

Montecito

PAD Amendment



Subject Property

ESTRELLA - MONTECITO

- Montecito Planned Area Development: Approx. 1,400+ acres

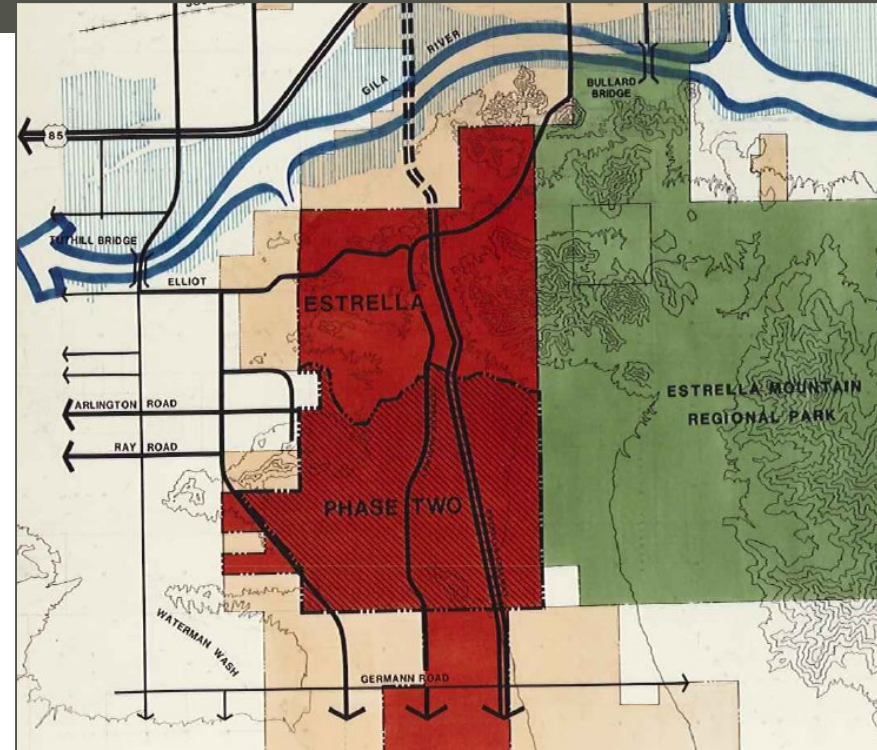


Estrella Phase II (1988)



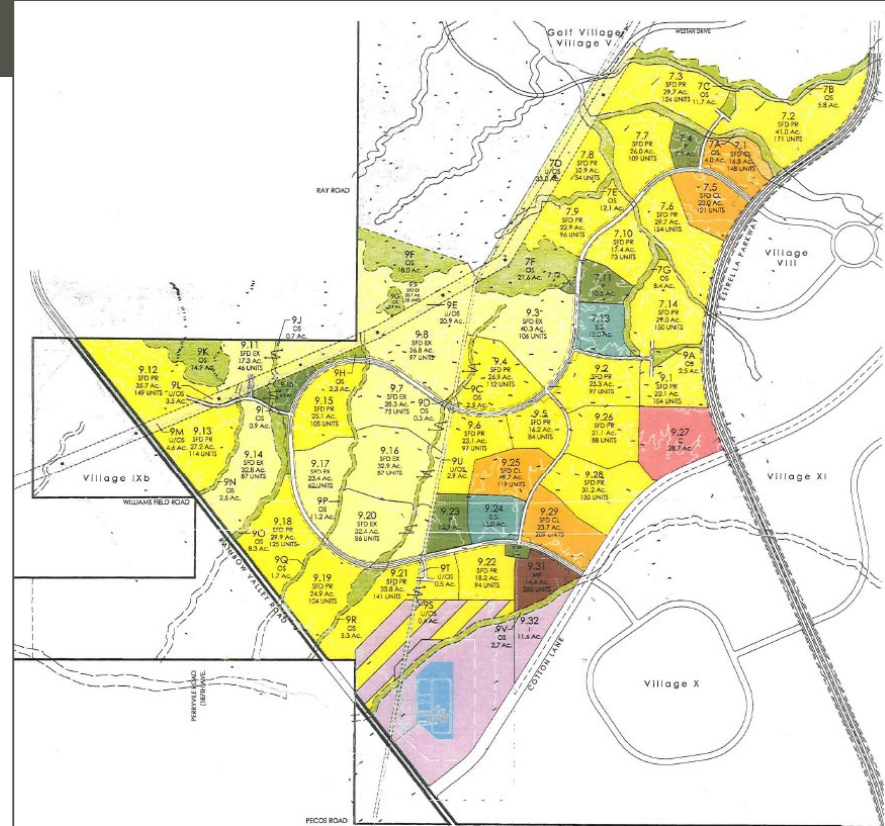
ORDINANCE 88-257

- Approx. 5,493 acres
- Mix of uses





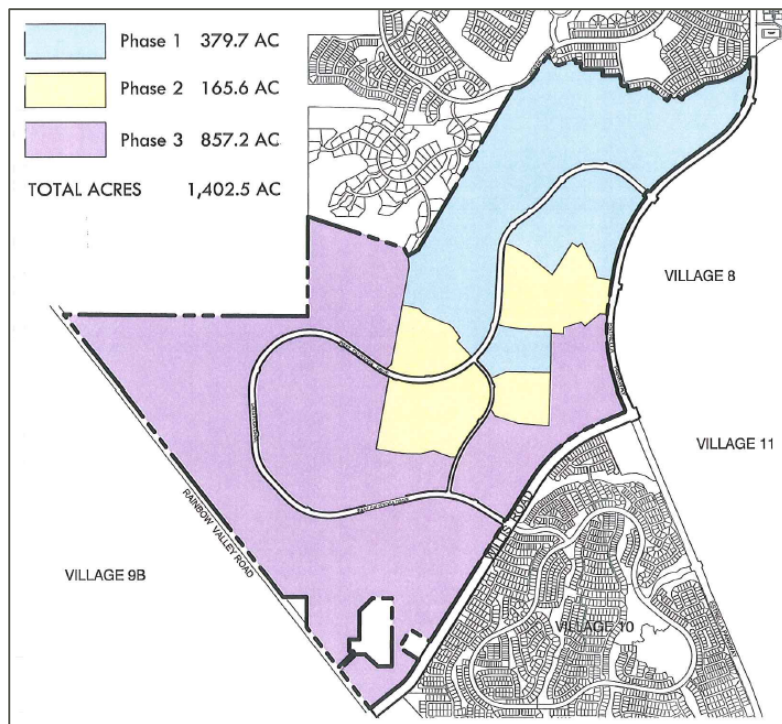
- Created 4 types of residential
 - SFD EX: 0-3 du/ac
 - SFD PR: 3-6 du/ac
 - SFD CL: 6-10 du/ac
 - MF: 10+ du/ac
- Commercial corner on Willis Road and Estrella Parkway



Montecito Ph. 3 (2008)



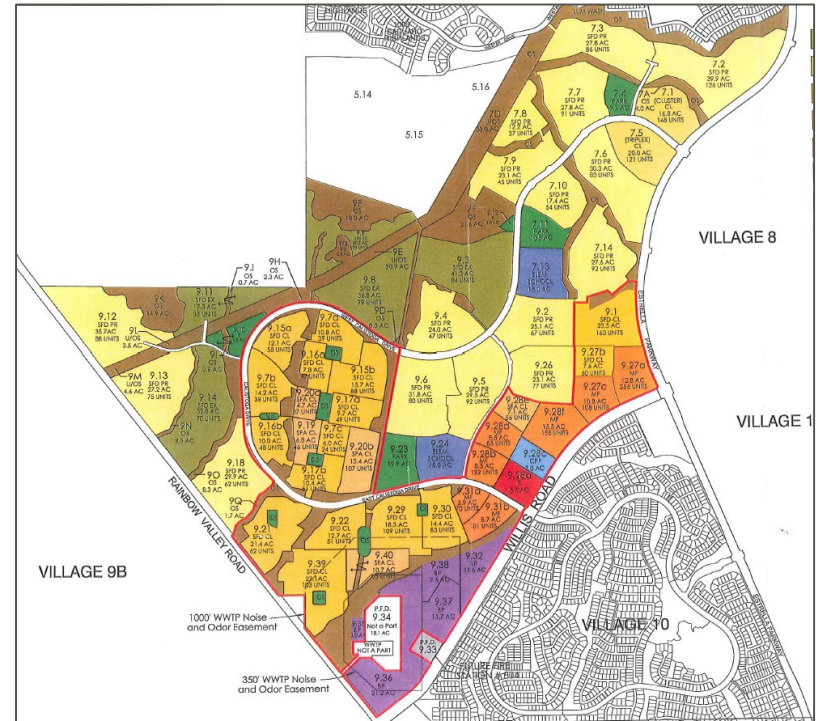
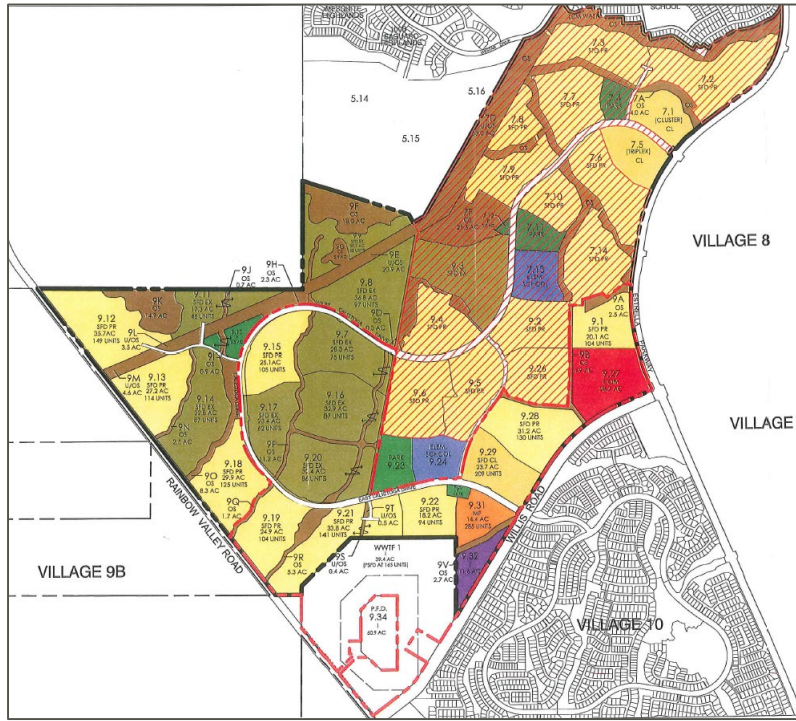
ORDINANCE 08-1114



Montecito Ph. 3 (2008)



ORDINANCE 08-1114

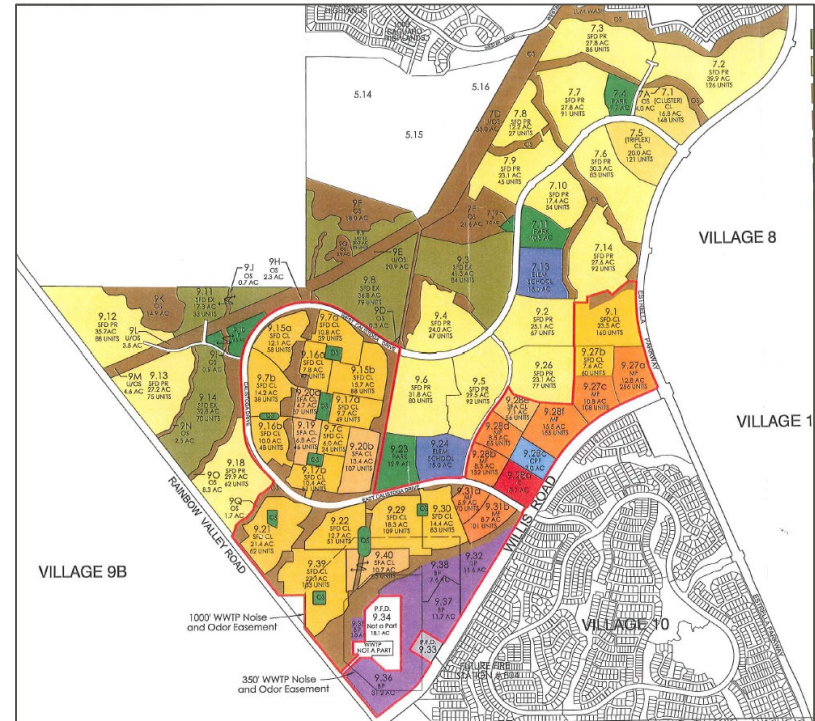


Montecito Ph. 3 (2008)



ORDINANCE 08-1114

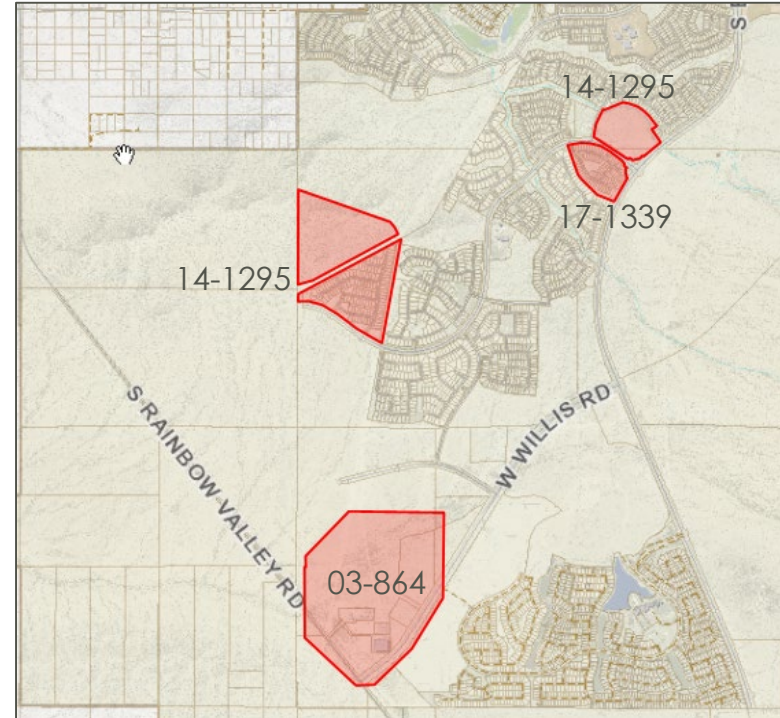
- 5 types of residential
 - SFD EX: 0-3 du/ac
 - SFD PR: 3-6 du/ac
 - SFD CL: 6-10 du/ac
 - SFA CL: 6-10 du/ac
 - MF: 10-20 du/ac



Additional Amendments



- 03-864: Employment District
- 14-1295: Density Transfer & setback update
- 17-1339: Density update

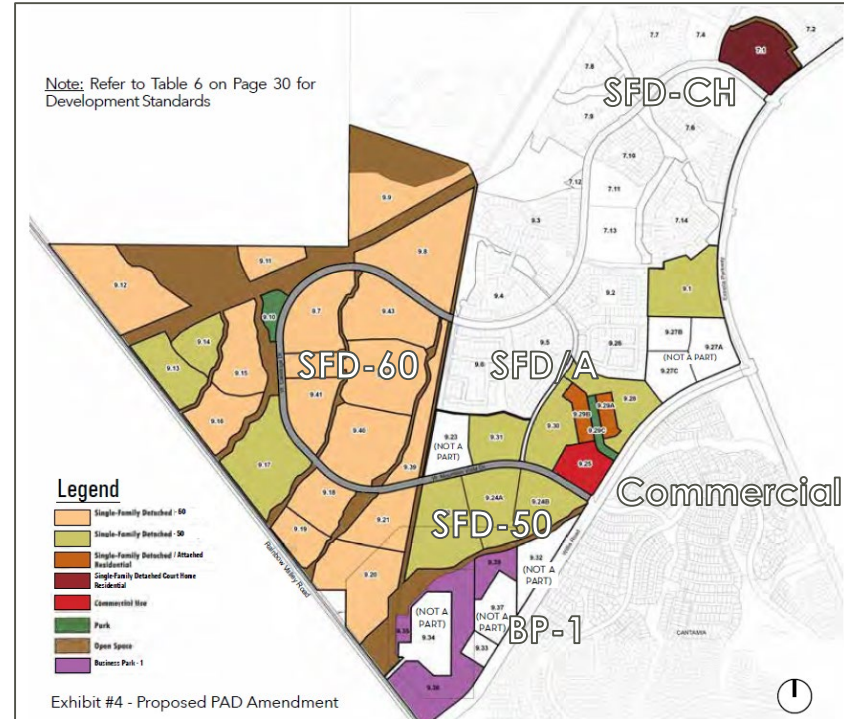


2018 Request



AREAS OF CHANGE

- **SFD-60** – 16 parcels (265.6 acres)
- **SFD-50** – 10 parcels (141.3 acres)
- **SFD/A** – 2 parcels (9.1 acres)
- **SFD-CH** – 1 parcel (16.8 acres)



2018 Request

MONTECITO PAD AMENDMENT

TABLE 2
Residential Development Standards

ZONE	SFD-EX	SFD-60	SFD-PR	SFD-50	SFD/A	SF-CH
Permitted Principal Uses	Single Family Detached	Single Family Detached	Single Family Detached Zero Lot Alley Loaded	Single Family Detached Zero Lot Alley Loaded	Single Family Detached Zero Lot Alley Loaded Townhome Duplex / Triplex	Court Home
Minimum Lot Width	0-3 du/ac (11)	60 ft.	3-6 du/ac (11)	50 ft.	30 ft.	40 ft.
Minimum Lot Depth	N/A (11)	120 ft.	N/A (11)	90 ft.	80 ft.	79 ft.
Maximum Height	32 ft. (2 stories)	30 ft. (2 stories)	30 ft. (2 stories)	30 ft. (2 stories)	40 ft. (3 stories)	30 ft. (2 stories)
Max. Building Coverage	60%	60%	60%	75%	75%	75%
Min. Front Yard Setback	20 ft. (13)	18 ft. (1) (8)	18 ft. (12)	18 ft. (1) (9)	18 ft. (1) (9)	5 ft. (5) (7)
Min. Side Yard Setback	20 ft. aggregate	5 ft. (2)	15 ft. aggregate	5 ft. (2) (3)	0 ft. & 5 ft. (3)	5 ft.
Min. Rear Yard Setback (10)	30 ft. (14)	15 ft. (4)	20 ft.	10 ft. (4)	10 ft. (4)	15 ft. (4)
Parking	(6)	(6)	(6)	(6)	(6)	(6) (7)

2.1 Land Use

Legend

- Single-Family Detached Executive Residential (SFD-EX)
- Single-Family Detached Primary Residential (SFD-PR)
- Single-Family Detached / Attached Residential (SFD/A)
- Single-Family Detached Court Home Residential (SFD-CH)
- Single-Family Detached - 50
- Single-Family Detached - 60
- Commercial Use (C)
- Elementary School (ES)
- Park
- Open Space (OS)
- Business Park (BP)
- Business Park - I (BP-I)

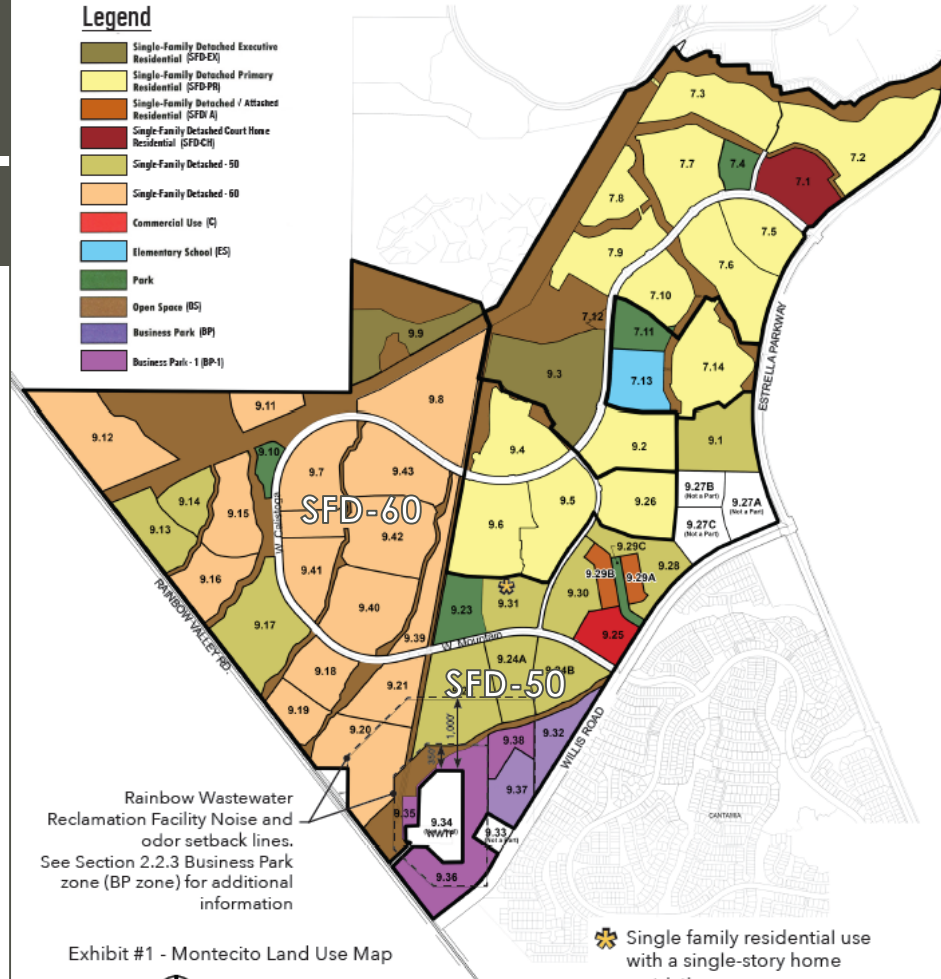


Exhibit #1 - Montecito Land Use Map

Single family residential use with a single-story home restriction

2022 Request

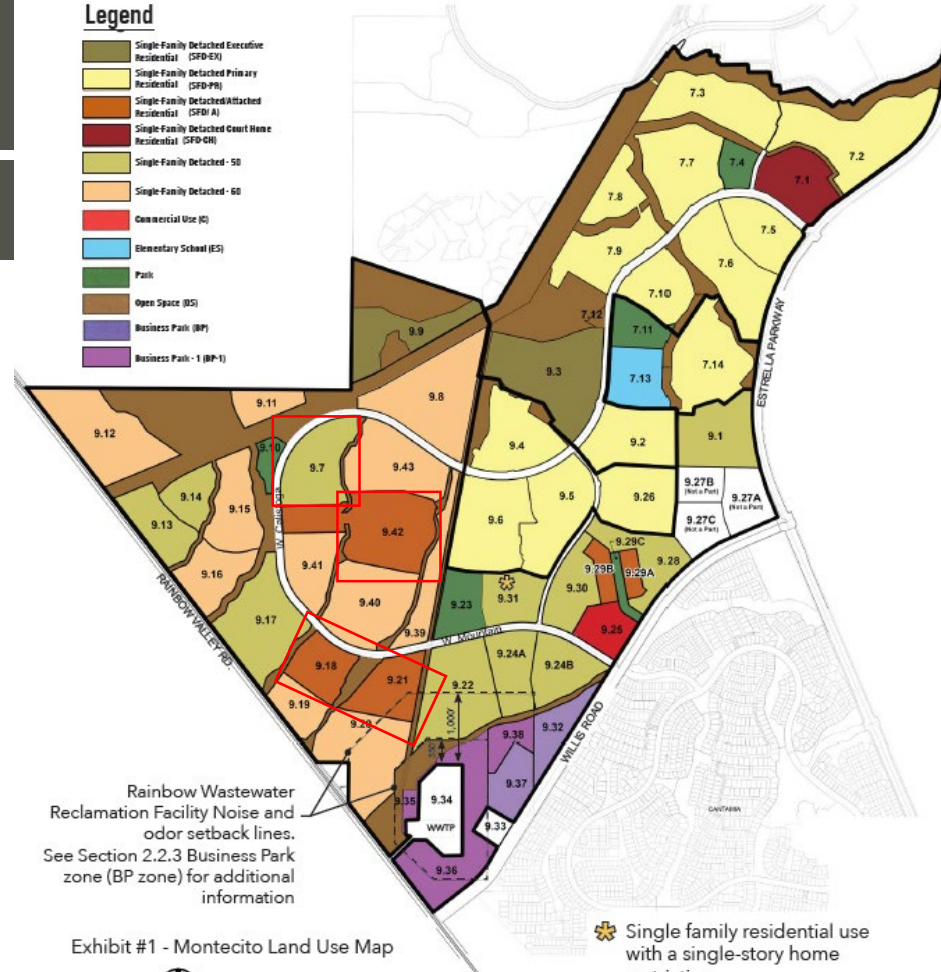
MONTECITO PAD AMENDMENT

- Modify Residential District of 4 parcels
 - No increase in maximum lots
- Modify Park Stipulation

2.1 Land Use

Legend

	Single-Family Detached Executive Residential (SFD-EX)
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	Single-Family Detached-50
	Single-Family Detached-60
	Commercial Use (C)
	Elementary School (ES)
	Park
	Open Space (OS)
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	Business Park - 1 (BP-1)

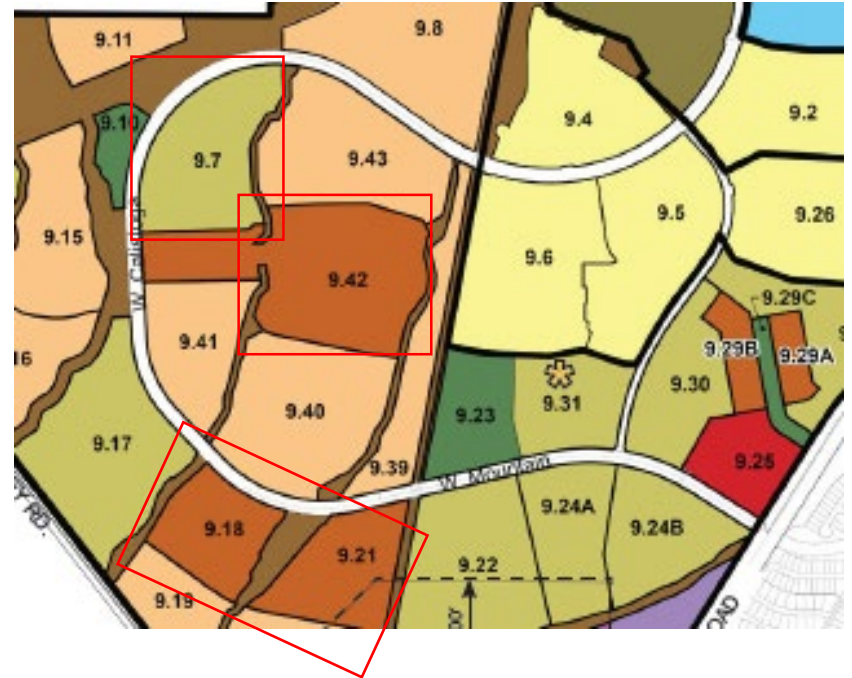


Parcel Rezones



TABLE 2
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Parking	(6)	(6)	(6)	(6)	(6)	(6) (7)



SFD/A Lots



STIPULATIONS 2 AND 3

- Restrict SFD/A Parcels (9.42, 9.18, 9.21):
 - Single Family Detached
 - 47' x 110'
 - Max. height 30' (two stories)



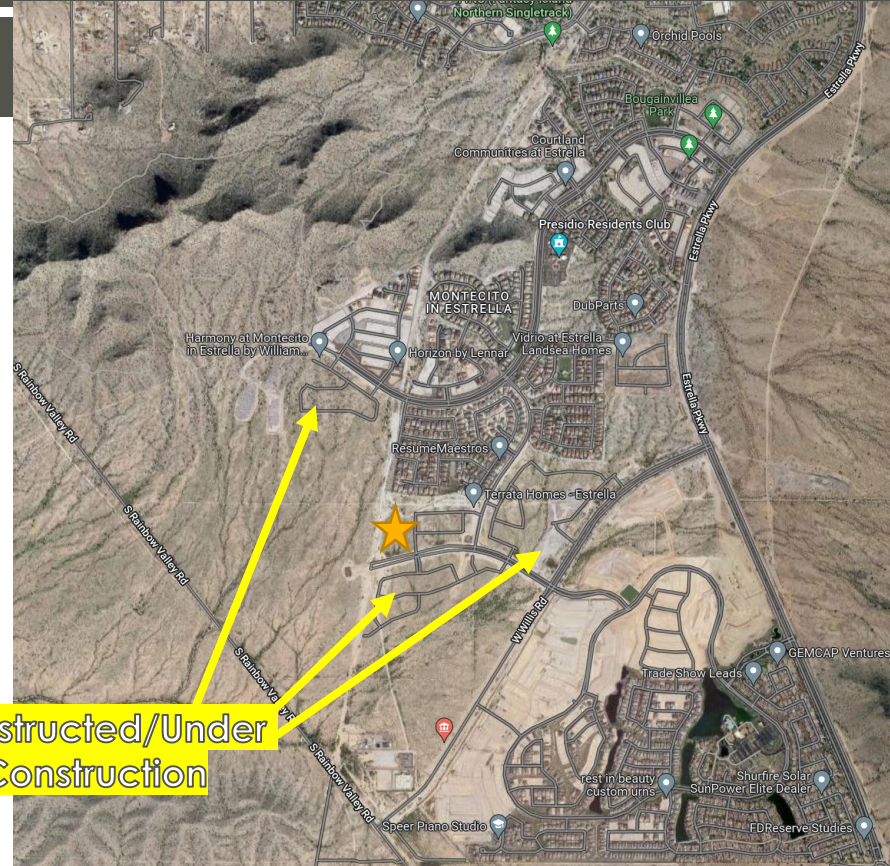
Park Stipulation



PARCEL 9.23 PARK TIMING

- Current: construct park in conjunction with adjacent infrastructure
- Proposed: delay until additional 351st new lot begins construction

Constructed/Under
Construction



Public Comment



MONTECITO PAD AMENDMENT

- Neighborhood meeting held at **Starpointe Residents Club**
March 2, 2022
 - ~40 in attendance
 - A mix of responses
 - Smaller lot sizes
 - Increase in population, traffic concerns
 - Delay of park
 - Cost of park

Public Comment



MONTECITO PAD AMENDMENT

- Phone calls
 - General Questions
 - Concerns similar to neighborhood meeting
- 1 email
 - Concern was related to park improvements – Developer has been responsive

Recommendation



MONTECITO PAD AMENDMENT

- Amendment criteria evaluated in Staff Report. Request was found to meet requirements.
- Staff recommends approval of the PAD Amendment

Questions?

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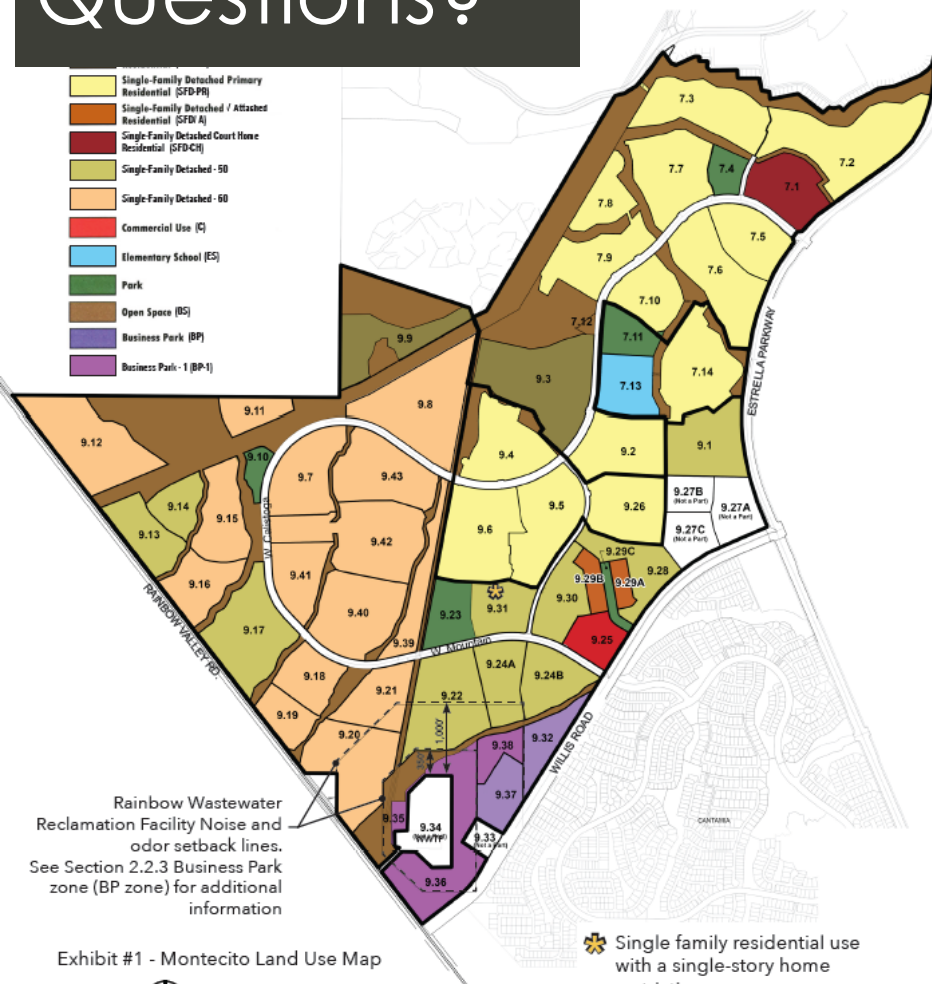


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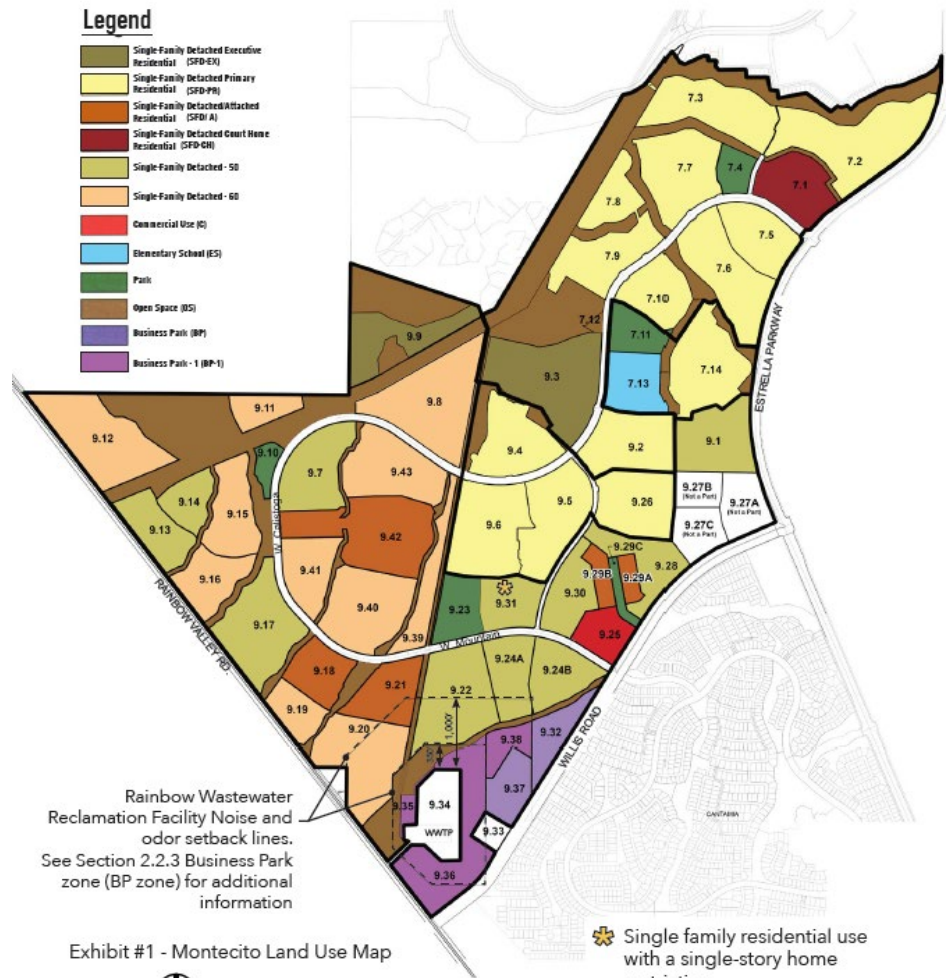


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