

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_____)

M O N T E C I T O

a t E s t r e l l a

_____ by _____
Newland COMMUNITIES

Legend

- Single-Family Detached Executive Residential (0 - 3 DU/AC)
- 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
- PAD Amendment Boundary

Note: The number of units shown are "target" numbers based on current design studies.

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

Revised: 11.28.16 for
Parcels 7.1, 7.5, 9.8 & 9.9



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

MONTECITO

at Estrella

by

Newland COMMUNITIES

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				
ZONE	SFD-CL	SFA-CL	MF	SFD-CL-A (10)
Unit Type	Single Family Detached Zero Lot Line Cluster Alley Loaded	Duplex Triplex Townhome Condominium Alley Loaded	Townhome Stacked Apartment Condominium Alley Loaded	Single Family Detached
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 on a corner lot is 10 feet. 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 KTG 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.