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Appeal of Planning Board Decision on 3435 Marina Dr.

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We are appealing the Planning Board's decision to approve a two story house at 3435 Marina Dr. for several reasons.

- 1. The 3400 block of Marina Dr. is a unique location in Santa Barbara.
- 2. This Planning Commission failed to follow the precedents established by two previous Planning Commissions regarding development in this location.

The 3400 block of Marina Dr. is a pedestrian and equestrian path with an established scenic public vista recognized by City Council resolution 70-035. This path is used on a daily basis by horseback riders, dog walkers and hikers. The scenic public vista includes the ocean, the horizon, the skyline and the sky.

3475 Marina Dr., 3455 Marina Dr., and 3435 Marina Dr. were subdivided from a single plot in 1993. Seven years ago the Planning Commission approved a single story house at 3475 Marina Dr. Five years ago the Planning Commission approved a single story house at 3455 Marina Dr. with a 30 foot view corridor.

In our opinion a two story house at 3435 Marina Dr. does not respond appropriately to the established scenic public vista from the 3400 block of Marina Dr. according to the Santa Barbara Municipal Code Section 22.22.140B. Its roof height is approximately 30% higher than the adjacent house at 3455 Marina Dr. Note: The house at 3416 Marina Dr. is 2 stories in height but does not block public views. We are respectfully requesting that the Santa Barbara City Council and Mayor direct the Planning Commission to follow the clear precedents set by previous Planning Commissions with regard to the 3400 block of Marina Dr. and limit 3435 Marina Dr. to one story with a roof height similar to the adjacent house at 3455 Marina Dr.

Ronald Green, Appellant

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Appeal of 3435 Marina Drive approval by Planning Commission
Missioh and: 56
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Last of the open lots facing the Pacific along Cliff Drive viewing site. Third largest home in this neighborhood of the Braemar Ranch Tract. One of only three having a second story, and the only one that obstructs uphill neighbors.

Incompatible with the rural nature and architecture of the area which is the greatest asset of this area.

As seen NEXT DOOR or within ONE BLOCK of the site:



Recent History

Several years ago we appealed to the City Council for view preservation regarding the equestrian trail leading to Marina Drive. This was resulted in a 30-foot view corridor through 3455 and any future 3435 home. Lower committees denied this. Thank you.

We return, again, for reasonable consideration of our objections, again ignored by lower committees that considered the neighborhood compatibility to be defined by the homes East and West on Marina, and not at all of the North Braemar neighborhood.



Typical neighborhood representation used by Staff.



Actual entire neighborhood with avocado orchards, horse corrals (5 horses/acre), open fences and fields

What We Would Like to See Happen

Recognition that the proposed house is not compatible with the neighborhood:

- Remove the second floor: we have petition with over 50 signatures supporting this
- Remove the walls around the property including along Cliff Drive – use picket fence as do East and North neighbors
- Move the building more central to the lot and reduce fill to lower the floor elevation – no longer needs to look over its wall along Cliff.

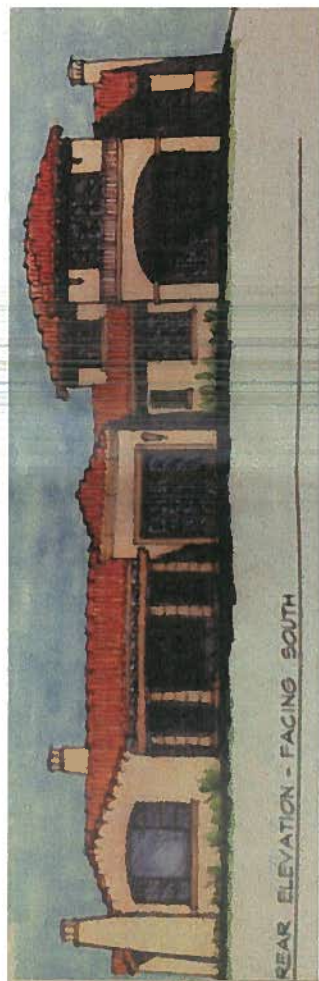
Proposed house



X = two stories

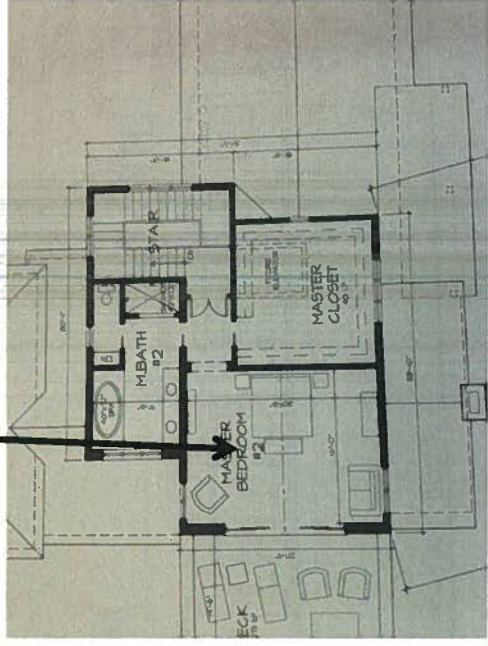
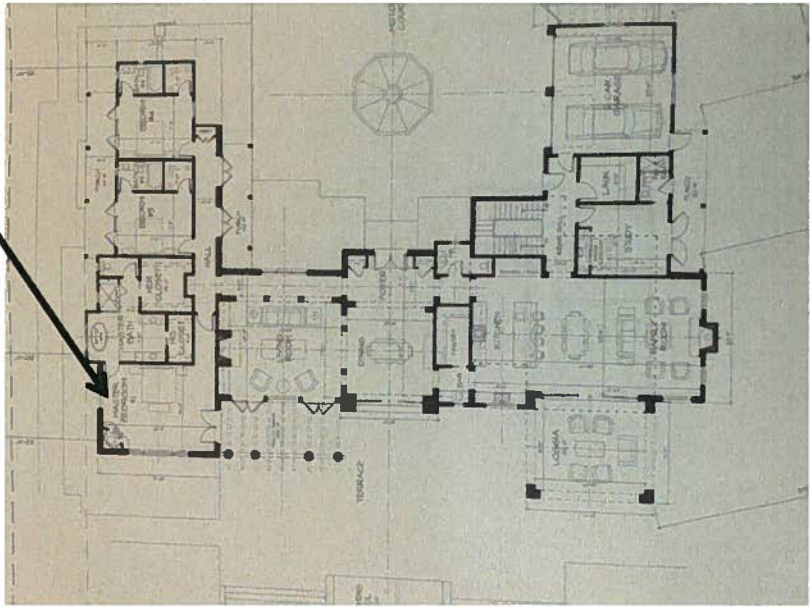


Seen from Marina



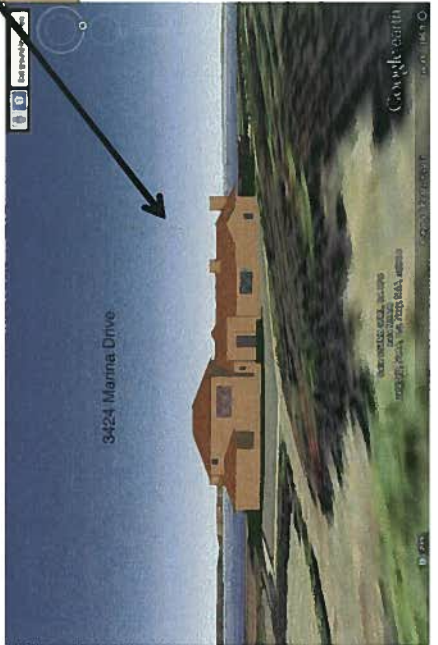
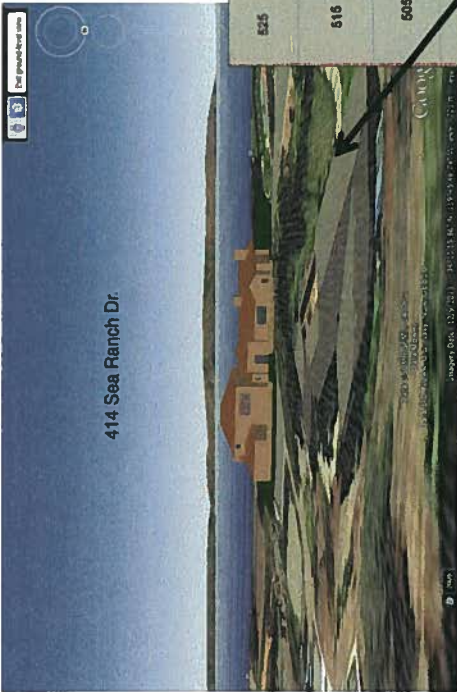
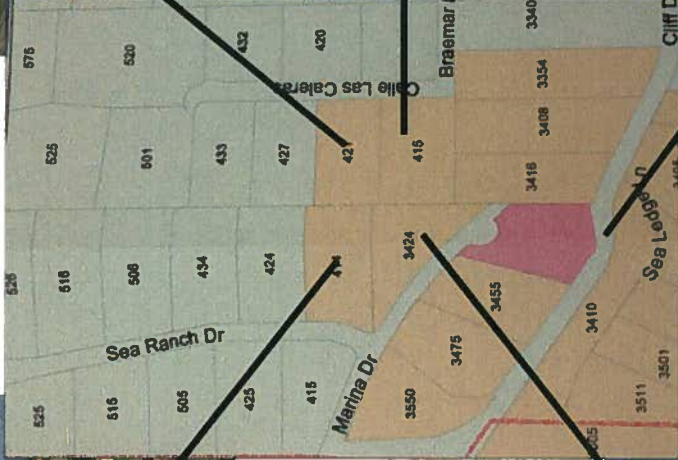
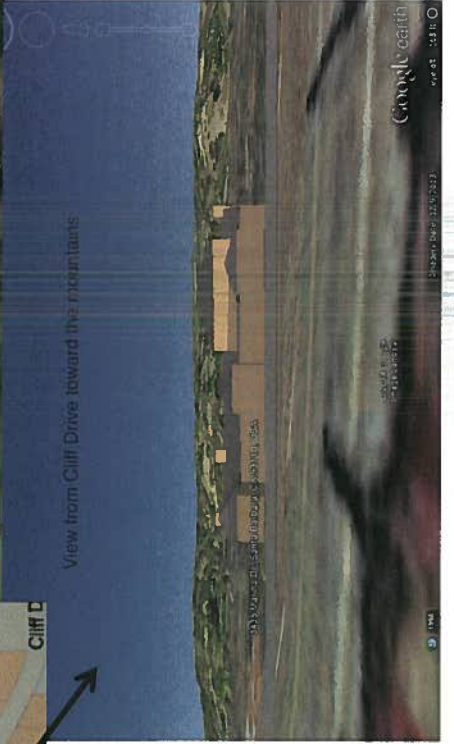
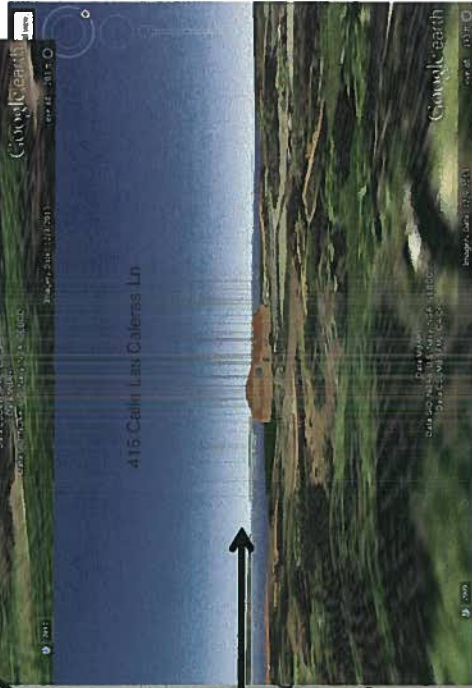
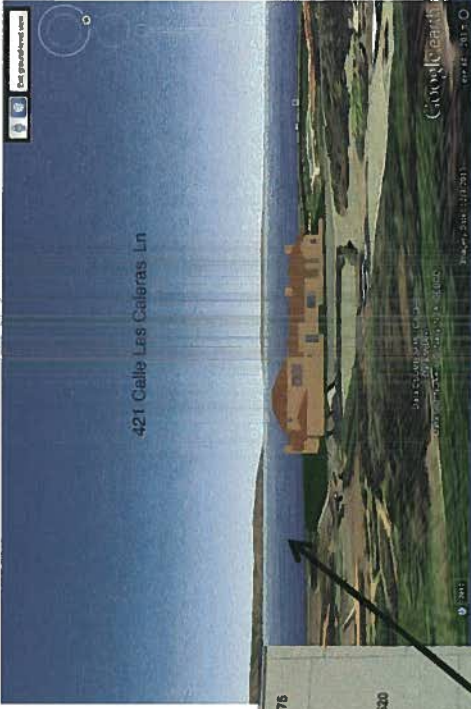
Seen from Cliff Drive

Two Master bedrooms:
on first floor and on second floor

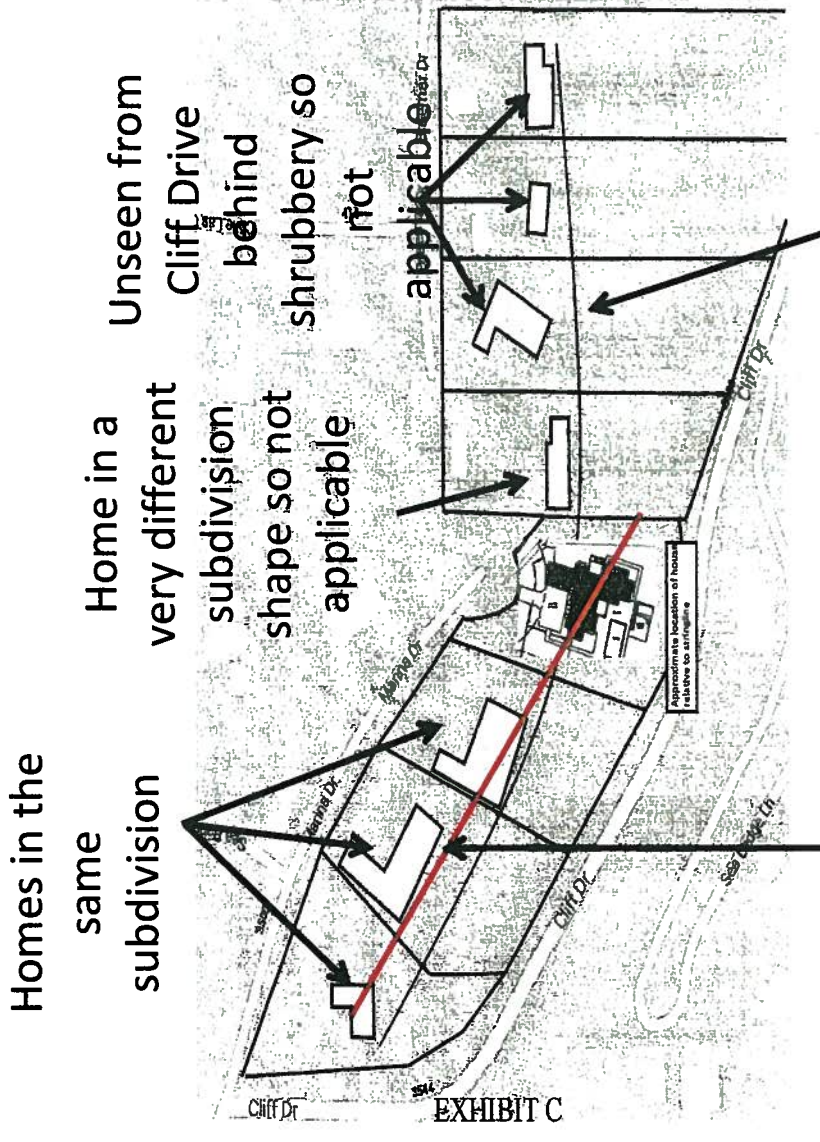


Google Earth Shows second floor has impact on scenic views all around





'String' Theory Applied to house position on lot



Bulk of house should be moved toward Cliff to be compatible with subdivision spacing

Original 'string' moving house toward Marina

More representative 'string' moving house toward Cliff

Size and F.A.R. Comparisons

Address	Lot Size	Acres	F.A.R.	main floor	Garage	basement	second floor	Total	story
3475 Marina Dr	53143	1.22	0.120	5520	837			6,357	24ft High
3455 Marina Dr	51077	1.17	0.106	4724	667			5,391	
3435 Marina Dr	48787	1.12	0.107	3960	440		810	5,210	2 Story
3416 Marina Dr	50094	1.15	0.100	4521	506			5,027	2 Story
421 Calle Las Caleras	47916	1.10	0.096	3821	768			4,589	
3435 Marina Dr	48787	1.12	0.090	3960	440			4,400	1 story
427 Calle Las Caleras	47910	1.10	0.085	3559	504			4,063	2 Story
415 Calle Las Caleras	58370	1.34	0.070	3399	660			4,059	2 Story
425 Sea Ranch Dr	51836	1.19	0.074	3424	430			3,854	
3410 Sea Ledge Ln	65340	1.50	0.058	3233	561			3,794	
3354 Cliff Dr	69695	1.61	0.053	2000	1665			3,665	
415 Sea Ranch Dr	45302	0.97	0.078	3009	518			3,527	
414 Sea Ranch Dr	56628	1.28	0.055	2513	598			3,111	
424 Sea Ranch Dr	52272	1.23	0.058	2364	667			3,031	
3357 Cliff Dr	31800	0.73	0.088	2163	642			2,805	
3424 Marina Dr	47916	1.00	0.052	2020	460			2,480	
434 Sea Ranch	54450	1.25	0.045	2037	422			2,459	
505 Sea Ranch	50530	1.16	0.046	1894	420			2,314	
3408 Cliff Dr	68825	1.58	0.033	1654	600			2,254	
3340 Cliff Dr	74052	1.70	0.030	1643	560			2,203	
3405 Sea Ledge	60548	1.39	0.036	1651	500			2,151	
3550 Cliff Dr/Marina	58370	1.34	0.032	1350	504			1,854	

Proposed with and without 2nd story.

of existing homes:
Average F.A.R. is 0.66

Average size is 3449

100 feet below Cliff

3429 Sea Ledge	40075	0.07	0.07	2185	506			2,691	
3427 Sea Ledge	32234	0.19	0.19	5684	589			6,273	
3511 Sea Ledge	48787	0.09	0.09	3838	492			4,330	
3501 Sea Ledge	44867	0.10	0.10	3536	854			4,390	
3433 Sea Ledge	49658	0.08	0.08	3290	638			3,928	
3443 Sea Ledge	43560	0.09	0.09	3400	594			3,994	

NOT "Neighborhood Study Area" in City

4005 Bajada Ln	54886		0.08	3572	912			4,484	
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Familiar Arguments by proponents

- Second floor hidden behind existing trees – two palm trees!
- Design the result of ideal active participation of neighborhood and architect – only neighbors that support it: those on the Cliff Drive side of Marina, East and West.
- Reasonable in size given nearest 20 homes – eliminating Hope Ranch and Sea Ledge (100 feet below Cliff Drive) it is the THIRD largest home with the SECOND largest F.A.R. where larger homes with larger F.A.R. are its two West neighbors.
- There are other two story homes in the area – three tucked away so as not to obstruct. In fact, the home at 3410 Cliff Drive, directly across from the proposed house, was purposely dropped so cannot be seen from Cliff Drive and not to obstruct.
- A tall wall along Cliff Drive is needed because of parking at the view point on Cliff – parking for view point does not include this lot and parking there is impossible due to water drainage channel just off Cliff.
- Arbitrary ‘string theory’ forces home to be away from Cliff and toward Marina – a more supported string theory does the opposite.