



City of Santa Barbara
Community Development Department

Memorandum

DATE: June 9, 2006

TO: Planning Commission

FROM: Heather Baker, AICP, Project Planner *HB*

SUBJECT: Single Family Design Guidelines/Neighborhood Preservation Ordinance Draft Update Package Pending Decisions

ATTACHMENTS: Additional public correspondence for the Planning Commission

On June 1st, the Planning Commission (PC) initially discussed the Draft Single Family Design Guidelines/Neighborhood Preservation Ordinance (SFDG/NPO) Draft Update Package. The PC requested that Staff prepare a brief memo outlining remaining decisions the PC plan to make at its June 15th meeting, subsequent to a Planning Commission site visit held on June 8th. Following are the remaining decision-points outlined by Vice Chair Jacobs, which Staff noted at the end of the last meeting.

1. Can the Planning Commission recommend the Draft SFDG/NPO Update Package for adoption by City Council? Which changes to the Draft Update Package are necessary for the Planning Commission to recommend the package for adoption to City Council?
2. Recommend FAR chart implementation as regulations or guidelines?
3. Recommend FAR chart as is or do the numbers on the chart need adjustment?
4. Which size lots does the Planning Commission recommend FARs apply to, up to 7,500 square foot lots (as recommended by the Steering Committee), up to 10,000 or 15,000 square foot lots (as recommended by Staff), all lots in the City or some other application method?
5. Does the Planning Commission recommend net (as recommended by Steering Committee and Staff) or gross square foot figures be used in applying FARs?
6. What appeal process for ABR single-family projects does the Planning Commission recommend? Should single-family home appeals go to the Planning Commission rather than the City Council?

7. For projects exceeding the maximum FAR, should there be a PC modification process available (as recommended by Steering Committee and Staff) or does the PC recommend a different process such as a variance or some other mechanism?

Also attached is additional public correspondence for the Planning Commission.

Baker, Heather

From: Mac Bakewell [mac@marineterrace.org]
Sent: Thursday, June 08, 2006 11:31 AM
To: Baker, Heather
Cc: Limon, Jaime
Subject: Re: FW: Citywide Homeowners Displaying Flags to protest City's proposed FARs

Attachments: Citywide_flag.jpg



Citywide_flag.jpg
(182 KB)

Heather & Jaime,

Enclosed is a photo of one of Citywide's flags with the attached note. The flag placing team just walked by our house with a wagon full of flags. They are not working from a list and are apparently placing them in the median strip in front of any house that seems appropriate to their "criteria." Most of the homeowners aren't even home so this display of opposition to the FARs is largely misleading.

I hope that you will be able to share this information with the commissioners.

Thank you!

-- Mac

Dear Neighbor: Please leave this flag in the ground until the end of the day today, Thursday June 8th. You may keep the flag or it will be collected on Friday.

Thank you for participating in the CityWide Homeowners Neighborhood Flag Project. This project was designed to assist the Planning Commission in their recommendation to City Council regarding Floor to Area Lot Ratios. Your home was selected because it met 1 or more of our criteria. For more information on how to protect your property rights please contact CityWideHomeowners@yahoo.com or call Michelle at 962-2040.

Baker, Heather

From: Jim Buckley [jbuckley@shorelinepublishing.com]
Sent: Thursday, June 08, 2006 11:23 AM
To: Baker, Heather
Subject: URGENT: Some Notes on Today's Flags

Ms. Baker

Can you please forward this to members of the PC in advance of today's site visit? Thank you.

Jim Buckley
564-1004

Ms. Baker and members of the Planning Commission:

As you know, in advance of the Planning Commission's visit to Marine Terrace and other neighborhoods. United States flags are being distributed by a group opposed to NPO limits. They were nice enough to come to my door to give me the option to place a flag on my property, signalling my support. I was very happy to decline their offer (though they identified the visiting officials as "City Council," not "Planning Commission.").

However, this all worried me, and I investigated my block and some surrounding streets (Santa Rosa Place and San Nicolas). What happened in several cases--and, like a political poll, this is just a sampling intended to perhaps show a wider trend--was that flags in support of this group's position were placed in front of at least six houses in that small area (by my count) with no one home.

Ironic, isn't it, that a group espousing individual rights has so callously taken those rights away from homeowners simply because those homeowners were not home to make the choice of whether to use the flag in this callous manner or not. This is the functional equivalent of placing a "NO on 82!" or "VOTE DEMOCRATIC!" banner on someone's front yard without their permission. If someone did that, they'd be cited, think.

Further, the flags have a notice stapled to them (don't U.S. flag regulations forbid the attachment of any such object to our flag? Certainly not with a stapler!) that states that the flag has been placed in front of a house because the house "meets 1 of our criteria." "Our" being the CHA. Who are they to claim rights to the flag as a supportive statement? What criteria? And how does the placement of a flag in front of a potentially unwilling homeowner show any sort of support whatsoever for the cause this group is espousing. Don't fall for this underhanded trick, please.

Other things I discovered in my short tour:

- one woman who was home found the flag out front and does NOT support this group's aims
- one woman thought that the flag supported homeowners in general, not this specific group
- one flag was put up at a two-story home of a woman who has spoken at NPO steering committee meetings IN FAVOR of the NPO limits (she wasn't home to have the chance to make a choice)
- one home's gardener didn't know why the flag had been put up; I stand second to none in support of gardeners, but as he was not the homeowner, it was not his place to make that call.

We want the PC to be aware that this callous and self-centered mis-use of the flag for which men and women are dying daily is a sad affront to everything that flag stands for. If my neighbors want to choose to do display the flag in this manner, I support their right to make that choice; at least one man on my block was allowed that choice and made it. I DO NOT support other's rights to make that choice for them. This is the attitude that we are asking you to continue to fight against.

Thanks for your service and your support.

Jim Buckley
125 Santa Rosa Pl.

Baker, Heather

From: City Wide [citywidehomeowners@yahoo.com]
Sent: Thursday, June 08, 2006 8:28 AM
To: Baker, Heather
Subject: Fwd: Citywide Homeowners Displaying Flags to protest City's proposed FARs
Attachments: Citywide Homeowners Displaying Flags to protest City's proposed FARs

Hi Heather -
We wanted to make you aware of this.

Note: forwarded message attached.

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Baker, Heather

From: Finco Services [finco@cox.net]
Sent: Thursday, June 08, 2006 12:14 AM
To: Baker, Heather
Subject: Re: Single Family Home Site Visit Suggestions?

Heather,
Bay View Circle is where Santa Cruz runs from Shoreline Drive to Cliff Drive, one block from Shoreline and meets with Pacific Avenue and Santa Rosa Streets. It is effectively a 5 star intersection. Two blocks either way on all of the streets is basically what I was trying to point out, as it will include the area Thousand Steps up to Cliff Drive and covers many different types of homes which have many different designs, and probably reflect a large number of homes built around Santa Barbara proper. Many owners have moved away, and some of them have died, and therefore there are quite a lot of new owners. If you check the records of the Mesa during the 1920's you will find that Bay View Circle was at one time the truck turn around for the oil fields supply building, which is where my house sits, and during the late 20's a newspaper article stated that the rig at Pacific Avenue had a blow out and the entire neighborhood had oil on cars, laundry, roof tops, and in general just everywhere. This area was also considered a site at one time for Santa Barbara Airport. I believe that a crash of a seaplane while landing, which was coming to Santa Barbara, had some effect in the Airport not being built on the Mesa. In such a short time much history has occurred in this little Santa Barbara.

Michael Finucan

----- Original Message -----

From: Baker, Heather
To: Finco Services
Sent: Wednesday, June 07, 2006 9:17 AM
Subject: RE: Single Family Home Site Visit Suggestions?

Hi Michael,

Thanks for the comment. Where is Bay View Circle? I tried putting it into MapQuest but nothing came up for Santa Barbara.

Heather Baker, AICP
Project Planner

Community Development Department
Design Review & Historic Preservation
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102-1990

805.564.5470 x4599
Fax: 805.897.1904

From: Finco Services [mailto:finco@cox.net]
Sent: Monday, June 05, 2006 9:36 AM
To: Baker, Heather
Subject: Re: Single Family Home Site Visit Suggestions?

Hello Heather,

My site suggestion is going to be an area instead of a particular address. I find it rather "finger pointing", that any of the staff or the commission ask this of the residents. It becomes counter productive and plants seeds of contention between neighbors. I originally understood that the foundation of the project parameters were to promote the "good neighbor policy", rather than "pointing out neighbors". All of the projects that have been done with the city have work sheets or some form of information that defines what has taken place at the different property sites, and as far as I can see the only reason, and correct me if I am off course here, that the individual property owners are asked to "finger point", is to keep those who made the decisions in the first place, out of the picture.

That being said, I would ask that the area that I would recommend as a site visit, is a two block area in all directions around Bay View Circle. In the last 10 years the amount of new construction in this area probably comes close to the high end construction areas in the city, and therefore, the "given" permits to expand homes out of context, which is what the project is about, are rather well represented here. This area is a part of the intended control area to establish a baseline for home owners ability to expand their homes in Santa Barbara, so I believe that without looking at the homes in this area, you would be somewhat remiss in a full undertaking and scope of the project.

As a final note, and for me a reoccurring theme, I would like to have the commission take note of the last ten year reconstructed homes and verify whether or not they are owner occupied or if they are in reality, just rentals. This would help the commission get a good grip on the intent or reason for the remodel/reconstruction, This area is zoned as single family residential, and if it is to be used otherwise, we all should have the same ability to make use of minimal investment outlay requirements for maximum income just as those who have gone before us. Equal rights under the law.

I would ask that my comments be included to the commission, as well as forwarded to the Council when it is time to review this project and to make decisions regarding the outcome for Santa Barbara City residents with regards to their ability to change their homes to suit their "families".

Thank you for your time and attention to the difficult circumstances that encompass this project and my hope is that a solution may be found that maintains the friendliness among neighbors and the working Santa Barbara City Staff.

Capt. Michael Finucan

finco@cox.net

----- Original Message -----

From: Baker, Heather

To: Limon, Jaime

Sent: Friday, June 02, 2006 3:34 PM

Subject: Single Family Home Site Visit Suggestions?

Dear Single Family Design Guidelines/Neighborhood Preservation Ordinance (SFDG/NPO) Update Interested Parties,

Yesterday the Planning Commission requested a site visit to homes of various FARs on different lot sizes throughout the City, to look at both positive and negative neighborhood compatibility examples. The goal is to get an understanding of the potential of certain sizes of homes to be compatible with the neighborhood on certain size lots. The Planning Commission hopes the site visit will help provide insight as to how Floor to Lot Area Ratios might best be applied to improve neighborhood compatibility in the City.

If you have suggested sites to visit, please submit the addresses to me by Monday, June 5th 1 PM with a description of why the site is suggested. Also, if you are able to submit pictures to me with the suggested addresses this would be helpful.

Sincerely,

Heather Baker, AICP
Project Planner

Community Development Department
Design Review & Historic Preservation
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102-1990

Heather,

Attached are the photos for the addresses I gave you yesterday.

From: Joe Andrulaitis [mailto:joe.andrulaitis@verizon.net]

Sent: Tuesday, June 06, 2006 4:56 PM

To: Baker, Heather

Subject: RE: Single Family Home Site Visit Suggestions?

Heather,

Here is my list. It's a little longer than what I told you on the phone. I concentrated on Upper East, East San Roque, San Roque and Samarkand neighborhoods since I thought you would get plenty of examples of the Mesa neighborhoods. Let me know if I could help in any way with the FAR research. I tried to get data from the City website regarding lot size and home size but was unavailable to find consistent information. I'll provide photos for you tomorrow. Thanks

East San Roque

473 Paseo del Descanso

3043 Paseo del Descanso

345 Vista de La Cumbre

232 Vista de La Cumbre

2818 Valencia

2932 Valencia

2959 Valencia

2945 Valencia

2933 Valencia

2917 Valencia

3115 Calle Noguera

(I would suggest a drive down Valencia Street since there are many large homes on small lots that were recently built, some nice, some not so nice)

San Roque

194 Canon

206 Canon

225 Canon

136 Canon

3310 Los Pinos (this is a beautiful old home that I'm sure exceeds the proposed FAR's)

3406 Madrona

519 Calle Polo Colorado

3084 Mariposa

Upper East

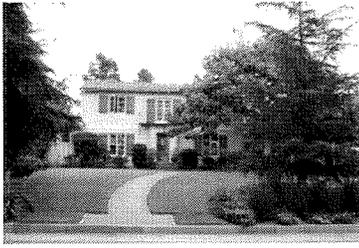
206 E. Padre

226 E. Padre

232 E. Padre

2050 Garden
2018 Garden
1925 Garden
1605 Garden
1603 Garden
402 Plaza Rubio
408 Plaza Rubio
424 Plaza Rubio

Samarkand
517 Stanley
3030 Samarkand
2952 Serena



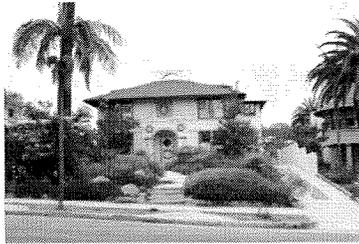
136_Canon.jpg



1925_Garden.jpg



194_Canon.jpg



2014_Garden.jpg



2050_Garden.jpg



206_Canon.jpg



206_East_Padre.jpg



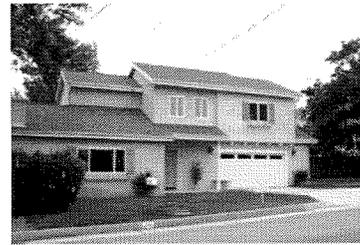
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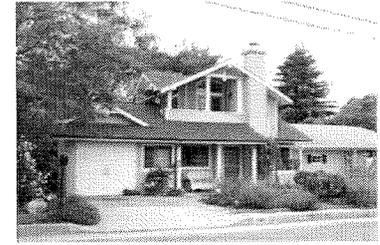
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232_Vista_de_La...



2818_Valencia.jpg



2917_Valencia.jpg



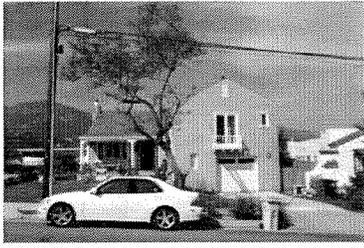
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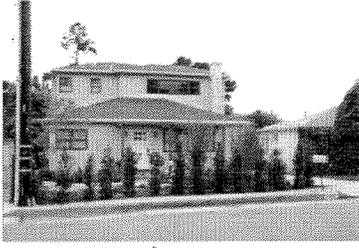
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2945_Valencia.jpg



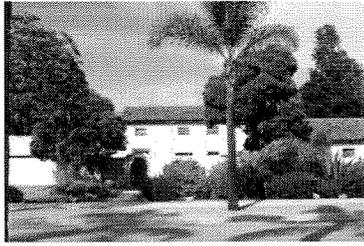
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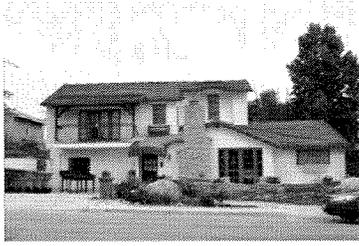
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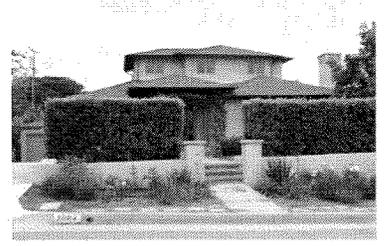
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3030_Samarkand...



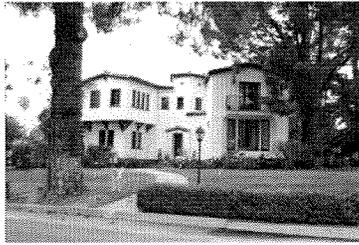
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3084_Calle_Mar...



3115_Calle_Nogu...



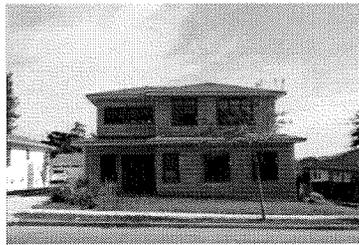
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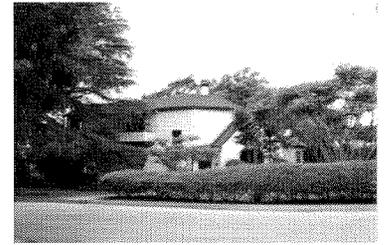
345_Vista_de_La...



473_Paseo_del_D...



517_Stanley.jpg



519_Calle_Palo_C...

DISTRIBUTED TO: DATE: 6/1/06
PLANNING COMMISSION (7)
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE:
BY: _____

Baker, Heather

From: Jim Buckley [jbuckley@shorelinepublishing.com]
Sent: Thursday, June 01, 2006 1:19 PM
To: Baker, Heather
Subject: Re NPO and Planning Commission

Ms. Baker

Thanks for your continuing efforts on the NPO matter. I've spoken to the steering committee several times and have written to them as well. I won't be able to attend the P.C. review of the draft NPO today. Can you please pass along this (short!) public comment note to the PC members?

If there is someone else I should address this so, please let me know.

I'm on the "soon to be disappointed" side, but we're continuing to fight the good fight. Thanks for your assistance.

Jim Buckley
125 Santa Rosa Place
SB 93109
564-1004

TO: Planning Commission Members
FROM: Jim Buckley, Marine Terrace resident
RE: Consideration of draft/revise NPO

I'm writing to urge you to recommend that the City Council make the NPO a set of strict regulations, not an amorphous set of guidelines. The ABR's request for "guidelines" over strict standards will plunge residents and neighbors right back into the contentious morass that the revised and supposedly strengthened NPO was supposed to avoid. The work of two years on the NPO committee will have been in vain, and the work of generations of neighborhood-loving Santa Barbarans will go up not in smoke, but in shadows of huge houses and construction dust.

In all the talk of numbers and FARs and square footage, the real problem is still not being addressed. This is a question of values, not of value. We're asking, nay, pleading, with our elected and appointed representatives to rein in individual property owners' greed and self-interest. We need this new NPO to do what its name says: Preserve Neighborhoods, not allow outrageous growth. Are we against growth? In general, no. But without a clear, concise, and reined-in set of rules--not guidelines--architects, builders, and most importantly homeowners will ALWAYS place their personal wants above the welfare of others and of the neighborhood. It is your job as commissioners to essentially force pro-neighborhood, positive, communal values on individuals. That is the only way that Santa Barbara will remain the wonderful place it is. Think of this as planning for the many, not for the one and the answer is clear: Make the NPO a set of rules and regulations, not of "guidelines." We and all of Santa Barbara's neighborhoods are depending on you. Thanks for your service and concern.

Jim Buckley
125 Santa Rosa Place, SB 93109
564-1004