The voice of our community

MONTECITO ASSOCIATION

Permitting amendments comparison

Additional requests and source notes | Updated October 30, 2026

Additional MA requests and related issues. “No separate modification identified” is not confirmation that a request was adopted.

CPC recommendations approved 4–0 on October 28, subject to BOS action. Coastal and inland authority remain distinct.

Issue	Existing ordinance	Proposed staff changes	MA requests	MPC recommendation October 19, 2026	CPC recommendation October 28, 2026
Small accessory structures Planning-permit exemption Coastal and inland	Existing exemption described as 120 sq. ft., without utilities. Separate from design-review exemption.	Increase to 250 sq. ft., allowing limited utilities while remaining nonhabitable, subject to conditions.	No separate change to this planning-permit threshold specified in MA letter.	No separate modification identified in supplied recommendation summary.	Included in recommended exemption package: 250 sq. ft., limited utilities, nonhabitable and subject to conditions. Permit-exempt work does not receive the new informational notice. No formal CPC action on inland Montecito code.
Theaters, cultural institutions and mixed-use residential components	CUP requirements apply to specified uses/zones.	Move specified uses to LUP review.	No separate use-by-use request in MA letter.	Retain existing CUP requirements.	The final motion supported MPC coastal recommendations except the home-review exemption. The transcript’s item-by-item coastal discussion does not expressly confirm this use-specific CUP issue. Verify against the final resolution. Inland MPC recommendation remains separate.