Montecito Phase 3 PAD Amendment

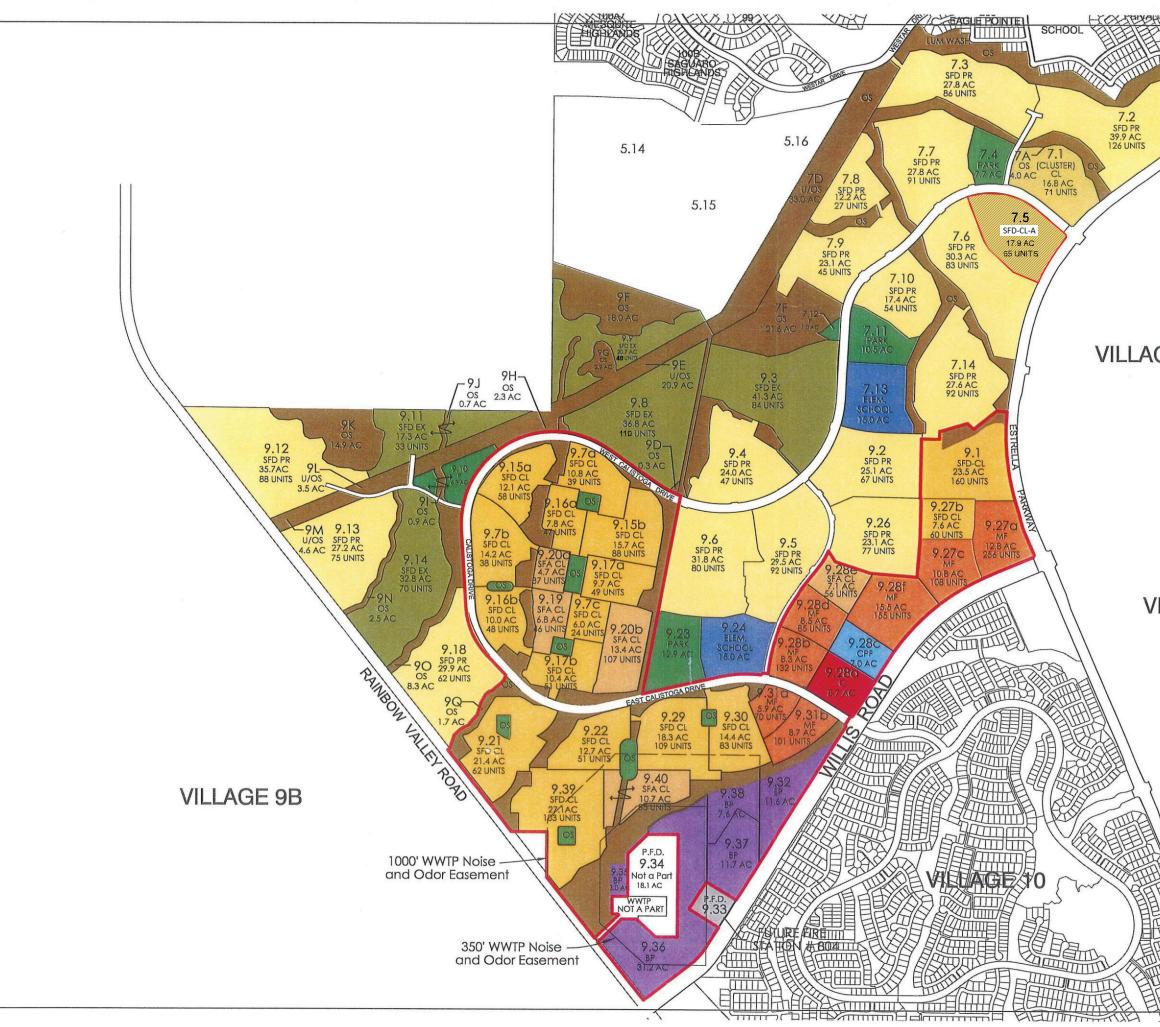
An Amendment to the Estrella Mountain Ranch Villages VII and IX Final PAD

Original PAD: Villages VII and IX EMR Phase II Final PAD - Approved by Council on 10/12/2004 (ORD 04-917) Montecito Phase 3 PAD Amendment - Approved by Council on 5/12/2008 (ORD 08-1114) Parcel 7.1, 9.8 & 9.9 PAD Amendment - Approved by Council on 5/19/14 (ORD 14-1295) Amendment to Exhibit 5 and Section 4.1.1 - Approved by Council _____ (ORD ____)

MONTECITO

at Estrella

Newland communities



Montecito Phase 3 PAD An Amendment to the Estrella Mountain Ranch Villages VII and IX Final PAD Amended Land Use and Zoning

KA LY HILL	An Amendm	ent to the Estrella Mountain Ranch Villages VII and IX Final PAD Amended Land Use and Zoning			
	Lege	Legend			
		Single-Family Detached Executive Residential (0 - 3 DU/AC)			
GE 8		Single-Family Detached Primary Residential (3 - 6 DU/AC)			
		Single-Family Detached Creative Lot Residential (6 - 10 DU/AC)			
		Single-Family Attached Creative Lot Residential (6-10 DU/AC)			
		Multi-Family Residential (10+ DU/AC)			
		Community Purpose Facility			
		Commercial Use			
		Elementary School			
		Park			
		Open Space			
		Business Park			
		Police/Fire Public Facilities			
	Contractions providences	PAD Amendment Boundary			
		number of units shown are "target" ased on current design studies.			
/ILLAGE 1	1				



Single-Family Detached Creative Lot Residential – A (SFD-CL-A) (3-6 DU/AC)

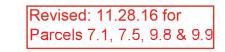




EXHIBIT 5 - AMENDED VILLAGES VII & IX ZONING AND LAND USE



8

SECTION 4 - DEVELOPMENT STANDARDS

4.1 Residential

An important purpose of this Montecito Phase 3 PAD Amendment is to provide a variety of lifestyle residential development including higher density single family and multi-family residences. The SFA-CL Zone has been used in other Estrella Villages and is proposed to be added to the Montecito Phase 3 PAD Amendment. This Montecito Phase 3 PAD Amendment provides updated development standards for the SFD-CL and MF Zones. The development standards for SFD-EX and SFD-PR shall be as previously approved by the Villages VII and IX PAD.

4.1.1 Residential Development Standards

Development standards for the SFD-CL, SFA-CL, MF and SFD-CL-A Zones are provided in Table 9.

TABLE 9 Residential Development Standards						
Unit Type	Single Family Detached	Duplex	Townhome	Single Family Detached		
	Zero Lot Line	Triplex	Stacked Apartment			
	Cluster	Townhome	Condominium			
	Alley Loaded	Condominium	Alley Loaded			
		Alley Loaded				
Density	6 - 10 du/ac	6 - 10 du/ac	10 - 20 du/ac	3 - 4 du/ac		
Lot Coverage	75%	75%	60%	75%		
Front Yard Setback	10 feet (1)	10 feet (1)	20 feet (6)	10 feet (1)		
Side Yard Setback	6 feet (2)(3)	0 feet & 6 feet (2)	Varies (5)	6 feet (2)		
Rear Yard Setback	15 feet (4)(8)(9)	15 feet (4)(8)	15 feet (7)(8)	15 feet (4)		
Building Height	35 feet/2 stories	35 feet/2 stories	45 feet/3 stories	35 feet/2 stories		
Parking	2 off street	2 off street	2 off street	2 off street		

NOTES:

(1) Minimum setback to a garage door facing a public street is 20 feet. Minimum setback to a front porch is 8 feet.

(2) Fireplace and/or media popouts may encroach 2 feet into side setback for a maximum width of 12 feet per side. Minimum street side setback to a porch on a corner lot is 8 feet.

(3) Cluster, "Z" lot and "2- or 3-pack" configurations with side yard use and benefit easements are allowed, provided that 12 feet between buildings is maintained. Additionally, the 6 foot side yard setback and 12 foot separation between buildings may be reduced to five feet and 10 feet respectively for all SFD-CL product types, provided that walls are appropriately fire rated per the Building Code.

(4) Minimum setback to an unenclosed porch is 10 feet. Minimum setback to a deep recessed garage, an alley loaded garage, or a cluster product building is 5 feet.

(5) Side setback to the perimeter parcel boundary is 10 feet. Building separation is 12 feet for 2-story buildings and 15 feet for 3-story buildings.

(6) Front yard setback to perimeter parcel boundary is 20 feet. The setback may be reduced to 10 feet where the building is fronting on a paseo, plaza or diagonal parking.

(7) Rear yard setback to perimeter parcel boundary is 15 feet. Building separation is 12 feet for 2-story buildings and 15 feet for 3-story buildings.

(8) Rear lot lines extend to the center of the alley for rear-loaded lots with garage access of a rear alley. The 5 foot rear setback is then measured from back of alley curb.

(9) Rear lot setback can be reduced to 10' for cluster-product homes.

(10) Section 4.1.2 Residential Design Standards do not apply to this Zoning District but are subject to the City's Design Guidelines

4.1.2 Residential Design

Residential design in Montecito shall be guided by William Hezmalhalch Architects' *Estrella Design Standards*, July 2007, and KTGY Group's *Montecito Architectural Character and Theme Guidelines*, May 1, 2006. For architecture within the SFD-CL and SFA-CL zones, the *Creative Lot Additional Design Guidelines*, included below, will also be applied.