



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 024-06

#### CITYWIDE

### RECOMMENDATION TO THE CITY COUNCIL REGARDING THE SINGLE FAMILY DESIGN GUIDELINES/NEIGHBORHOOD PRESERVATION ORDINANCE

JUNE 15, 2006

### SINGLE FAMILY DESIGN GUIDELINES/NEIGHBORHOOD PRESERVATION ORDINANCE (SFDG/NPO) DRAFT UPDATE

Recommendations to the City Council on the review and comment of the Single Family Design Guidelines/Neighborhood Preservation Ordinance Draft Update Package.

**WHEREAS**, the Planning Commission has held the required public hearing on June 1 and June 15, 2006 on the above proposal.

**WHEREAS**, 13 people appeared to speak in favor of FAR's as guidelines, 24 people appeared to speak in favor of FAR's as regulations, and 9 people appeared to speak on other NPO issues, and the following exhibits were presented for the record:

5. Staff Report with Attachments, May 4, 2006
6. Site Plans
7. Correspondence received in favor of FAR's as guidelines:
  - a. Felix Presburger, 1203 Del Oro Ave, S.B., CA 93109
  - b. Ginny & Hans Miller, 221 San Clemente St, S.B., CA
  - c. Sandra & DuWayne Nash, 122 San Nicolas Ave, S.B., CA 93109
  - d. Pam & Randy Goetz, 220 Cordova Dr., S.B., CA 93109
  - e. Tom Jacobs A.I.A, 839 Mission Canyon Rd, S.B., CA 93105
  - f. Diana McClintock, 213 Santa Catalina St., S.B., CA 93100
  - g. Delia Cook, 2516 Murrell Road, S.B., CA 93109
  - h. Michael Harrison, via email
  - i. Craig Steward, 3939 Maricopa Drive, S.B., CA 93110
  - j. Michael & Sarah Paskin, 241 San Clemente St., S.B., CA
  - k. Mr. & Mrs. Clifford Reed, Jr., 1109 Del Sol Ave. S.B., CA 93109
  - l. Dorothy Joan Brooks, 1102 Del Mar Ave, S.B., CA 93109

- m. Anita M. Ward, 201 Ontare Road, S.B., CA 93105
  - n. Jennifer & Willie Brummett, 227 La Marina Drive, S.B., CA 93109
  - o. Jeff McFarlane, 3007 Hermosa Road, S.B., CA 93105
  - p. Lesley Wolf, 1331 Los Alamos Place, S.B., CA 93109
  - q. Dan McGrew, 106 San Rafael Ave., S.B., CA 93109
  - r. Wayne Tustin, 1520 Santa Rosa Ave., S.B., CA 93109
  - s. Anna Karczag, 2531 Mesa School Lane, S.B., CA 93109
  - t. Alexandra Lynch, 233 San Nicolas Ave., S.B., CA 93109
  - u. Clem Kashmar, 225 Salida Del Sol, S.B., CA
  - v. Marlene S. Voigt, 1735 Gillespie St., S.B., CA 93101
  - w. Michelle Giddens, 1134 La Plata, S.B., CA
  - x. Scott Borman, via email
  - y. Jay Roston, 1120 Luneta Plaza, S.B., CA 93109
  - z. James Romeo & Cristine D'Arco, 439 Terrace Road, S.B., CA 93109
  - aa. Teri & Peter Malinowski, 218 Romaine Drive, S.B., CA
  - bb. Brian Hofer, 3059 Paseo Del Refugio, S.B., CA 93105
  - cc. Steve Markakis, 2101 Chapala St., S.B. CA 93105
  - dd. John & Joan Calder, 302 Santa Anita Road, S.B., CA 93015
  - ee. Tom Jacobs, 839 Mission Canyon Road, SB., CA 93015
  - ff. Stephen Metsch, 1911 Santa Barbara St., S.B., CA 93101
  - gg. Robert Whitehead, 1642 Shoreline Drive, S.B., CA
  - hh. David L. Burke, via email
  - ii. Marcy and Karl Schapel, 121 San Nicolas, S.B., CA 93109
  - jj. John L. Blanchar, 246 San Julian, S.B., CA 93109
4. Correspondence received in support of FAR's as regulations:
- a. Greg Leach, submitted via Commissioner Bendy White
  - b. Ronald & Eleanor Freese, 118 San Clemente, S.B., CA 93109
  - c. Anne West, via email
  - d. Bill & Jerri Hazard, 1110 Del Sol Avenue, S.B., CA 93109
  - e. Rob Pearson, Via Granada, S.B., CA 93103
  - f. Herman Pfatuer, 1275 San Antonio Creek Road, S.B., CA 93111

- g. Max Bakewell, 126 La Plata, S.B., CA 93109
- h. Petar & Anna Kokotoivc, 5816 La Goleta, Road, Goleta, CA 93117
- i. Frank Gerety, 826 Willowglen Road, S.B. CA
- j. Claudia Madsen, via email
- k. Joe Cantrell & Mac Bakewell via email
- l. Bill Fleishchhauer, via email
- m. Jim Buckley, 125 Santa Rosa Place, S.B., CA 93109
- n. Patrick McCarthy, via email
- o. Carl Lockwood, via email
- p. Nancy Steele, via email
- q. Doug Lorch, via email
- r. Helen B. Noble, 1702 Cliff Drive, S.B., CA 93109
- s. Joe & Valerie Cantrell, 1269 San Miguel, S.B., CA
- t. Pamela Vestal, Apple Grove Lane, S.B., CA
- u. Jean & Robert Holmes, 3749 Brenner Drive, S.B., CA
- v. John Vasi, 3210 Calle Rosales, S.B., CA 93105
- w. Paul Hernadi, via email
- x. Patricia Lambert, via email
- y. Ed Morin, 2952 Glen Albyn, S.B., CA 93105
- z. Mary Walsh, 230 Stanley Drive, S.B., CA 93105
- aa. David & JoEllen Strauss, via email
- bb. Berni Bernstein & Cathy McCammon, via email

5. Correspondence received on other issues:

- a. C. Perlis, via email
- b. Roger Moore, 1388 Santa Rita Circle, S.B., CA 93109
- c. Robert Levine, 1394 Santa Rita Circle, S.B., CA 93109

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

Recommended that the City Council consider the following motions that were passed and adopted on the 15<sup>th</sup> day of June, 2006 by the Planning Commission of the City of Santa Barbara:

1. That 1) the FAR chart, with a maximum of 15,000 square foot lots, be made regulations; and 2) ABR appeals go directly to City Council; and 3) projects proposing modifications of over 100% of the maximum FAR go to the Planning Commission.  
AYES: 4 NOES: 3 (Jacobs, Larson, Myers) ABSTAIN: 0 ABSENT: 0
  
2. That the FAR numbers be measured in net square feet.  
AYES: 6 NOES: 1 (Jacobs) ABSTAIN: 0 ABSENT: 0
  
3. That the ordinance be renamed the Neighborhood Compatibility Ordinance  
AYES: 6 NOES: 1 (Larson) ABSTAIN: 0 ABSENT: 0
  
4. That Staff study and send to Council a second floor FAR limitation of either 0.1 to 0.15 incorporated into the ordinance.  
AYES: 6 NOES: 1 (Thompson) ABSTAIN: 0 ABSENT: 0
  
5. That a landscaping plan be required for houses that exceed 85% of maximum FAR.  
AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0
  
6. That the guidelines and ordinance be adopted as amended, recognizing dissenting opinions on individual issues.  
AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

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Julie Rodriguez, Planning Commission Secretary

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Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.