

MONTECITO BOARD OF ARCHITECTURAL REVIEW  
BYLAWS & GUIDELINES

Prepared By

PLANNING & DEVELOPMENT  
SANTA BARBARA COUNTY



Approved by the  
Santa Barbara County Board of Supervisors  
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## **SECTION 1.0 INTRODUCTION**

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### **1.1 PURPOSE**

The purpose of the Montecito Board of Architectural Review (MBAR) is to encourage development that exemplifies the best professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design. The formation of a local (Montecito) board of architectural review provides opportunities for increased public and community participation in local design issues and thereby opportunities for more efficient resolution of local issues.

These bylaws and guidelines establish the rules and procedures that govern both the MBAR members and the MBAR meetings in order to ensure uniformity of procedure, fairness to the public and interested parties, and compliance with legal requirements in matters heard by the MBAR. These guidelines are also intended to assist the public to understand and participate in the design review process.

### **1.2 AUTHORITY**

On June 18, 2002, the County of Santa Barbara Board of Supervisors adopted Ordinance #4468 creating an area board of architectural review for the Montecito Planning area as designated in the Montecito Community Plan as part of a pilot project. The effectiveness of the MBAR will be re-evaluated by the Board of Supervisors in March 2005.

### **1.3 GOALS**

The MBAR is guided by goals in the Montecito Architectural Guidelines and Design Standards. These goals are:

- To preserve, protect and enhance the existing semi-rural environment of Montecito.
- To enhance the quality of the built environment by encouraging high standards in architectural and landscape design.
- To ensure neighborhood compatibility of all projects.
- To respect public views of the hillsides and the ocean and to be considerate of private views.
- To ensure that architecture and landscaping respect the privacy of immediate neighbors.
- To ensure that grading and development are appropriate to the site and that long term visible scarring of the landscape is avoided where possible.

- To maintain the semi-rural character of the roads and lanes.
- To preserve and protect native and biologically and aesthetically valuable nonnative vegetation or to ensure adequate and appropriate replacement for vegetation loss.

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## **SECTION 2.0 COMPOSITION**

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### **2.1 MEMBERS**

The MBAR consists of seven members, residents of the county, who are appointed by the Supervisor of the First Supervisorial District with approval by the Board of Supervisors. Five of the members shall be licensed architects or licensed landscape architects (no more than two). The remaining two members shall reside within the Montecito Planning Area as designated in the Montecito Community Plan, and shall be skilled in reading and interpreting architectural drawings and be able to judge the effects of a proposed building, structure or sign upon the desirability, property values, and development of surrounding areas.

### **2.2 TERM OF OFFICE, APPOINTMENT OF MEMBERS, VACANCIES AND REMOVAL OF MEMBERS**

MBAR members are appointed to four-year terms and serve until the Board of Supervisors appoints their successors. Each four-year term will commence at 12:00 noon, on the first Monday after the first day in January (except for the first appointments as provided for under Ordinance 4468).

Vacancies, other than by expiration of terms, shall be filled by appointment for the remainder of the term by the same method as for the original appointment.

A member of the MBAR may be removed or a term may be changed by a three-fifths vote of the Board of Supervisors.

### **2.3 ELECTION OF OFFICERS**

As soon as practical following the first day of January of every year, the MBAR shall elect a chairperson and vice-chairperson.

### **2.4 QUORUM**

Four members, two of whom shall be either a licensed architect or a licensed landscape architect, shall constitute a quorum. No conceptual, preliminary or final action may be taken unless a quorum votes on the motion.

### **2.5 MBAR SECRETARY**

A designee of the Director of Planning and Development serves as Secretary of the MBAR (see Section 4.9 for a description of the duties of the Secretary).

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## **SECTION 3.0 GENERAL INFORMATION**

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### **3.1 MBAR JURISDICTION AND EXCEPTIONS**

Zoning clearance, sign certificates of conformance, land use permits, or coastal development permits for any development or use located within the Montecito Planning Area “as designated by the Montecito Community Plan” requiring MBAR approval under Articles I, II and IV of Chapter 35 of this Code shall not be issued by the Planning and Development Department until final MBAR approvals have been obtained. In addition, the MBAR shall assume the powers and duties given to the BAR in Articles I, II and IV of Chapter 35 of this Code for projects located within the Montecito Planning Area “as designated in the Montecito Community Plan”.

County projects (projects proposed by any entity governed by the Board of Supervisors or by an entity whose governing body is appointed by the Board of Supervisors) located within the Montecito Planning Area “as designated by the Montecito Community Plan” which exceed fifty thousand dollars in estimated construction costs may be reviewed by the MBAR and a recommendation must be made. Decision-makers may also require MBAR approval.

The following developments are exempt from MBAR review:

- Interior alterations;
- Decks;
- Swimming pools, hot tubs, and spas;
- Fences or walls six feet or less in height and gateposts of eight feet or less in height, that are not considered integral to the design of a structure (e.g., perimeter fences);
- Any other change to an existing structure determined to be minor by the Director of Planning & Development.

### **3.2 MEETING DATES AND LOCATION**

The MBAR shall hold a minimum of two regular meetings each month. A special meeting may be called at any time by the Chairperson of the MBAR or by a majority of the members of the MBAR. A Master Agenda shall be prepared by Planning and Development at the beginning of each calendar year, noting all pre-scheduled MBAR meetings. MBAR will generally meet on Mondays. Occasionally there is a need to cancel a regular meeting or to hold a special meeting. Dates, times and locations of such meetings shall be posted in the usual manner in accordance with Government Code §54950 et seq. (the Ralph M. Brown Act).

Meetings are typically held at Montecito Library, 1469 E. Valley Road, Santa Barbara, CA 93108, in the Montecito Association Meeting Hall.

### **3.3 APPLICATIONS AND FILING**

Planning & Development, Zoning Counter, Santa Barbara County Engineering Building, 123 East Anapamu Street, Santa Barbara, California

Hours: 8:30 a.m. - 12:00 p.m.;  
1:00 p.m. - 4:30 p.m.;  
Monday through Friday

Applications must be submitted in person (mailed applications are not accepted) to the addresses listed above no later than three weeks prior to the meeting date. Agendas may close earlier based on the number of applications received. Only complete applications will be accepted; no partial submittals will be accepted or scheduled. MBAR applications and submittal requirements are available at Planning & Development at the address listed above.

### **3.4 AGENDA ORGANIZATION**

The MBAR agendas are organized as follows:

- Public Comment
- Administrative Agenda
  - a) Agenda Status Report
  - b) Approval of minutes
  - c) Staff updates
  - d) Consent Agenda
- Standard Agenda
- Ex-Agenda Items

### **3.5 NOTICING**

The MBAR agenda is posted for public review on the bulletin board at the Planning & Development reception areas at the following locations a minimum of 72 hours prior to each meeting:

123 East Anapamu Street, Santa Barbara, CA 93101

The agenda and minutes of past meetings are also available on the Internet at

<http://www.countyofsb.org/plandev/bar/>.

Notices of the Conceptual review of pending projects will be mailed to property owners within 300 feet of the proposed project.

Community groups and interested members of the public included on Planning & Development's MBAR mailing list will be sent a copy of the agenda typically one week prior to the agenda date. Requests to be added to the mailing list for agendas should be sent to Planning & Development, attention MBAR Secretary, 123 East Anapamu Street, Santa Barbara, CA 93101. Agendas are also available by e-mail by contacting the MBAR Secretary at (805) 568-2000 or by e-mail to the website listed above.

### **3.6 FEES**

Application fees for projects considered by the MBAR are set by resolution of the Board of Supervisors. Information on fees may be obtained from Planning & Development.

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## **SECTION 4.0 MEETING CONDUCT**

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### **4.1 ROBERT'S RULES OF ORDER**

The MBAR has adopted Robert's Rules of Order for the formal conduct of meetings. Robert's Rules of Order shall govern the conduct of meetings unless otherwise provided by these bylaws. However, the general meeting procedures tend to be less formal.

### **4.2 BROWN ACT**

Pursuant to the Ralph M. Brown Act (Government Code Section 54950 et seq.), all meetings of the MBAR, including study sessions and workshops, must be open and public. Pursuant to this requirement, a quorum of Board members shall only discuss MBAR business in a public meeting. As noted above, meeting agendas shall be posted in a public place at least 72 hours in advance of the hearing and topics shall be limited to those on the agenda.

### **4.3 PUBLIC COMMENT**

A public comment period is available to all members of the public to discuss issues of concern regarding items not on the MBAR agenda. However, such issues should be within the jurisdiction of the MBAR.

### **4.4 DISCUSSIONS OUTSIDE OF REGULARLY NOTICED MEETINGS**

Private discussions between applicants and individual MBAR members, or groups of MBAR members, do not reflect the consensus of the entire MBAR and may not be construed as an interpretation of the MBAR policies. MBAR members shall disclose any such discussions at regularly scheduled meetings. Such discussions may not involve a quorum of the MBAR members.

#### **4.5 AGENDA MANAGEMENT**

The primary role of the chair of the MBAR is to conduct the meeting so that the work of the MBAR may reasonably be completed within the allotted time. To this end, the MBAR Chairperson should coordinate with the MBAR Secretary to limit the number of items scheduled for particular MBAR agendas in order to manage the length of the meeting.

#### **4.6 ABSTENTION ON CONTINUED ITEMS**

A MBAR member shall not vote or comment on a continued project if the member was not present during consideration of the project at the most recent meeting at which the project was considered unless the member has reviewed the plans and read the minutes of the relevant portions of that meeting. An exception to this may be made when the project is still undergoing conceptual review.

An applicant may request, prior to the start of the applicant's presentation at a meeting of the MBAR, that a member or members abstain from voting or commenting on their project. Any members' expression of intent to abstain shall also occur prior to the start of the applicant's presentation.

If enough members abstain under this policy such that a quorum no longer exists, (1) the project shall be continued to a subsequent meeting so that a quorum of eligible members may be present, or (2) the applicant can withdraw all of the requests for abstention and waive any objection, or (3) previously abstaining MBAR members may withdraw their abstentions.

#### **4.7 EX-AGENDA ITEMS**

Notices, posting, and action as may be required on ex-agenda items shall be in compliance with the Brown Act. This includes, but is not limited to, a determination by a two-thirds vote of the members present at the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the MBAR subsequent to the agenda being posted as specified in Section 4.2. Any motion regarding an ex-agenda item will be accompanied by distribution of a written statement, to be included in the record, stating the facts upon which it can be determined that the need to take action arose after the agenda was published and posted. If it is unfeasible to present such a written statement of reasons, the secretary shall include in the minutes of the meeting a statement of the reasons for the Board's determination.

#### **4.8 CONFLICT OF INTEREST**

Members must comply with all regulations prohibiting participation by officials with conflicts of interest. If a member has a conflict of interest for an application that is before the MBAR, the member must step down and not participate in either the review or presentation of the application nor be counted for purposes of a quorum.

If a member has participated in a competition for a project requiring review by the MBAR, the member is disqualified from acting on the project, and shall not be counted for the purpose of a quorum.

#### **4.9 PLANNING & DEVELOPMENT STAFF SUPPORT**

Planning & Development staff will assist the MBAR and the general public through the design review process. Any staff comments should be stated at the beginning of review of each agenda item following the presentation by the applicant.

Support at the MBAR meetings includes a Board Assistant and a Planner. The Board Assistant's responsibilities include scheduling MBAR items, finalizing agendas and minutes, responding to agenda questions and serving as MBAR secretary. The primary function of the MBAR Planner is to provide technical support to the MBAR on planning issues as they relate to project design (e.g., ordinance and policy requirements, MBAR findings, local design guidelines) and to provide an interface between the BAR and other decision-makers. The MBAR Planner will also provide project planners with clarification on the MBAR's actions and the underlying intent of their comments, suggestions or conditions regarding specific projects.

Project planners processing large and/or controversial projects (e.g., multi-residential unit developments, new commercial/industrial projects or major revisions or additions to existing commercial/industrial structures, projects requiring extensive grading or topographic alteration, projects that are potentially inconsistent with policy/ordinance requirements) are required to attend the MBAR meetings when the project is being considered in order to assist the MBAR in their understanding of the project. If a project planner is unable to attend a MBAR meeting, the MBAR Planner shall be notified and written comments shall be prepared for the MBAR Planner prior to the MBAR meeting. The comments should detail any potential ordinance or policy inconsistencies or areas of concern, provide information on previous BAR meetings (if any) and any other information that will assist the MBAR Planner.

Written comments other than project planner clearance for preliminary and final approval on smaller projects are required only when the project is inconsistent with policy or ordinance requirements or the project planner has areas of concern that they would like the MBAR to address. If the MBAR Planner does not receive written comments prior to the MBAR meeting, it shall be assumed that there are no issues. In the case of applications for a Modification, the project planner will alert the MBAR and

the MBAR Planner that a specific MBAR finding is required for project approval.

#### **4.10 ATTENDANCE OF BOARD MEMBERS**

If a member cannot attend a meeting, it is the responsibility of that member to contact the MBAR Secretary at the earliest possible opportunity prior to the meeting date.

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### **SECTION 5.0 PROCEDURES**

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MBAR review begins with the submittal of a MBAR application and fee. Projects begin design review by the MBAR at a conceptual level. Once the project is reviewed by staff, the Zoning Administrator or the Planning Commission, as appropriate, and the project appears to be consistent with County plans and policies, then the project is authorized by staff to proceed to either preliminary and/or final approval by the MBAR. Permits for actual development may not be issued until the MBAR has granted final approval and the appeal period has expired without the filing of an appeal. Final decisions of the MBAR may be appealed to the Montecito Planning Commission (see Section 5.7).

#### **5.1 LEVELS OF REVIEW**

There are different levels of review a project undergoes as it progresses through the design review process (e.g., conceptual, preliminary, final, revised final). Some projects may qualify to be placed on the Consent Agenda. Specific submittal requirements for each level of review are available at Planning & Development.

##### **Conceptual Review**

Conceptual review provides an initial review of a project when it is still in the early stages of design development. This allows the applicant and the MBAR an opportunity to informally discuss a project that will be subsequently submitted to the County. Applicants should bring sketches and/or conceptual drawings, including sections and three-dimensional renderings, and should have completed site studies that address various aspects of site design (e.g., general massing of buildings, grading, access, landscaping concepts). Conceptual review considers broad issues such as site planning, general architectural style, and the project's relationship to its site and the surrounding neighborhood. No formal action is required to be taken by the MBAR, however, comments are made that give the applicant general direction for future review. It is not, however, the purpose of conceptual review for the MBAR to design a project, but only to recommend ideas and alternatives for the applicant to consider and pursue.

All MBAR projects begin the design review process at the conceptual level. The MBAR may determine during the conceptual review that a site visit should be conducted by the MBAR as a whole or a subgroup of MBAR members (not involving a quorum), and/or that the preparation of a landscape plan is necessary.

## **Preliminary Review**

Preliminary review is a formal review of an application prior to preparation of working drawings. An application for preliminary review will only be accepted if a development application for the project has been submitted to Planning & Development. Scheduling an item for Preliminary approval from the MBAR requires clearance from the case planner. Projects usually obtain preliminary approval prior to progressing to the final review.

Preliminary approval is the most important step in the approval of plans. This step determines the site plan configuration and design that must be followed in preparing the subsequent working drawings.

All significant elements of the project's appearance, landscaping and site/building orientation must be found to be consistent with the applicable MBAR findings and guidelines in order to receive approval at this level of review.

## **Final Review**

Final review is a formal review of completed working drawings excluding electrical, plumbing, mechanical and structural drawings unless components of these plans would affect the exterior of the building. All details, color samples, door hardware, fenestration and exterior lighting fixtures should be included in the plans submitted for final review. The final plans will be approved only if they are in substantial conformance with the plans given preliminary approval. If substantial changes to the plans are proposed at this stage by the applicant, a new preliminary approval may be required.

## **Revised Final**

Revised final review occurs when a substantial revision (e.g., grading, orientation, materials, height) to a project is proposed after final MBAR approval has been granted. Plans submitted should include all information on drawings that reflect the proposed revisions. If the revisions are not clearly delineated, they cannot be construed as approved.

## **Consent Agenda**

The purpose of the consent agenda is to expedite the review of minor projects, or minor changes to approved preliminary plans. Applicants are not required to make a presentation of the project, however, they are encouraged to attend the meeting in case questions arise and/or the project is moved to the regular agenda. The MBAR may move an item from the consent agenda to the regular agenda to be specifically considered by the MBAR due to public interest and/or major project issues. The MBAR may also direct that some projects or portions of projects be placed on the consent agenda.

## **5.2 PRESENTATION OF PROJECTS**

All levels of review with the exception of the consent agenda require the presentation of the project by the applicant or the applicant's representative. Items on the regular agenda that do not have a representative will be continued to a later hearing or removed from the agenda. The applicant or representative will be responsible for rescheduling the project if the project is removed from the agenda.

## **5.3 PUBLIC TESTIMONY**

Members of the public attending a MBAR meeting are encouraged to present testimony on agenda items. At the appropriate time, the MBAR Chair will ask for public testimony, and will recognize those persons desiring to speak. A copy of any written statements read by a member of the public shall be given to the MBAR Secretary. All speakers should indicate their position either for or against the project, and should provide all pertinent facts within their knowledge, including the reasons for their position. Testimony should relate to the design issues of the project and the findings upon which the MBAR must base its decision. An interested party who cannot appear at a hearing may write a letter to the MBAR indicating their support of or opposition to the project, including their reasoning and concerns. The letter will be included as a part of the public record.

## **5.4 CONTINUANCES, POSTPONEMENTS, AND ABSENCES**

A continuance carries forward an item to a future meeting. The applicant may request a continuance of a project to a specified date if additional time to required responding to comments or if they will be unable to attend the meeting. This is done either during the MBAR meeting or by calling the MBAR Secretary prior to the scheduled meeting so that the request may be discussed as part of the Agenda Status Report at the beginning of the meeting.

## **5.5 SITE VISITS**

Site visits to proposed project locations shall be performed by the MBAR as a whole or a subgroup of MBAR members as shown below. When four or more members attend the same site visit, it is considered as a formal meeting of the MBAR such that notice of the site visit must be posted 72 hours prior to the visit and the public must be able to attend. The number of members specified in the following paragraphs is considered to be a minimum. Additional members are always encouraged to attend. Permission to enter private property must be obtained from either the owner or authorized agent prior to the site visit.

A site visit shall be conducted by four or more MBAR members for projects listed below. A minimum of four MBAR members present at the site visit shall be part of any quorum present at any subsequent vote by the MBAR to approve the proposed project.

- All new commercial and industrial projects with a development area or floor area of 15,000 square feet or greater.
- Additions to commercial and industrial projects where the area of the new development or the new floor area is 10,000 square feet or greater, or, when the additional development area or floor area is added to the existing development area or floor area, the total development area or floor area equals or exceeds 15,000 square feet.
- Residential projects containing 10 or more units, or would involve grading of 5,000 or more cubic yards combined cut and fill.
- Projects that engender substantial community interest as determined by the MBAR.

The MBAR may continue a project if, after their initial review, they decide that a site visit is warranted. This decision may be based on review of the plans, knowledge of the area, or other factors as well as public or project planner concerns. In such cases the MBAR may choose to visit a site as an entire board or may designate a member(s) of the MBAR to perform the site visit.

## **5.6 TIME LIMITS ON APPROVALS AND TIME EXTENSIONS**

The final approval of a project by the MBAR shall expire two years from the date of approval, except that the Director of Planning & Development or designee may grant an extension of the approval if an active development application is being processed by Planning & Development.

## **5.7 APPEALS OF MBAR DECISIONS**

The final approval or denial of a project by the MBAR may be appealed to the Montecito Planning Commission by a person adversely affected by the decision. A letter stating the reasons for the appeal, along with the appropriate fee, must be filed with Planning & Development within the ten days following the final action. If the tenth day falls on a day that the Planning & Development offices are closed, the appeal period is extended until 5 p.m. on the following business day. Planning & Development will notify the MBAR as to the scheduled date of hearing on the appeal. The MBAR will designate a member to attend the hearings on the appeal. The decision of the Montecito Planning Commission of an appeal of a decision by the MBAR may be appealed to the Board of Supervisors. An application stating the reasons for the appeal, along with the appropriate fee, must be filed with the Clerk of the Board within the ten days following the final action.

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## **SECTION 6.0 DESIGN REVIEW PROCESS**

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### **6.1 ASPECTS CONSIDERED IN REVIEW**

The MBAR's review shall be consistent with all substantive provisions of the

Montecito Architectural Guidelines and Development Standards dated May 16, 1995, and also include:

- Height, bulk, scale and area coverage of buildings and structures and other site improvements.
- Colors and types of building materials and application.
- Physical and architectural relation with existing and proposed structures on the same site and in the immediately affected surrounding area.
- Site layout, orientation, and location of buildings, and relationship with open areas and topography.
- Height, materials, colors, and variations in boundary walls, fences, or screen planting.
- Location and type of landscaping, including but not limited to, off-street parking areas and exposed structures on the downhill side of buildings.
- Appropriateness of sign design and exterior lighting to the site and surrounding area.

## **6.2 REQUIRED FINDINGS FOR APPROVAL**

In order to grant final approval to a project, County Code Section 2.33.15 requires the MBAR to determine whether the buildings, structures, and signs are appropriate and of good design in relation to other buildings, structures, and signs, on-site or in the immediately affected area. Such determination shall be based on the following findings, as well additional findings required pursuant to the County Zoning Ordinances (Article II Coastal Zoning Ordinance Section 35-184.6, Article IV Montecito Zoning Ordinance Section 35-491.6):

- 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.
- Mechanical and electrical equipment shall be well integrated in the total design concept.
- There shall be harmony of material, color, and composition of all sides of a structure or building.
- A limited number of materials will be on the exterior face of the building or structure.

- 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.
- Site layout, orientation, location and sizes of all structures, 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).
- 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.
- Signs including their lighting, shall be well designed and shall be appropriate in size and location.
- 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.
- 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. 35-473 (General Regulations) of this Article.

If the MBAR cannot make these findings, then they must either continue the project so that it can be revised, or deny the project.

The County zoning ordinances allow in some instances minor modifications of zone district setback regulations, parking, height requirements or zoning development standards where, because of existing site conditions, a minor adjustment to such regulations will result in better project design. These modifications are required to be reviewed by the MBAR, and granted preliminary approval before the modification is considered by the decision-maker. In order to grant preliminary approval for a Modification, the MBAR must find that the modification is minor in nature and will result in a better site or architectural design (Article II, §35-179.6; Article IV, §35-486.A.6).

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## **SECTION 7.0 COMMUNITY PLAN AND DESIGN GUIDELINE REFERENCES**

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In addition to the basic guidelines outlined previously in this document, additional guidelines have been prepared with input from the BAR and the community that relate

to Montecito. These additional guidelines are contained in the documents listed below.

### **7.1 MONTECITO COMMUNITY PLAN**

The purpose of these guidelines is to assist the property owner, homeowner, architect, developer, and builder in designing projects that will be harmonious with the existing character of Montecito. The goal is to ensure that new 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 involves a comprehensive evaluation of the aesthetic characteristics of residential development that have an impact on neighboring properties and the community as a whole, and includes a careful examination of a project's quality of site planning, architecture, landscape design, and important details such as retaining walls, fences, and lighting.

### **7.2 HIGHWAY 101 CORRIDOR DESIGN GUIDELINES**

The purpose of these guidelines is to preserve and enhance the freeway's existing character that provides scenic and visual resources for residents of the South Coast as well as travelers using this highway corridor. The intent of the guidelines is to assist the communities and involved public agencies in maintaining the highway in its historic and scenic character while allowing for necessary transportation improvements.

### **7.2 MONTECITO ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS**

The purpose of these guidelines 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 Article IV Zoning Ordinance requirements.

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