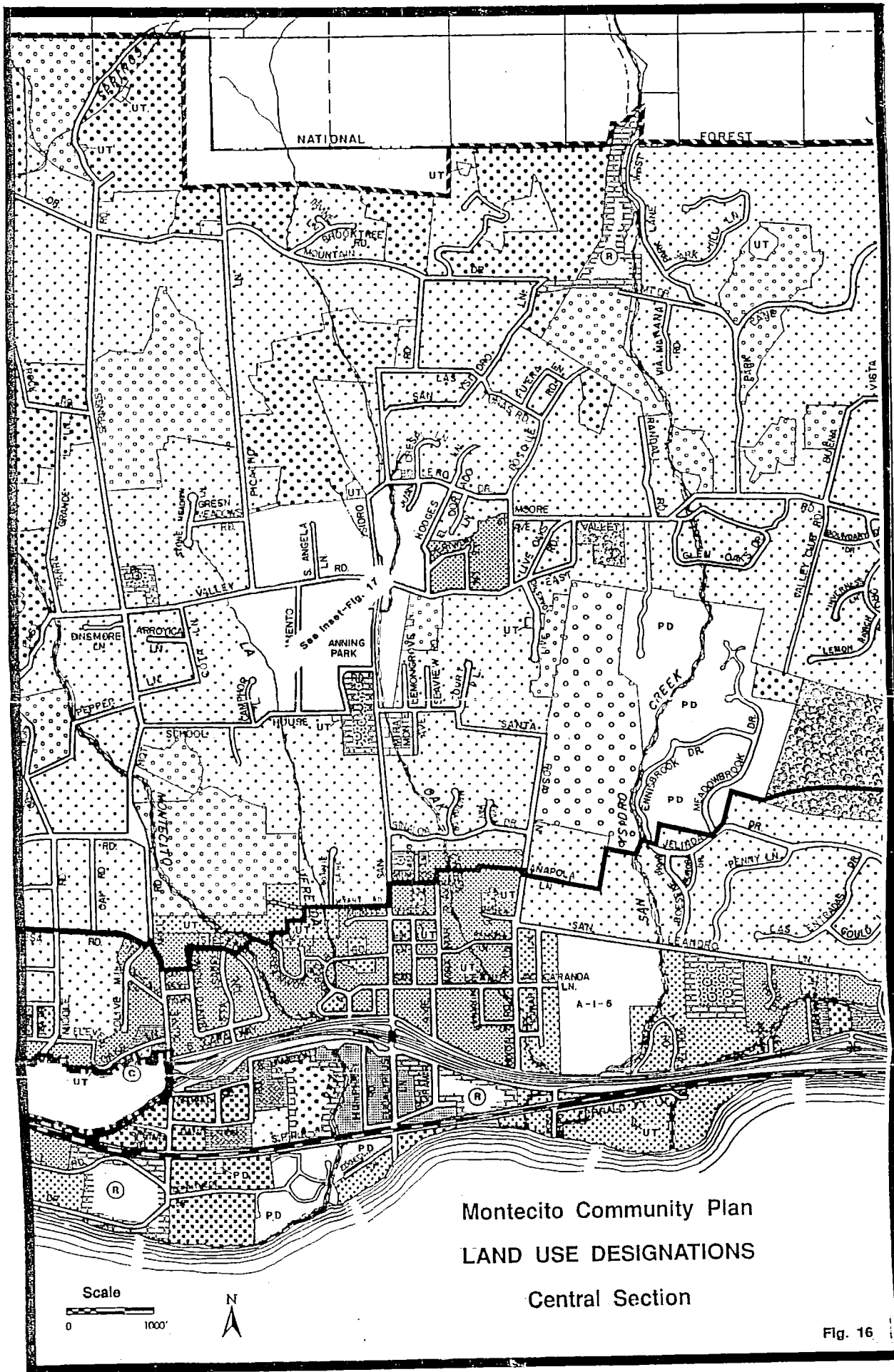


Montecito Community Plan
 LAND USE DESIGNATIONS
 West Section

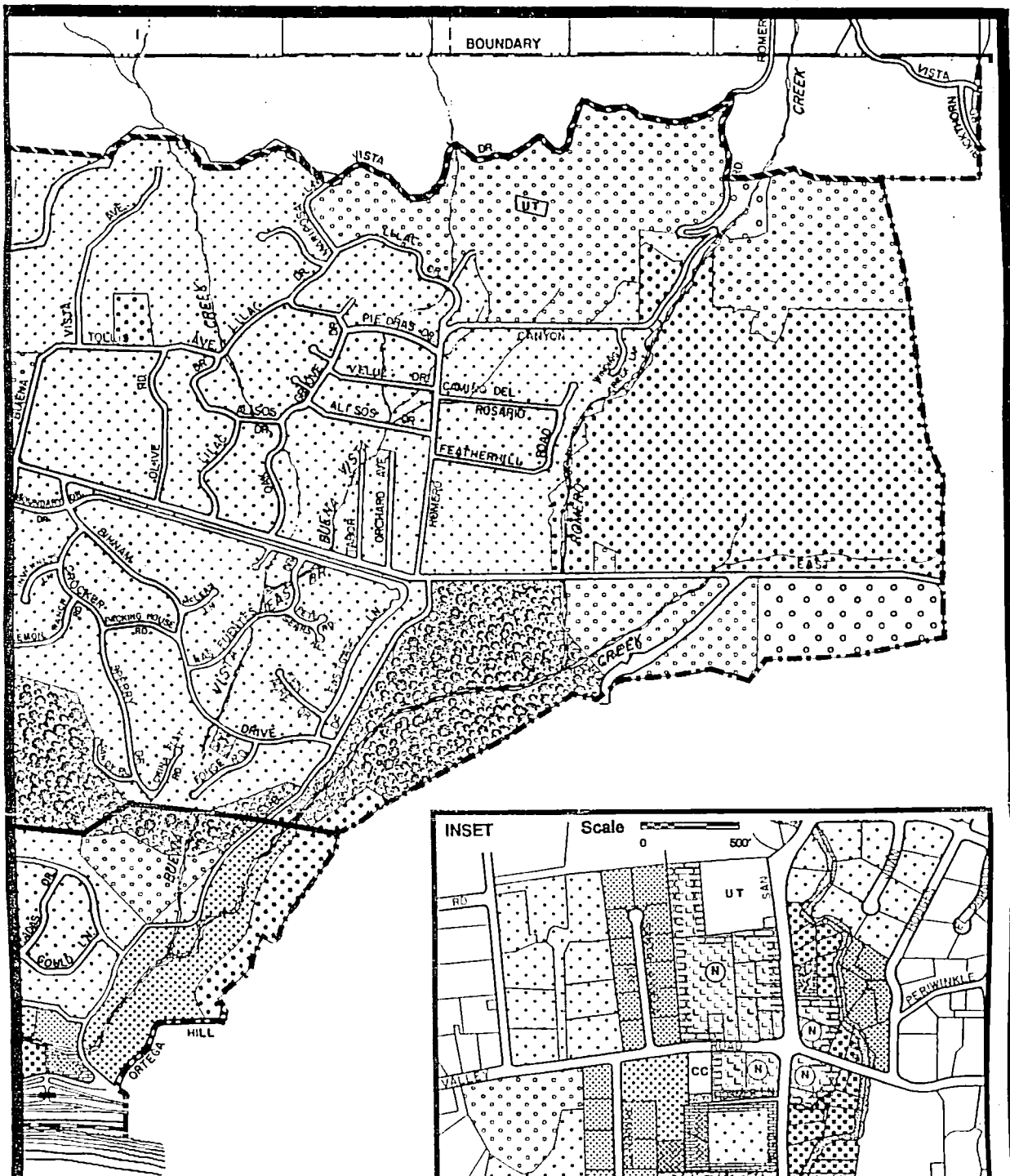
Scale
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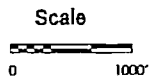
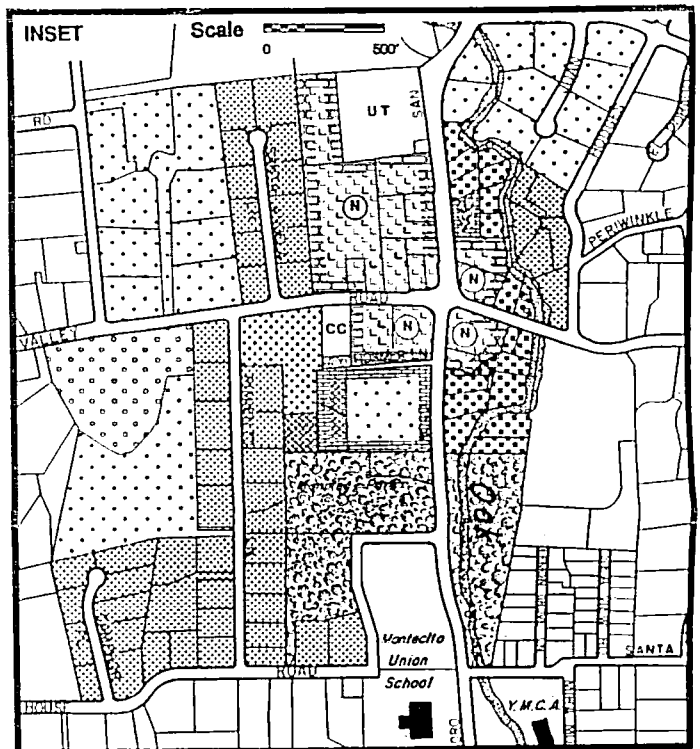
Fig. 15

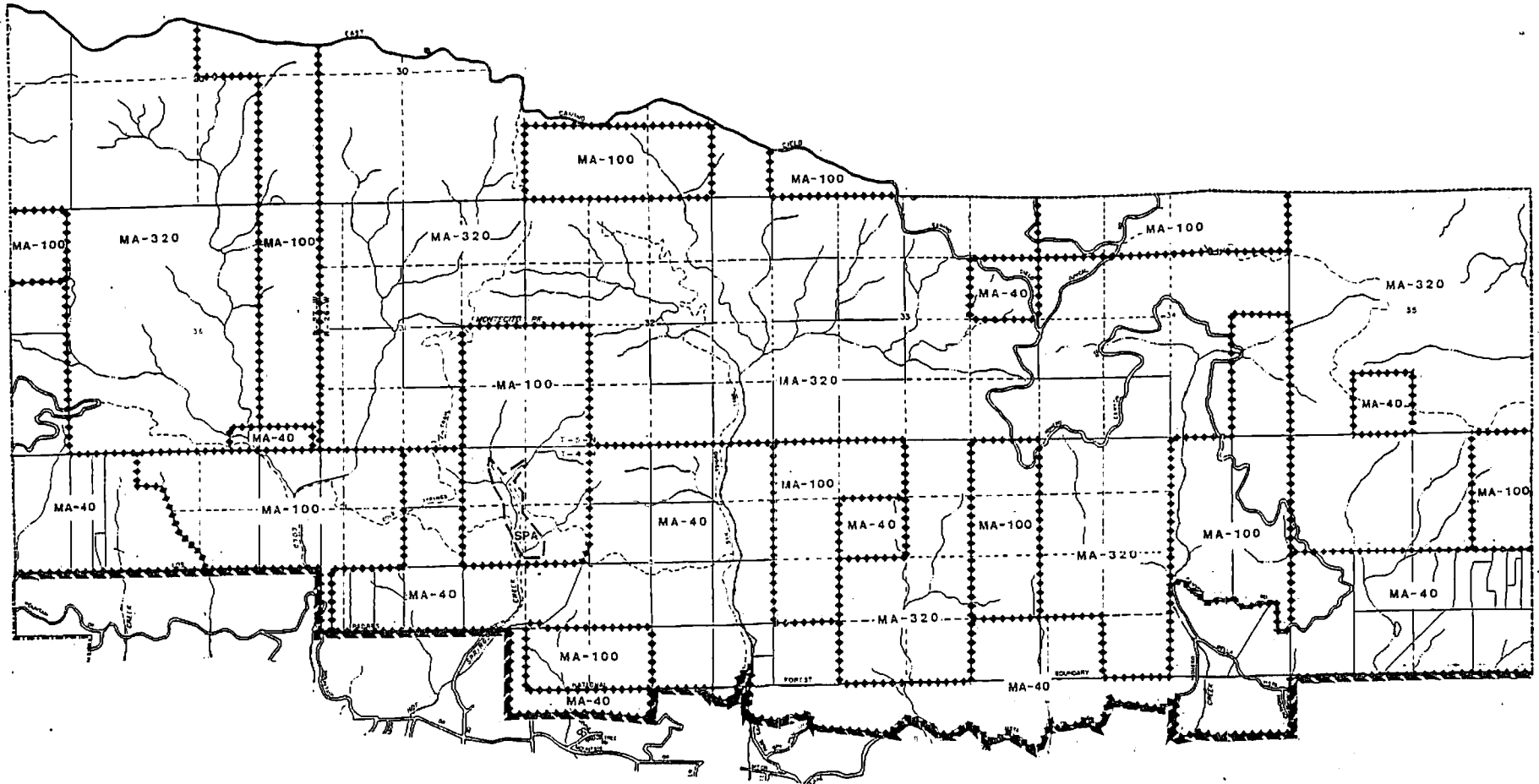


Montecito Community Plan
 LAND USE DESIGNATIONS
 Central Section



Montecito Community Plan
 LAND USE DESIGNATIONS
 East Section





Montecito Community Plan
 LAND USE DESIGNATIONS

North Section

Fig. 18

Scale
 0 1000'



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To better understand land use designations adopted by the Community Plan as they relate to 1980 Comprehensive Plan designations, the following sections describe land use designations and potential buildout prior to the update process (i.e. 1980 Comprehensive Plan) and as adopted by this Community Plan. These sections describe land use designations and buildout in terms of three general geographic regions within Montecito, namely, the Central Urban sub-area, Coastal sub-area, and Mountain sub-area. Figure 19 outlines the boundaries of each sub-area.

As noted earlier, Phase I of the Community Plan update included interim changes to the 1980 Comprehensive Plan land use designations. These changes were broad in scope and were expected to be refined in Phase II. Notable among the changes made by Phase I were the addition of a "Semi-rural Residential" (SRR) designation which replaced the previous "Residential" designation and the increase of "Mountainous Area" minimum parcel sizes. Phase I changes to the 1980 Comprehensive Plan were depicted on land use maps and have been in use since mid-1991 with the knowledge that new designations will be forthcoming when the Community Plan is adopted. Because Phase I land use designations were temporary in nature and were expected to be refined in Phase II, they are not described in the following section.

1. Central Urban Sub-area

Location: The Central Urban sub-area is bordered to the north by the Los Padres National Forest; to the south by Highway 101; to the east roughly by Picay Creek, and to the west by Santa Barbara City Limits. The southern portion of the sub-area includes parcels within the Coastal Zone.

Existing Land Use Characteristics: The Central Urban sub-area is generally characterized as semi-rural, consisting primarily of single family homes on lots of one acre or larger. Currently, the sub-area supports approximately 2,200 units and 500 vacant parcels which vary in size from 0.3 to 84.0 acres. The sub-area contains a variety of residential densities and minimum parcel sizes which are consistent with historical development patterns in Montecito where large lots/homes and neighborhoods of small lots/cottages have developed side-by-side. The area also contains scattered historic estates with homes constructed by early settlers usually from the Eastern United States. Narrow winding roads and a lack of sidewalks and traffic lights reflect the area's semi-rural character. Located within the Central sub-area are the Village area, the central core of Montecito and its only commercial center, and Manning Park, its only public park.

Previous Comp. Plan Land Use Designations and Potential Buildout: Prior to the Community Plan update, the Central Urban sub-area was predominantly composed of parcels designated Residential 1.0 which allowed one unit per acre; only a few

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The Village; a key feature of Montecito's Central Urban Sub-area and the Community's primary commercial center

parcels had densities greater than 4.6 units per acre. Notable exceptions to the residential designations included: the Village area which was designated neighborhood commercial, the Valley Club which was designated Public or Private Recreation and/or Open Space, the San Ysidro Ranch property which was designated

Resort/Visitor Serving Commercial, La Casa de Maria Retreat House which was designated Educational Facility, and Westmont College which contained parcels designated Educational Facility.

Under the 1980 version of the Comprehensive Plan, the Central Urban sub-area had a potential buildout of approximately 2500 of the 3000 units.

Community Plan Land Use Designations and Potential Buildout: Notable among the changes adopted by the Community Plan was the introduction of a new land use designation: Semi-rural Residential (SRR). The purpose of this designation is to provide for low-density residential development that will preserve the semi-rural character of an area. In general, within the Central Urban and Coastal sub-areas, parcels previously designated "Residential" were changed to SRR; the "Residential" land use/zoning designation no longer exists in Montecito. Also significant was the relocation of Montecito's urban/rural boundary which expands the rural area and causes certain parcels located along Mountain Drive and other mountainous areas to change in designation from Residential to Mountainous Area; and the application of affordable housing provisions to the commercial, educational and multi-family parcels in the central portion of the community. Other changes implemented by the Community Plan include a Public Utility (PU) designation for properties owned by utilities which did not previously have the PU designation (e.g. Montecito Water District property, Montecito Fire District property, Riven Rock Mutual Water

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Company property), an Educational Facility designation for some Westmont College and Lotusland Foundation properties which were previously designated Residential, and a Recreation/Open Space designation for Birnam Wood golf course properties which were previously designated residential.

Under the Community Plan, the sub-area's additional potential buildout is reduced to approximately 684 units, approximately 48 of which would be affordable units as prescribed by affordable housing overlays. This reduction in buildout is the result of changing moderate density Residential designations to lower density Residential.

2. Coastal Sub-area

Location: The Coastal sub-area encompasses approximately 290 acres between Highway 101 and the Pacific Ocean. All parcels within the sub-area are in the Coastal Zone.

Existing Land Use Characteristics: The northern portion of the Coastal sub-area is primarily developed with cottages and duplexes. Notable in the northern portion is a 14 acre undeveloped parcel



A typical roadway and neighborhood in Montecito's Coastal Sub-area

south of Jameson Lane and west of Montecito Creek. Coastline development consists of an exclusive residential community immediately above or on the beach, two major hotel complexes, the Miramar and the Biltmore, and several condominium or clustered developments. The density of development is fairly high with no vertical beach access at the western end, minimal vertical access in the middle section and adequate vertical access at the eastern end. Also included in the sub-area are the Santa Barbara Cemetery and Music Academy of the West. An environmentally

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sensitive habitat (ESH) has been identified on the southern portion of the Music Academy property, and a flood hazard exists along Montecito Creek and Hot Springs Road.

Previous Comprehensive Plan Land Use Designations and Potential Buildout: The previous Comprehensive Plan assigned various designations to the Coastal sub-area. In the north of the sub-area, near Virginia and Danielson Roads, parcels were designated Residential 12.3 units per acre. Also designated Residential 12.3 were the Humphrey/Eucalyptus Road and Bonnymede Drive neighborhoods and two smaller parcels in the sub-area's east and west end. The Montecito Sanitary Disposal Plant had a designation of Public Utility, the Santa Barbara Cemetery had a designation of Cemetery, the Music Academy of the West had a designation of Educational Facility, and the Biltmore and Miramar Hotels had designations of Resort/Visitor Serving Commercial.

Under the 1980 Comprehensive Plan, the Coastal sub-area had a potential buildout of approximately 360 units. Many parcels were built-out, and very few residential parcels with densities less than 4.6 unit per acre had the potential to add units. Several small parcels designated Residential 12.3 each had the potential to add nine to fifteen units.

Community Plan Land Use Designations and Potential Buildout: The primary land use designation changes applied by the Community Plan include the redesignation of several Residential parcels to Semi-rural Residential and the creation of an affordable housing overlay for the Virginia/Danielson Road area. Also changed were Southern Pacific Rail Road parcels which had been designated Right of Way but were changed to Transportation Corridor.

Under the Community Plan, the Coastal sub-area has an additional potential buildout of approximately 199 units, approximately 146 of which would be affordable units as prescribed by affordable housing overlays. Most of the reduction in potential buildout is the result of rezoning ten parcels from high density Residential to lower density Residential.

3. Mountain Sub-area

Location: The Mountain sub-area is bordered to the south by the Los Padres National Forest boundary and extends north, west and east to the limits of the Montecito Planning Area. The sub-area encompasses 9,984 acres and is located approximately 1/2 mile north of Mountain and Bella Vista Drives and just south of East Camino Cielo.

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Existing Land Use Characterist

ics: The Mountain sub-area is characterized by mountainous terrain covered with chaparral. The average slope of the area is in excess of 40 percent;



Mountain Drive, along the northern portion of the Central sub-area

fire hazard

is extreme, and public road access and availability of public services are extremely limited. Currently, the area is largely open space (there are 79 vacant parcels, encompassing 9,795 acres of open space; only nine units have been built). Several creeks with undisturbed riparian vegetation exist within the sub-area (e.g. Romero Canyon

Creek, San Ysidro Creek, Hot Springs Creek, and Cold Springs Creek). Oak woodland borders riparian vegetation in at least one location along each creek. A particularly substantial woodland borders the upper reaches of Cold Springs Creek. In addition to chaparral, riparian vegetation and oak woodland, several sensitive plants have been identified in the area.

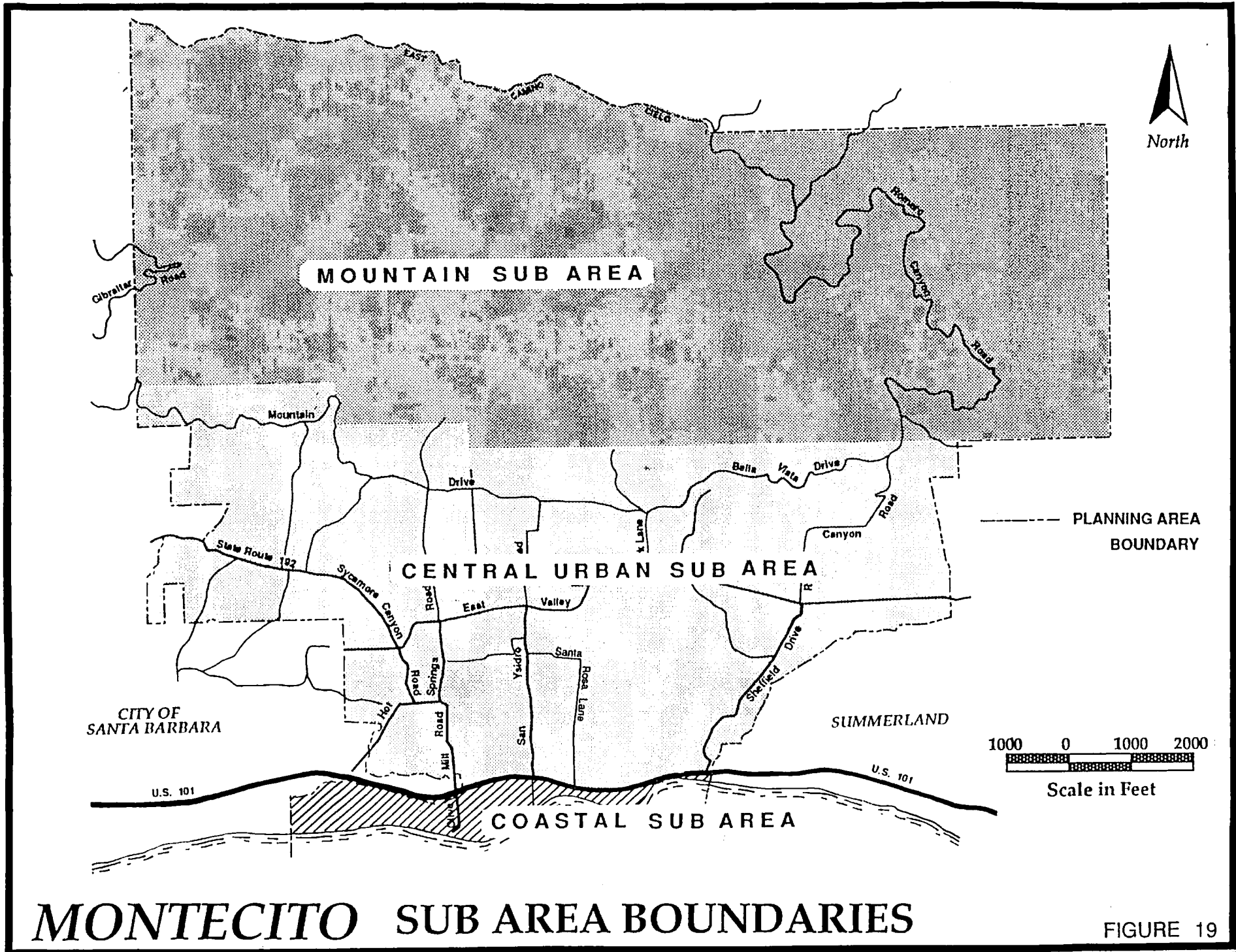
Previous Comprehensive Plan Land Use Designations and Potential Buildout: Prior to the Community Plan update, the majority of parcels within the Mountain sub-area had a Comprehensive Plan designation of Mountainous Area (MA) with a density of one unit per 40 or 100 acres. The intent of the Mountainous Area designation is to keep such lands free of intensive development so that they may be reserved for watershed, scenic enjoyment, grazing and orchards. Also within the sub-area were two large parcels (298 and 401 acres) designated for Agriculture and one parcel contains the spa overlay designation.

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Under the 1980 Comprehensive Plan, the Mountain sub-area had a potential buildout of approximately 160 units. Most parcels had the potential to add one unit, but several larger parcels had the potential to add two to ten units.

Community Plan Land Use Designations and Potential Buildout: The Community Plan converts the entire Mountain sub-area to the Mountainous Area designation and add MA-320 and MA-640 density designations to certain parcels. However, the sub-area will remain primarily one unit per forty acres (MA-40).

Under the Community Plan, the potential additional buildout of the area was reduced to approximately 80 units, none of which will be affordable. This reduction is the result of rezoning MA parcels (e.g. MA-40 to MA-100, MA-100 to MA-320 or MA-640). The area of the spa overlay is reduced to 20 acres of the original parcel and overnight accommodations would not be permitted at the spa site.



MONTECITO SUB AREA BOUNDARIES

FIGURE 19