

III. COMMUNITY DEVELOPMENT

GOALS, POLICIES & ACTIONS

MONTECITO COMMUNITY PLAN

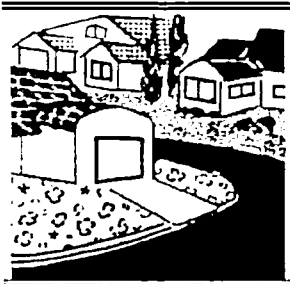
III. COMMUNITY DEVELOPMENT: GOALS, POLICIES, AND ACTIONS

GOAL G-M-1: Maintain And Preserve The Residential, Low Intensity, Semi-Rural Character Of Montecito.

Policy G-M-1: All existing Countywide and Coastal Plan policies apply to the Montecito Planning Area in addition to those specific policies and action items identified below.

Policy G-M-2: The Development Standards contained in this Plan shall be utilized to implement the policies of the Plan. Where appropriate, each of these standards shall be applied to the project under review unless the standard would be inapplicable or ineffective and/or other standards have been required which implement the policies.

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A. LAND USE - COMMUNITY CHARACTER

GOAL LU-M-1: In Order To Protect The Semi-Rural Quality Of Life, Encourage Excellence In Architectural And Landscape Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public Views, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean.

Policy LU-M-1.1: Architectural and development guidelines shall be adopted, implemented, and enforced by the County in order to preserve, protect and enhance the semi-rural environment of Montecito and the natural mountainous setting.

Action LU-M-1.1.1: Architectural Guidelines and Development Standards shall be developed by the County in consultation with the Montecito Association, and the General Plan Advisory Committee and adopted by the County Board of Supervisors by the end of fiscal year 1992-93 in order to preserve, protect and enhance the semi-rural environment of Montecito. These standards and guidelines shall apply to all new residential and commercial development, major exterior remodels and "teardowns" (as defined by the guidelines). These guidelines shall address (but not be limited to):

- a. Residential floor area allowed based on lot size;
- b. Potential visual impacts resulting from project design and neighborhood compatibility issues;
- c. Site planning (e.g. location of easements; impacts to sensitive habitats; amount and extent of grading; size, mass, scale, height of structure);
- d. Impacts to public and private views and of the mountains and ocean;
- e. Impacts to neighbor's privacy;
- f. Architectural design;
- g. Appropriate landscaping (including native plants) and potential loss of existing vegetation;
- h. Exterior illumination of structures, roads and property;

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i. Entrance gates;

The County (with assistance from the Montecito community) shall periodically review and update the Architectural Guidelines and Development Standards to strive to ensure their continued effectiveness.

Action LU-M-1.1.2: While developing the Architectural and Development Guidelines, the County shall review the Article IV Zoning Ordinance and consider amendments that create sideyard setbacks that vary in ratio to lot size and lot width in the residential zone districts.

Action LU-M-1.1.3: The Architectural Guidelines and Development Standards shall include specific provisions and guidelines for commercial development.

Action LU-M-1.1.4: The Architectural Guidelines and Development Standards shall define "minor alteration or addition."

Action LU-M-1.1.5: The Architectural Guidelines and Development Standards shall provide sign guidelines for commercial areas. These guidelines shall specify:

- a. The size, type, and placement of signs allowable on buildings;
- b. Construction and illumination specifications;
- c. Regulations for prohibited signs and definitions for sign exemptions;

Sign applications shall follow the procedure set forth in the Santa Barbara County Sign Ordinance (#2077) or its successor. The Resource Management Department shall enforce both the Sign Guidelines and the requirements of the Sign Ordinance.

Action LU-M-1.1.6: The Architectural Guidelines and Development Standards shall establish clear and objective standards for review of both the applicant and the Board of Architectural Review by developing a residential Floor Area Ratio (F.A.R.) in combination with height limitations, structural setbacks, and other standards related to the size, mass, scale, and bulk of residential units. In addition, specifications for limitations and exceptions to the residential F.A.R. shall be included.

Policy LU-M-1.2: Excessive grading for the sole purpose of creating or enhancing views shall not be permitted.

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Development Standard LU-M-1.2.1: New structures shall be limited to an average height of 16 feet above finished grade where site preparation results in a maximum fill of 10 feet or greater in height.

GOAL LU-M-2: Preserve Roads As Important Aesthetic Elements That Help To Define The Semi-Rural Character Of The Community. Strive To Ensure That all Development Along Roads Is Designed In A Manner That Does Not Impinge Upon The Character Of The Roadway.

Policy LU-M-2.1: New structures shall be designed, sited, graded, and landscaped in a manner which minimizes their visibility from public roads.

Action LU-M-2.1.1: In order to maintain the naturalized landscape currently characteristic of Montecito's residential roadways, standards shall be included in the Montecito Architectural and Development Guidelines which require that new structures and on-site parking areas in residential areas be screened from view from adjacent public roadways to the maximum extent feasible by careful site planning and landscaping.

Action LU-M-2.1.2: The Architectural Guidelines and Development Standards shall provide protection of identified view corridors through maximum integration of new development with natural vegetation and topography.

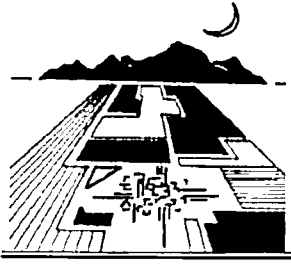
Policy LU-M-2.2: Lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community.

Action LU-M-2.2.1: The Architectural and Development Guidelines shall include standards for all outdoor illumination, including standards for public street lighting (e.g. style of light standards, brightness, and appropriate locations).

Policy LU-M-2.3: Priority for undergrounding of utilities should be given to the following roadways (in order of priority): San Ysidro Road, East Valley Road, Lower Hot Springs Road, and Olive Mill Road. Where power lines are undergrounded, undergrounding design shall include measures that will maintain magnetic field exposure at ambient levels as determined by field measurements.

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B. LAND USE - GENERAL



GOAL LUG-M-1: Comprehensively Plan For, And Maintain, An Ultimate Community Buildout That Is Based On The Conservation Of Limited Resources. Infrastructure And Services Planning Shall Respect The Need To Preserve The Community's Existing Quality Of Life And Community Character And Shall Be Scaled To

Accommodate Growth Provided Within The Context of The Adopted Land Use Maps And This Plan.

Policy LUG-M-1.1: The County shall recognize that the Montecito Planning Area is a community nearing its full buildout potential, and shall require that development respect its small town, semi-rural character.

Policy LUG-M-1.2: The ultimate buildout determined for the Montecito Rural Area shall minimize the need for services and infrastructure by retaining large minimum parcels sizes in areas intended primarily for resource management and passive recreational uses. Residential uses shall respect the need to protect natural, visual, and aesthetic resources.

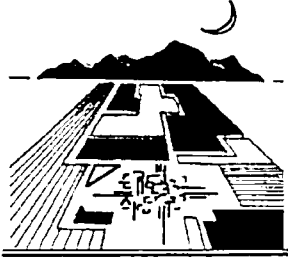
Action LUG-M-1.2.1: The County shall adopt the Community Plan Land Use Maps as the Comprehensive Plan Land Use Maps and the Local Coastal Plan Land Use Maps for the Montecito Planning Area.

GOAL LUG-M-2: Achieve Residential Development Patterns That Maintain The Desired Balance Between Growth And Availability Of Community Resources And Services.

Policy LUG-M-2.1: Agricultural activities on residential parcels that are consistent with the provisions of the applicable residential zone district shall be supported and encouraged by the County.

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C. LAND USE - RESIDENTIAL



GOAL LUR-M-1: Encourage And Protect Diversity Of Housing Types, While Maintaining The Predominately Large Lot, Single Family, Identity Of The Community.

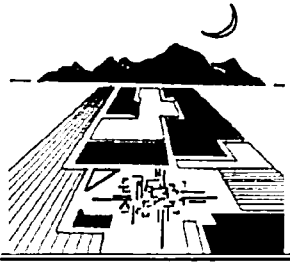
GOAL LUR-M-2: Achieve Land Uses In Montecito That Are Consistent With County Regulations And Ordinances.

Policy LUR-M-2.1: Zoning enforcement including the elimination or legalization of illegal residential uses shall be given a high priority by the County.

Development Standard LUR-M-3.1.1: In order to avoid onsite sensitive resources, minimize impacts, provide planning flexibility and be consistent with good planning practice, the County would consider a future development option for the Featherhill Ranch and Rancho San Carlos (APN 155-030-045, 155-070-01, -02, -03, -07, -08, -12, -13, -14) which provides for development on smaller or larger parcels than otherwise permitted by current zoning, without altering the density of development permitted by the County's Comprehensive Plan. (added by 95-GP-3, Resol. 95-540; 11/28/95)

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D. LAND USE - COMMERCIAL



GOAL LUC-M-1: Strive To Ensure That All Commercial Development And Uses Respect The Scale And Character Of Surrounding Residential Neighborhoods.

Policy LUC-M-1.1: Commercially designated land serving local needs shall be provided within the "Village Area" but not expanded to new sites.

Policy LUC-M-1.2: New commercial land designations and uses shall be limited to those needed to serve the greater Montecito community (i.e., neighborhood commercial (CN) zoned).

Action LUC-M-1.2.1: For planning purposes the County acknowledges Coast Village Road as serving many commercial needs in the Montecito community. The County should continue to work cooperatively with the City of Santa Barbara to minimize impacts to the infrastructure, resources, and public services resulting from the development of this area and its environs.

Policy LUC-M-1.3: No additional Visitor-Serving Commercial (i.e. CV-zoned) areas shall be designated in Montecito. However, existing resort hotels and motels may be improved on existing sites.

Policy LUC-M-1.4: A maximum Floor Area Ratio (F.A.R) of 0.25 shall be applied to parcels zoned Neighborhood Commercial (CN). A reduction in the maximum F.A.R. however may be required for consistency with other adopted goals, policies and regulations, or may be required for compatibility with surrounding areas. The maximum F.A.R. shall not apply to on-site affordable housing, pursuant to provisions of the Neighborhood Commercial zone district.

Action LUC-M-1.4.1: Amend Article IV text to add an F.A.R. requirement in the Neighborhood Commercial (CN) zone district.

Policy LUC-M-1.5: A maximum Floor Area Ratio (F.A.R) of 0.25 shall be applied to parcels zoned Resort-Visitor Serving (CV) in the Coastal Zone, and a maximum FAR 0.10 shall be applied to parcels

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zoned CV in non-coastal areas. A reduction in the maximum F.A.R. however may be required for consistency with other adopted goals, policies and regulations, or may be required for compatibility with surrounding areas. The maximum F.A.R. shall not apply to on-site affordable housing, pursuant to provisions of the Resort-Visitor Serving Commercial zone district or for projects where a finding for a zoning ordinance variance may be made.

Action LUC-M-1.5.1: Amend Articles II/IV text to add an F.A.R. requirement in the Resort-Visitor Serving (CV) Zone District.

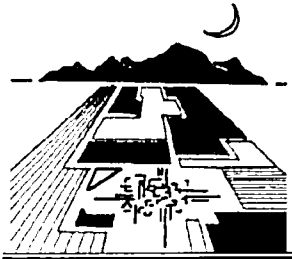
Policy LUC-M-1.6: Improvements to resort visitor-serving hotels shall be designed to be consistent with the existing historic "Cottage Type Hotel" tradition from the early days of Montecito. "Cottage Type Hotel" is defined by cottages limited to six guest rooms each, which are generally single story in height.

Action LUC-M-1.6.1 The Montecito Architectural Guidelines and Development Standards shall include criteria for "Cottage Type" hotels. These criteria shall include (but not be limited to) a limitation of six guest rooms per cottage, height limitations for new and reconstructed cottages and landscaping standards.

GOAL LUC-M-2: Encourage Residential Mixed Use At Affordable Levels In Neighborhood Commercial And Visitor-Serving Commercial Areas, In Order To Meet Local Housing Needs As Well As To Minimize Impacts On Traffic And Air Quality.

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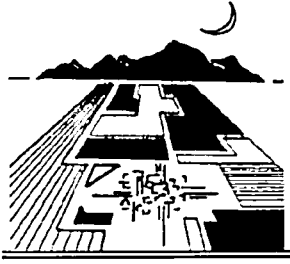
E. LAND USE - INDUSTRIAL



GOAL LUI-M-1: Industrial Uses Are Not Compatible With The Semi-Rural Residential Character Of Montecito. Continue To Prohibit Industrial Uses In Montecito.

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F. LAND USE - EDUCATIONAL, INSTITUTIONAL AND OTHER PUBLIC OR QUASI-PUBLIC USES

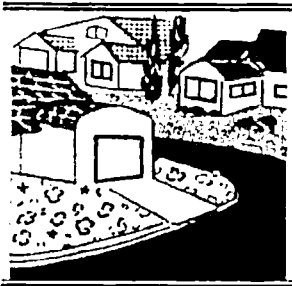


GOAL LUED-M-1: Provide For Educational And Institutional Uses That Are Harmonious And Compatible With The Character And Fabric Of The Existing Residential Community.

Policy LUED-M-1.1:

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

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G. LAND USE - HOUSING

GOAL H-M-1: Strive To Ensure That Montecito Meets Its Fair Share Of Affordable Housing Within The Planning Area.

Policy H-M-1.1:

In addition to the application of the policies and programs embodied in the County's Housing Element, the County shall continue to seek feasible methods for the provision of affordable housing within the Montecito Planning Area.

Policy H-M-1.2:

Affordable housing in Montecito should be provided through a variety of means and distributed geographically throughout the community to the extent that environmental and public service constraints allow. The County shall encourage the production of affordable housing in areas identified by an affordable housing overlay or where allowed by applicable zone districts. Such development must be consistent with the architectural and development standards mandated by this community plan and consistent with other applicable goals and policies of this community plan.

Action H-M-1.2.1:

The provision for secondary residential units on Neighborhood Commercial (CN) zoned properties in the Article IV zoning ordinance shall be amended as follows:

- a. One residential unit (up to 800 sq. ft. for a studio or one-bedroom unit or up to 1,000 sq. ft. for a two bedroom unit) may be permitted on each legal parcel, provided that the unit is rented at affordable levels, pursuant to County affordability criteria, and that the residential use is secondary to the primary commercial use on the same lot.
- b. Two to four residential units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Minor Conditional Use Permit provided that the residential use is secondary to the primary commercial use on the same lot.

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Action H-M-1.2.2: The provision for secondary residential units on Visitor-Serving Commercial (CV) zoned properties in the Articles II and IV zoning ordinances shall be amended as follows:

- a. One residential unit (up to 800 sq. ft. for a studio or one-bedroom unit or up to 1,000 sq. ft. for a two bedroom unit) may be permitted by right on each legal parcel, provided that the unit is rented at the affordable levels, pursuant to County affordability criteria and that the residential use is secondary to the primary commercial use on the same lot.
- b. Two to four residential units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Minor Conditional Use Permit provided that the residential use is secondary to the primary commercial use on the same lot.

Action H-M-1.2.3: The County shall consider developing an amendment to the Article IV zoning ordinance to include an Educational Facility affordable housing overlay which shall be placed on all properties within Article IV boundaries that are designated as Educational Facilities on the land use plan maps. The overlay may provide for the following:

- a. One residential unit (up to 800 sq. ft. for a studio or one-bedroom unit or up to 1,000 sq. ft. for a two bedroom unit) may be permitted by right on each legal parcel, provided that the unit is rented at affordable levels, pursuant to County affordability criteria, and that the residential use is secondary to the primary educational use on the same lot.
- b. Two to four residential units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Minor Conditional Use Permit provided that the residential use is secondary to the primary educational use on the same lot.
- c. More than four units (up to 800 sq. ft. for each studio or one-bedroom unit or up to 1,000 sq. ft. for each two bedroom unit) which are rented at affordable levels pursuant to County affordability criteria may be permitted on each lot by Major Conditional Use Permit provided that the use is secondary to the primary educational use on the same lot.

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Action H-M-1.2.4: An affordable housing zoning overlay or other mechanism shall be considered for application to specific residential parcels as shown on the Montecito Community Plan Land Use Maps. The overlay or other mechanism shall allow a specified increase in residential density over the parcel's base density provided that 50 percent of the units constructed are affordable as defined by County affordability criteria.

The Affordable Housing Overlay or other mechanism may be applied to the following areas in the Montecito Planning Area, which were selected based on the sites low or moderate environmental constraints, proximity to transit and services, and sufficient room for proper site design to avoid constraints. The potential affordable housing sites are shown on Figure 20. While not all of the sites meet each of these criteria, they meet the majority. The overlay or other mechanism would include the development standards which follow.

1. Hosmer Adobe Parcel (009-060-049)

Base Land Use Density: 1 unit

Affordable Housing Density: 16 units

Development Standards:

1. Hosmer Adobe shall be preserved, as a community resource and shall not be removed or damaged.
2. A Phase I survey shall be performed and the County's Cultural Resource Guidelines shall be followed.
3. New development shall utilize low-flow plumbing fixtures and maximize the use of drought-tolerant species and low water use irrigation for landscaping.
4. Development shall be sited and designed to avoid the removal of native and non-native trees. If such trees are damaged or removed, an RMD approved tree replacement program shall be implemented consistent with the policies and development standards of the Montecito Community Plan.
5. A landscape plan including the preservation of large scenic trees within development areas and along San Ysidro Road shall be implemented, and if necessary, a landscape buffer along San Ysidro Road shall be provided.
6. An acoustical analysis shall demonstrate that all new development is sited and designed to reduce both interior and exterior noise levels to below County standards. This may be accomplished through a variety of approaches including setback of units and exterior living spaces from noise corridors, orientation of units away from noise sources, use of soundwalls and/or berms in the landscape plan, and/or construction techniques to reduce interior noise levels.
7. A construction emissions program shall be implemented. The program shall include keeping graded areas damp with reclaimed water during

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excavation, revegetating graded areas, covering soil stockpiles and tarping trucks transporting fill.

8. Development shall be subject to Fire Department review and approval; Fire Department standards and special conditions shall be followed and implemented.

9. The applicant shall contribute an amount as specified by the Public Works Transportation Division calculated on a per peak hour trip basis to be combined with County, State and Federal funds for future road improvements in the Montecito Planning Area.

Potential Affordable Units: 8

2. South Jameson (Hammond) Property (009-320-003 and -004)

Base Land Use Density: 1 unit per 3 acres

Affordable Housing Density: 46 units

Development Standards:

1. Development shall be clustered on the northern portion of the property adjacent to South Jameson Lane. The remaining portion of the property should be allocated to open space with the intent of continuing organic farming on the site to the extent feasible.
2. Development shall be clustered in a manner such as to:
 - a. Provide unobstructed views of the open space area from South Jameson Lane;
 - b. Allow access to the rear portion of the site;
 - c. Adequately buffer any organic farming operations from the residences;
 - d. Preserve to the extent feasible existing specimen and native trees on the site.
3. If applicable, potential buyers of the residential units shall be notified through a notice on their property title that organic farming may occur on the site;
4. Improvements to the San Ysidro Road overpass shall be required prior to the development of the site.
5. To minimize increased noise, lighting, etc. and loss of privacy for uses to the west, all new development shall be sited and designed in a manner that least impacts existing development.

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6. The applicant shall contribute an amount as specified by the Public Works Department Transportation Division calculated on a per peak hour trip basis to be combined with County, State, and Federal funds for future road improvements in the Montecito Planning Area.
7. Development shall be set back at least 50 feet from Montecito Creek's top of bank, and the creek shall be revegetated with appropriate native species.
8. Flood Control District standards and conditions shall be implemented.
9. A landscape plan including to the extent feasible, the preservation of oak trees within development areas and along South Jameson Road shall be implemented, and if necessary, a landscape buffer along South Jameson Road shall be provided.
10. A Phase I survey shall be performed and development shall adhere to the County's Cultural Resource Guidelines.
11. An acoustical analysis shall demonstrate that all new development is sited and designed to reduce both interior and exterior noise levels to below County standards. This may be accomplished through a variety of approaches including setback of units and exterior living spaces from the noise corridors, orientation of units away from noise sources, use of soundwalls and/or berms in the landscape plan, and/or, construction techniques to reduce interior noise levels.
12. Noise generating construction activities shall be limited to the hours between 7:30 to 4:30, Monday through Friday.
13. A construction emissions program shall be implemented. This program shall include keeping graded areas damp with reclaimed water during excavation, revegetating graded areas, covering soil stockpiles and tarping trucks transporting fill.
14. Fire Department standards and conditions shall be followed and implemented.

Action H-M-1.2.5 The County shall consider developing a bonus density provision in the Housing Element that shall apply to parcels in the Montecito Planning Area with a base zoning of 7-R-1 that were previously zoned 7-R-2 (A list of applicable parcels is provided in Appendix C). This provision would allow 1 additional residential unit to be constructed per legal parcel, provided that the additional unit is affordable as defined by County affordability criteria.

Action H-M-1.2.6 The County shall consider developing incentive programs (such as fee waivers, and zoning variances, and other such mechanisms) in the Housing Element that will encourage the development of affordable units as defined by County affordability criteria. These incentive programs should be applied to areas of Montecito with a base zoning of 7-R-2.

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- Policy H-M-1.3:** The County shall promote a jobs/housing balance within the Montecito Planning Area by providing for on-site affordable units where services and resources are available.
- Policy H-M-1.4:** The County shall encourage development of employee affordable housing on the Westmont properties within the Montecito Planning Area.
- Policy H-M-1.5:** Should the County in the future consider amending the county-wide Residential Second Units Ordinance, Montecito would support the development of detached second units on parcels of 5 acres or greater for on-site caretakers and employees in order to achieve a greater jobs/housing balance in Montecito and to reduce traffic community-wide.
- Policy H-M-1.6:** The County shall support efforts by public service providers (i.e., fire, water, and sanitary districts) in Montecito to provide affordable housing within the Montecito Planning Area for use by their employees.
- Policy H-M-1.7:** Housing units provided for under County affordability criteria shall be tracked on an area-wide basis in order to: 1) assess progress towards meeting the community's long-range objectives and 2) analyze the impacts on community resources and services.

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POTENTIAL AFFORDABLE HOUSING UNITS GENERATED BY THE MONTECITO COMMUNITY PLAN HOUSING STRATEGIES

<u>Strategy</u>	<u>Potential Affordable Units</u>
Neighborhood Commercial Sites*	17
Visitor-Serving Commercial Sites*	11
Educational sites*	15
7-R-1 Zoned Bonus Density Parcels	65
7-R-2 Zoned Parcels (Incentive Program)	55
Hosmer Adobe site	8
South Jameson site	23
Total:	194 units

*Assuming that one residential unit is constructed per parcel.