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Appeal Letter

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Name of Body whose Decision is Appealed: Planning CommissionDate of Body Meeting: 18 September 2014Description of Decision being Appealed: Approval of single family home at 3435 Marina Drive.CITY OF SANTA BARBARA
CITY CLERK'S OFFICEGrounds for the Appeal

We have gone to all SFRB and two Planning Commission hearings regarding this new home. Actually, the history of this goes back five years when we appealed to the Council regarding the adjacent westerly property at 3455 Marina regarding a view corridor supporting the recognized equestrian path along Marina from Braemar Drive. The Council responded by establishing view corridors through these two properties.

We are returning to appeal to the Council in our continuing effort to maintain the character of this rural neighborhood from the encroaching humongous homes already built along Marina, and this new two-story planned one. The Council is our last resort and we hope to get Council support as we did last time.

Neighborhood compatibility -- This is a rural and close knit neighborhood where trees are willingly trimmed and removed so as not to impact the neighbor behind with relatively small homes staggered to not impede views.

This is not the neighborhood considered by the Planning Commission. Typically the neighborhood photograph (see Figure 1) shown at the Commission meetings is focuses on the homes on the ocean side of Marina, and neighborhood compatibility was based on this subset of the neighborhood -- Overly large homes sprawling across their lots. Within this subset the planned home makes perfect sense -- they are all overly large and sprawling -- but in the larger neighborhood, shown in Figure 2, it does not make sense. The Commission applauded this subset of neighbors and the architect, for coming together in an ideal process to find a home design and so exemplified the perfect neighborhood 'process'. A process performed only among the subset of neighbors and ignoring the vast neighborhood opposing the design.

Quoting from the staff report to the Planning Commission, they oddly conclude "There are a few two-story residences in the neighborhood. Although the proposed house is larger than most others in the neighborhood, the residence could be considered to be compatible with the neighborhood."

It is the FOURTH largest home among the nearest 20 and one of the three with second floor. The others with second floor and politely out of view from the other neighbors while this one squats in front of so many. It is like a spectator opening a large beach umbrella at a baseball game and being surprised that those behind are upset.

We hereby appeal this design as being incompatible in bulk and scale, and incongruent in spirit, with the neighborhood.



Figure 1: typical 'neighborhood' considered by Planning Commission



Figure 2: actual neighborhood

Appellants:

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