

**CORRESPONDENCE REGARDING
APPEAL OF PLANNING COMMISSION DECISION
FOR 1400 ROGERS COURT**

DISTRIBUTED TO: DATE: 07/08/07
 PLANNING COMMISSION (7) ATTACHMENT 5
 SR. PLANNER, ASST. CITY ATTY.
 CASE PLANNER APPLICANT(S)
 AGENT PC SEC, ENTERED AS INT
 PARTY ON DATE: _____
 BY: _____

Salinas, Marisela

From: Janet Rowse [rowse@cox.net]
Sent: Sunday, July 08, 2007 3:23 PM
To: Salinas, Marisela
Subject: Mesa zoning change

Dear Ms. Salinas,

I am writing as a Mesa homeowner against the Zone Change request and General Plan Amendment for 1400 Rogers Court (formerly 1418 Cliff Dr.). I am unable to attend the hearing on July 12 at 1 pm, and I would like my strong objections to be recorded.

If I need to write to someone else would you please let me know who that would be.

Thank you,

Janet Rowse
 201 Las Ondas
 Santa Barbara, Ca 93109
 rowse@cox.net

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JUL 09 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

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SR. PLANNER, ASST. CITY ATTY. 92
CASE PLANNER APPLICANT(S)
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BY: _____

July 5, 2007
Stephen Carmel
484 Terrace Rd
Santa Barbara CA 93109

Planning Commission Secretary
P.O. Box 1990
Santa Barbara CA 93102-1990

Dear Commissioners:

I wish to state my objections to the zone change and General Plan Amendment for the existing lot at 1400 Rogers Court.

1. Anyone who has actually seen this property would not agree that the average slope is 16%. Someone must have been doing extreme grading, because the land is very steep on this part of the Mesa.
2. There has recently been very extensive development in this area, ruining the hills that have stood forever. That is mainly because these hills are so steep and therefore difficult to develop. Anyone who has seen the result of the current development can attest to how invasive it has been – the huge houses are obviously too large for the steep hillside. And now we should permit R12 high density building – on this one lot?
3. The current residential area below the proposed site on Terrace Rd has single family houses (R2) – why should it be any different for the houses above? I believe one requirement for development should be neighborhood consistency.
4. It appears that the method of asking for a large amount (R12!) and then settling for less worked in the past for the development above Shifco. Please do not fall into the trap of granting anything more than what is currently on this site – a single family dwelling.

Sincerely,



Stephen Carmel

Santa Barbara Planning Commission
Secretary

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Re: Request for up-zoning and amendment to the General Plan
Mr. Mark Lloyd, 1400 Rogers Court

Dear Commission:

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There are issues of safety, traffic, and the environment that more building on this tract will affect. **Please, no more high density on the Mesa!**

Sincerely,


Kristen Gravelle

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To: Secretary and
Santa Barbara Planning Commission

Date: 07-07-07

Ref: Application of Mark Lloyd (MST2006-00736) to up-zone and amend
the General Plan Designation

I respectfully ask you to deny the application of Mr. Lloyd to up zone the tract of land known as 1400 Rogers Court (apn 035-180-070) from E-1 to R-2, and that you deny Mr. Lloyd's application to make a General Plan Amendment from residential single family to 12 Units per acre.

Rogers Court LLP was previously given approval for the homes and townhomes to be built above Shifco. There was one holdout as they acquired the many properties to make up this partnership and development. This is the only existing parcel remaining. It was purchased recently. I believe that they purchased this lot with the premature assumption that it could and would be up zoned. I believe that any more development on that land would disturb natural habitats, jeopardize the residents of Shifco, and bring more traffic into an area where there have been two fatalities within one block of either side of this project. (June 2007). This whole parcel of land was originally zoned environmentally protected. Please do not allow the rezoning of this parcel. It will open the door for up zoning for an adjacent land locked lot, and the split and up-zoning of parcels from Holiday Hills.

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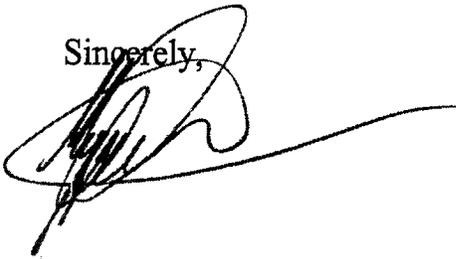
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Sincerely,

Julie Ruskowski

1062 MIRAMONTE Dr #5

Santa Barbara 93109

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Sincerely,

Rita Rivers
RITA RIVERS

[Signature]
SANTA BARBARA

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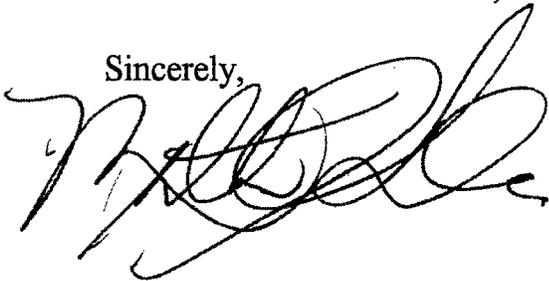
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A large, stylized handwritten signature in black ink, appearing to be the name of the signatory.

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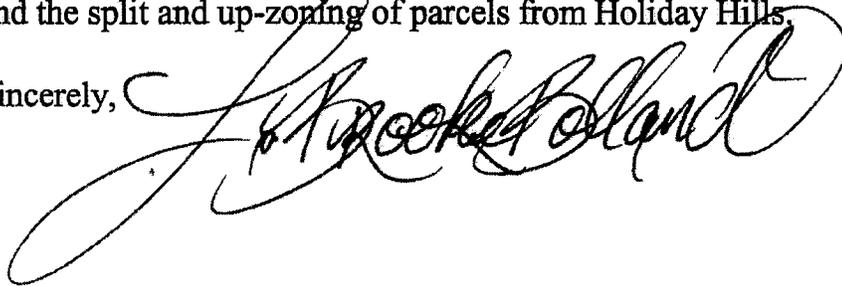
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Sincerely,

Jessy Zambrano

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Sincerely,



OWEN DEU

REGISTERED LANDSCAPE ARCHITECT

234 MESA LANE

SB

962-3253

odello silcom.com

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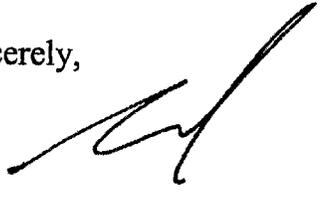
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Sincerely,
A. Alvarez

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Craig W. Rice
CWR

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Sally & Mark Hamilton

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Gilbert A. Pitney

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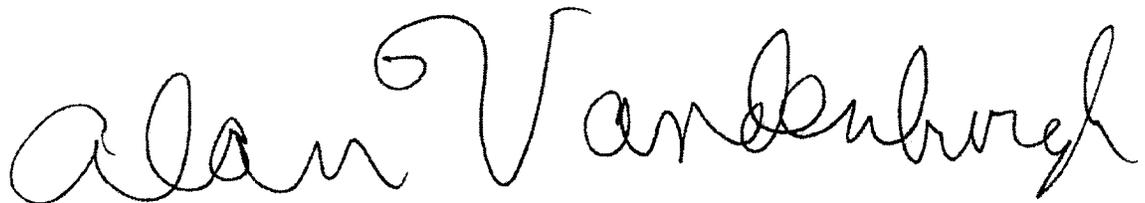
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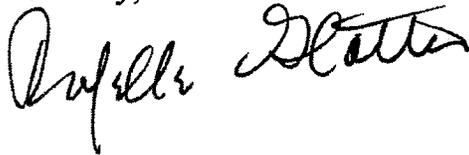
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RAFELLE GLATTER

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Woppe
I WOPPE
218 Highway Drive

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Date: 07-07-07

Ref: Application of Mark Lloyd (MST2006-00736) to up-zone and amend
the General Plan Designation

I respectfully ask you to deny the application of Mr. Lloyd to up zone the tract of land known as 1400 Rogers Court (apn 035-180-070) from E-1 to R-2, and that you deny Mr. Lloyd's application to make a General Plan Amendment from residential single family to 12 Units per acre.

Rogers Court LLP was previously given approval for the homes and townhomes to be built above Shifco. There was one holdout as they acquired the many properties to make up this partnership and development. This is the only existing parcel remaining. It was purchased recently. I believe that they purchased this lot with the premature assumption that it could and would be up zoned. I believe that any more development on that land would disturb natural habitats, jeopardize the residents of Shifco, and bring more traffic into an area where there have been two fatalities within one block of either side of this project. (June 2007). This whole parcel of land was originally zoned environmentally protected. Please do not allow the rezoning of this parcel. It will open the door for up zoning for an adjacent land locked lot, and the split and up-zoning of parcels from Holiday Hills.

Sincerely,

Shawn Petcher

Shawn Petcher

RECEIVED
JUL 09 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

DISTRIBUTED TO: DATE: 7-10-07
PLANNING COMMISSION (7)
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE: _____
BY: _____

Salinas, Marisela

From: Bob Trimble [bob@bobtrimble.net]
Sent: Monday, July 09, 2007 7:18 PM
To: Salinas, Marisela
Subject: Santa Fe Court Application 035-180-070

My name is Robert Trimble, and I own a home at 411 Terrace Road, Santa Barbara. I am extremely grieved at the above application to initiate a zoning change from a single family residence to a two family residence. I am also apposed to the initiation of a general plan amendment to 12 units per acre. My concern is the erosion possibility on the hill behind my residence and the increase traffic between Santa Fe and Terrace Road on Cliff Drive, not to mention the parking concerns. I have students from City College parking in front of my house and occasionally blocking my drive way.

I recently sold a house on the West Side zoned R-2 and the City afforded no leeway on the improvements I had to make to sell my house.

This entire plan seems to be going a different direction than the City of Santa Barbara and the residents of the "Mesa" are moving.

Thank you for your concern. Bob Trimble

7-9-07

DISTRIBUTED TO: DATE: 7/10/07
PLANNING COMMISSION (7) / 5
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE: _____
BY: _____

RECEIVED

JUL 10 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

To: Secretary and the Santa Barbara Planning Commission

From: Paul and Lynne Martyniuk
469 Terrace Road

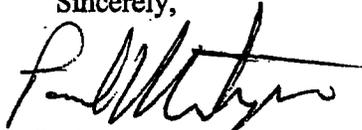
Ref: Application of Mark Lloyd(MST2006-00736) to up-zone and amend the
General Plan Designation

As 12 year residents of this unique neighborhood we ask that you deny the
application of Mr. Lloyd to up zone the tract of land known as 1400 Rodgers Court (apn
035-180-070) from E-1 to R-2, and that you deny Mr. Lloyds application to make a
General Plan Amendment from residential single family to 12 units per acre.

Being in the construction trade myself I know that there is always a need for housing
but this is ridicules. This area where they want to build is too steep and has only one
access route. This project will totally alter this unique single family neighborhood. Both
my wife and I were born and raised in Santa Barbara and we stayed here because it is
truly a special place to live. We ask that this project not go ahead-We would not like to
see Santa Barbara look like Newport Beach.

Thank you for this consideration.

Sincerely,


Paul Martyniuk


Lynne Carpenter Martyniuk

DISTRIBUTED TO: DATE: 7/10/07
PLANNING COMMISSION (7)
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE: _____
BY: _____

July 9, 2007

To the Secretary and Santa Barbara Planning Commission:

In regards to APN 035-180-070

RECEIVED

JUL 10 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

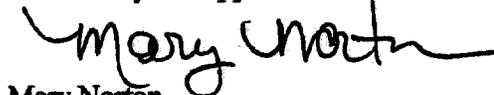
I have spent the last few days walking my neighborhood, trying to inform residents of this application for re-zoning and amending the General Plan. Most residents were not aware of the proposed project. Neighbors were concerned about the geological safety, erosion of our properties, the added noise, the loss of privacy, the loss of our quiet neighborhood, added traffic on Cliff, safety on our streets, density of housing, the Red-tailed Hawk's nest at the top of Terrace, dust from even more construction, and loss of the treasure we cherish, our special community. I have attached our request that you deny this application

I have lived at the top of Terrace for 21 years. I watch the hawks every year. This year the babies did not survive. The loss of habitat for their food source may have been the cause, as they hunt close to the nest while they have babies. I fear that more up-zoning will threaten all our wildlife. The foxes are gone.

In the past when development has occurred above my property, I have had erosion problems. Twice whole sections of the hill slid into my lower yard. One time I filled an entire Marborg container with dirt. Another the sand washed past my house and down the driveway. Any development, including grading, cause me to worry that my yard will erode further.

Finally, I can not give enough reasons to not want townhouses looking into my home. I value the quiet on Terrace Rd. We have families whose children can actually play safely on the sidewalks in front of their homes. We do not need any added traffic. The recent accident was on the corner of Cliff and Terrace.

Please deny this application.



Mary Norton
454 Terrace Rd.

Planning Commission
Santa Barbara Planning Commission
City of Santa Barbara, CA

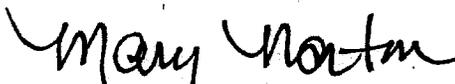
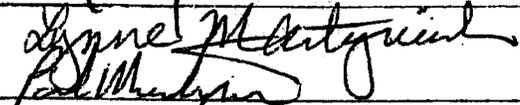
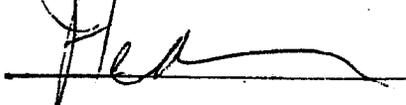
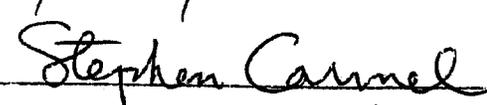
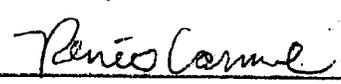
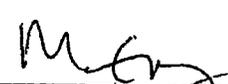
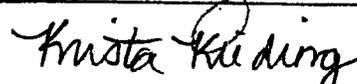
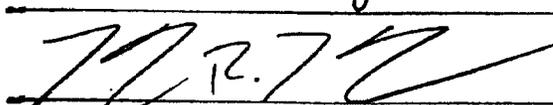
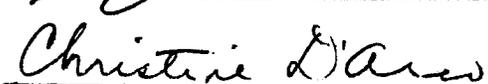
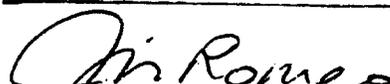
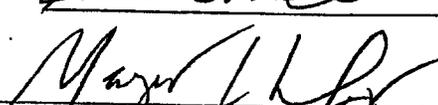
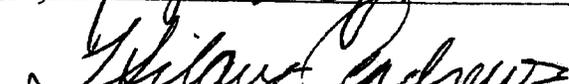
Attention Members of Planning Commission:

Residents of Terrace Road request that you deny the applications for Zone Change and General Plan Amendment as regards the 1400 Rogers Court APN: 035-180-070.

Signed:

Name:

Address:

Signed:	Name:	Address:
	Mary Norton	454 Terrace Rd.
	Lynne Paul Martyniak	469 Terrace Rd.
	TOM Deedee Coocker	475 Terrace Rd.
	Jules Federman	48 Terrace Rd.
	RODGER TRENARY	1320 Cliff Rd.
	Kathleen J Carmel	484 Terrace Rd.
	Stephen Carmel	484 Terrace Rd 9310
	Renée Carmel	484 Terrace Rd.
	Megan Eng	458 Terrace Rd.
	Krista Kieding	448 Terrace
	Kenny Kieding	448 Terrace
	Christine D'Arco	439 Terrace Rd.
	JILL ROMEO	439 TERRACE RD.
	MARGOT C. DEMERT	420 Terrace Rd.
	Hilary Andrews	465 Terrace Rd.

Salinas, Marisela

From: Mesal8dy@aol.com
Sent: Wednesday, July 11, 2007 2:11 PM
To: Salinas, Marisela
Cc: Blum, Marty; Schneider, Helene; Falcone, Iya; Horton, Roger; Barnwell, Brian B.; House, Grant; Williams, Das; mnort19@cox.net; Mesal8dy@aol.com
Subject: Request to Rezone 1418 Cliff Drive

Dear Ms. Salinas;

Thank you for your staff report and work on the request to rezone and change the general plan for the development at 1400 Rogers Court. On the final page of the report, I note that ***you recommend the city planning commission "is not justified by public necessity, convenience, general welfare or good zoning practice" to consider this application and initiate the Zone Change or General Plan Amendment.***

As an adjacent property owner, I can tell you that the Mesa residents are not in favor of this project; nor were they in favor of the other two approved projects which are currently in progress. I stood outside Lazy Acres Market for four hours on July 7, and three hours on July 8 and what I heard is the following:

1. Residents feel helpless about the increasing density of development; they voiced "the little person has no more say about what happens in this community".
2. Most residents were not aware of this project at all. When informed they were unanimously, and vehemently opposed.
3. They wanted to know who the people were in the LLC, because that legal instrument creates a loophole which prohibits the identification of "people of interest that will gain financially (partners)".
4. The residents of Shifco were not directly notified of the proposal; the housing authority of Santa Barbara received the notice.
5. "How much more building and infill will be done in this city? Where will the water come from?"
6. Most people can not attend the planning commission meeting on July 12, because they work; many are also on summer vacation or were unaware of the proposal.
7. Most are extremely concerned about traffic because of the recent two fatalities on Cliff Drive near the project. They are concerned for the residents of Shifco especially during construction, when the big rigs and trucks are utilizing the only street available to the site, Santa Fe Place.
8. They are concerned about dust, because watering cannot be effective because of run off. They have health concerns from the dust; one had a sinus problem.
9. They feel this project does not fit in with the "character of the Mesa"
10. They are worried about environmental issues on the subject property and adjacent parcels. This site is home to foxes, coyotes, skunks and Red Tail Hawks; they have already been adversely affected by the present construction.
11. They are confused about the original zoning on the property. They want to know why City of Santa Barbara had such issues of non-conformance of the lots in the Rogers Tract.
12. They are extremely concerned about this rezoning and general plan amendment setting a precedence for lots splits of the adjacent parcels.

I will be looking at this project from the view portion of my lot. I am extremely concerned about Mr. Chapman's interest in this rezoning issue; he owns the parcel immediately contiguous with both the subject property and my property.

Because I was present at the city planning commission's "site visit", I am sure you can appreciate why ***we want to support you in your decision to keep this parcel from being up-zoned and the general plan ammended.*** It is not a suitable project for this site. There is a need for "affordable housing"—but not in this area. The Shifco development provides affordable housing for 120 senior citizens. Many of them cannot speak for their safety, so I am advocating for them.

Cliff Drive has become an alternate route for commuters when highway 101 is backed up. There are many safety issues that can be addressed in connection with this proposal.

I am aware that the planning commission was against the other two projects in this location; I don't know why they were passed. Growth is inevitable; however, the present zoning provides for one single family residence, and that is what it should be.

The general plan protects us from spot rezoning. Please continue to oppose this request.

7/11/2007

Sincerely,
Kathy Sheffield
458 Terrace Road
Santa Barbara

Get a sneak peak of the all-new AOL at <http://discover.aol.com/memed/aolcom30tour>

Salinas, Marisela

From: Kathleen Kelly [kkelly124@cox.net]
Sent: Thursday, July 12, 2007 12:31 PM
To: Salinas, Marisela
Subject: General Plan Amendment for 1400 Rogers Court

Dear Ms. Salinas,

As 27-year residents of the Mesa, we are vehemently opposed to the Zone Change request and General Plan Amendment for 1400 Rogers Court (formerly 1418 Cliff Drive). We are unable to attend the hearing today at 1 pm, having just now arrived back from overseas, but we do want our objections to this terrible idea noted. If there is another meeting about this, be assured that we will be there in person to make our opposition to this project clear.

Thank you,

Kathleen and Kevin Kelly

7/12/2007

DISTRIBUTED TO: DATE: 7-9-07
PLANNING COMMISSION (7)
SR. PLANNER, ASST. CITY ATTY.
CASE PLANNER APPLICANT(S)
AGENT PC SEC, ENTERED AS INT
PARTY ON DATE: _____
BY: _____

Andy Chapman
1175 Harbor Hills Drive
Santa Barbara CA 93109
805 895 7858 - atchapman@gmail.com

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara CA 93101

RECEIVED
JUL 09 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

July 9, 2007

RE: MST2006-00736

Dear Commissioners

My property at 1175 Harbor Hills Drive borders the proposed project at 1400 Rogers Court. My parcel was created in the 1970's and is an interior parcel with no street frontage. It is 1.4 acres with a 30% slope. Access is only possible from Harbor Hills Dr through a driveway that crosses an adjoining parcel. As a result, maintenance of the lower 1.1 acres is basically impossible and the larger brush removal that has been achieved has only occurred when the neighbor at 1400 Rogers Court would allow my workers and equipment to cross his property.

With the initiation of the proposed project I would like to request that a condition of approval be that a permanent easement for ingress and egress across the proposed project road be granted to me in perpetuity for the maintenance and improvement of my property for the following reasons:

Proper Maintenance – This is a large lot that will require continuous maintenance to keep clean and safe. Brush, dead trees and yard waste can only be moved out across the applicant's property.

Fire Control – Historically this lot has been part of the City's high fire district. Ready access for crews to protect neighboring structures can only be provided from Santa Fe Place.

Storm Runoff Control – The west end of my property lies at the base of a large drainage that has, at least once, channeled runoff into houses on Terrace Place. The City has a major storm drain serving the Harbor Hills area that lies within that portion of my property and both issues could be best maintained and abated by the presence of regular and dependable access.

Consistency - The creation of my lot produced 1.1 acres of unmanageable, landlocked brush. By granting a permanent easement the City will bring my lot into conformance with modern standards.

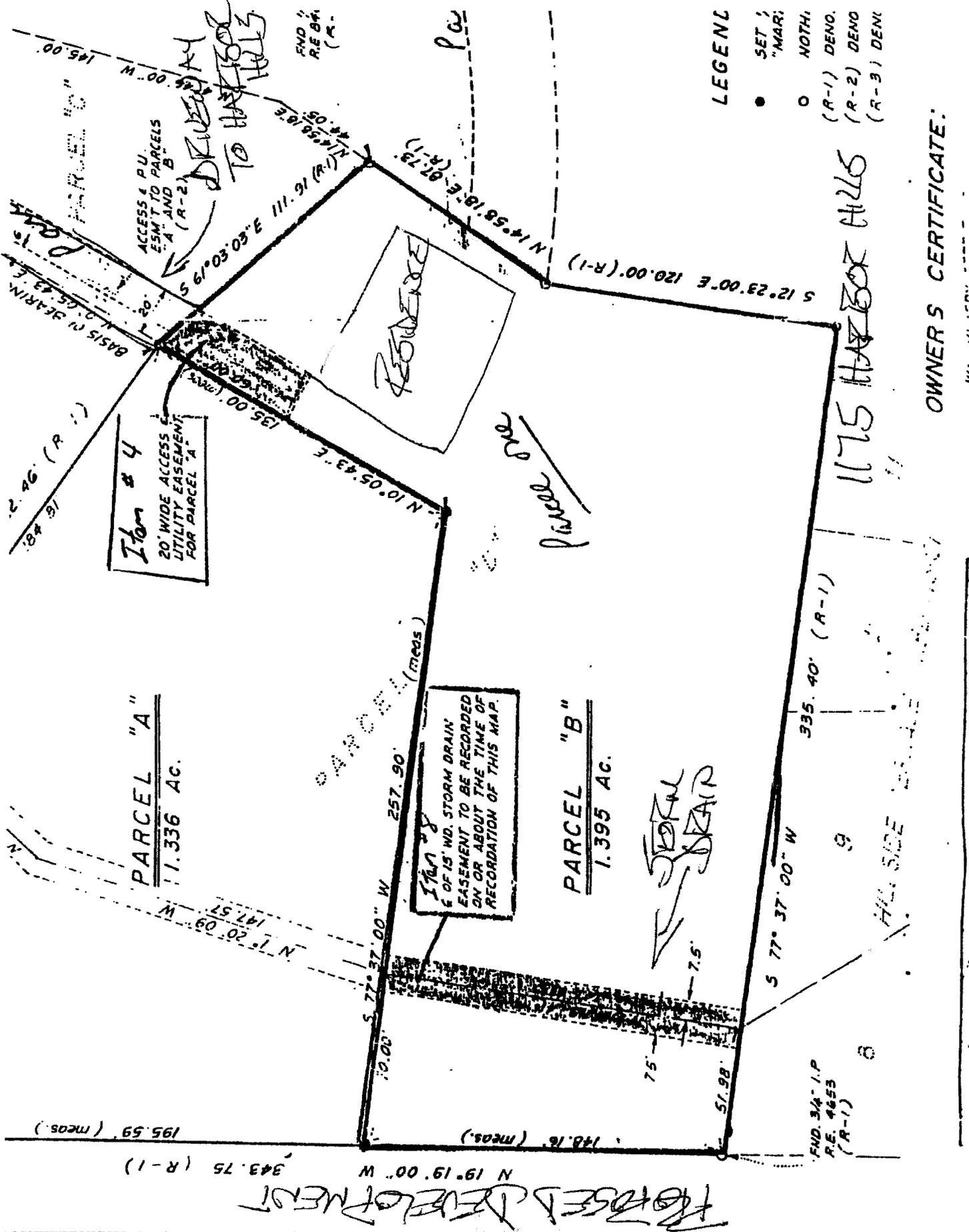
Minimal Impact on the Development – Though maintenance of the property will occur on a regular basis the weekly impacts to the proposed development will be unnoticeable and create no burden on the development infrastructure.

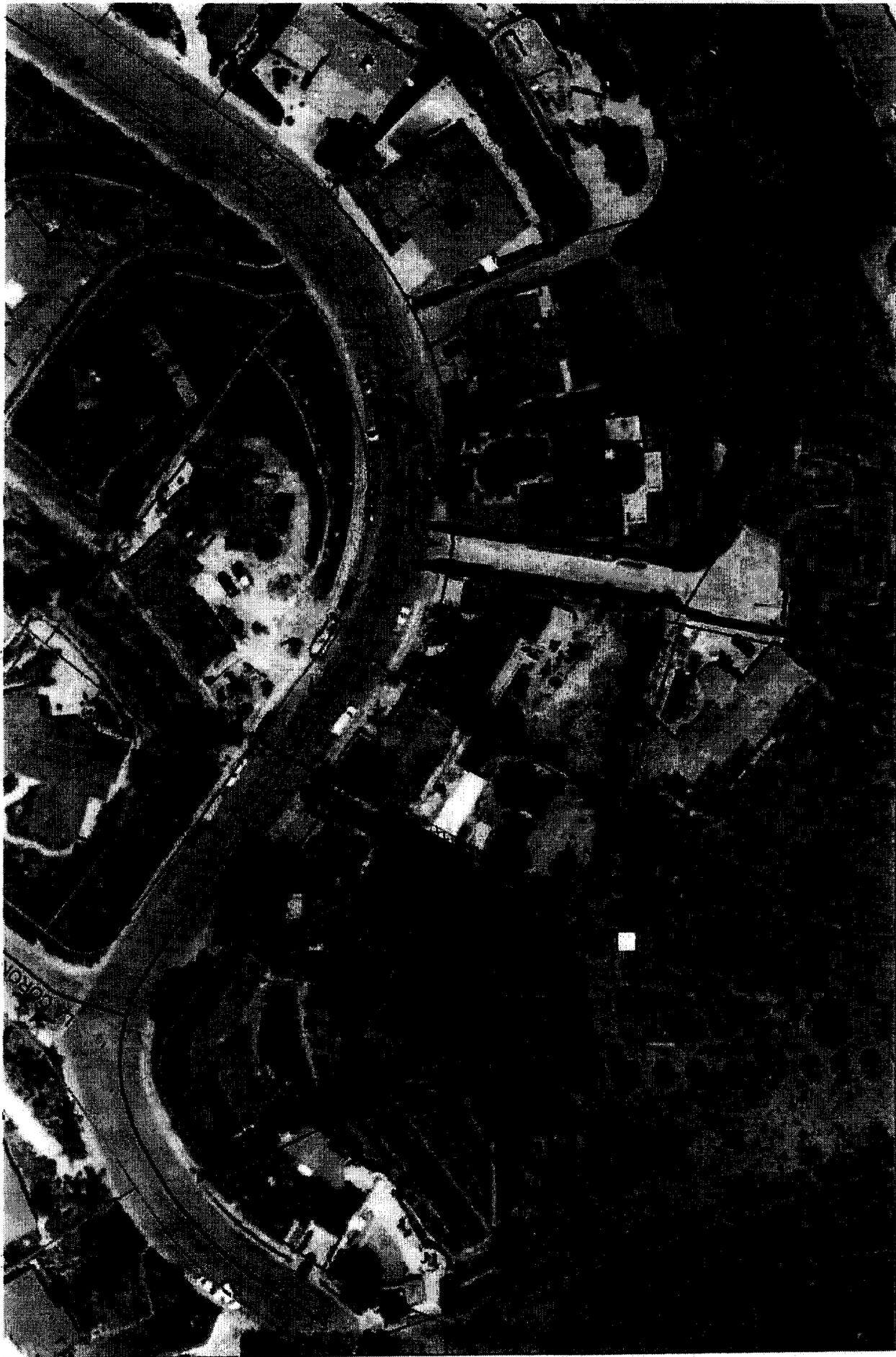
The City is trying to clean up the remaining issues in this part of the Mesa. I believe that the access to and maintenance of my parcel is an element of that. Further, once this project is approved there will never again be an opportunity to resolve this issue. I believe this is the last opportunity for the City to solve the problem of my lot and I urge the Commission to make granting of a permanent easement a condition of approval.

Regards,



Andy Chapman





N



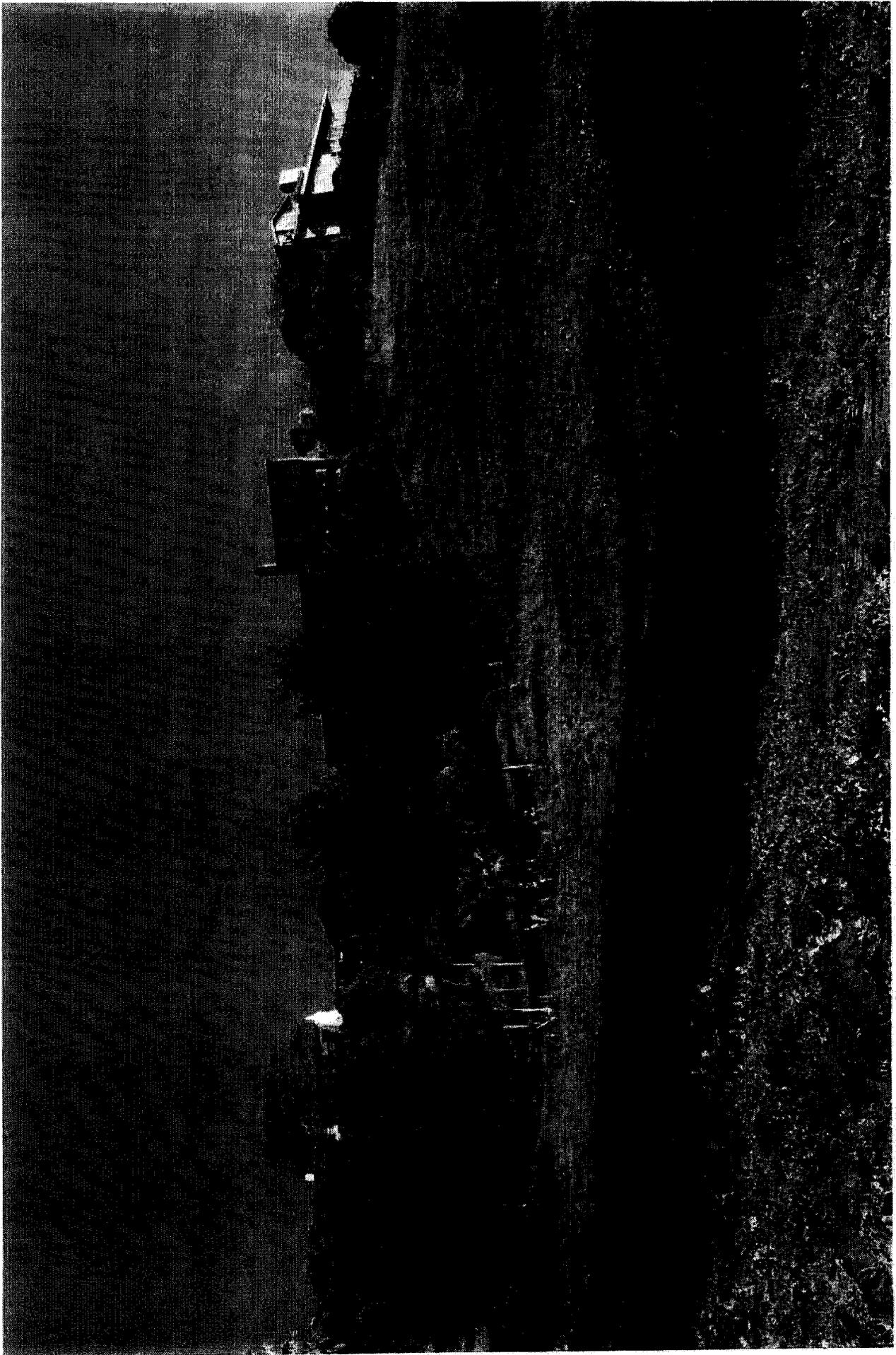
VIEW OF LOT FROM HOUSE

PROPOSED
DEVELOPMENT

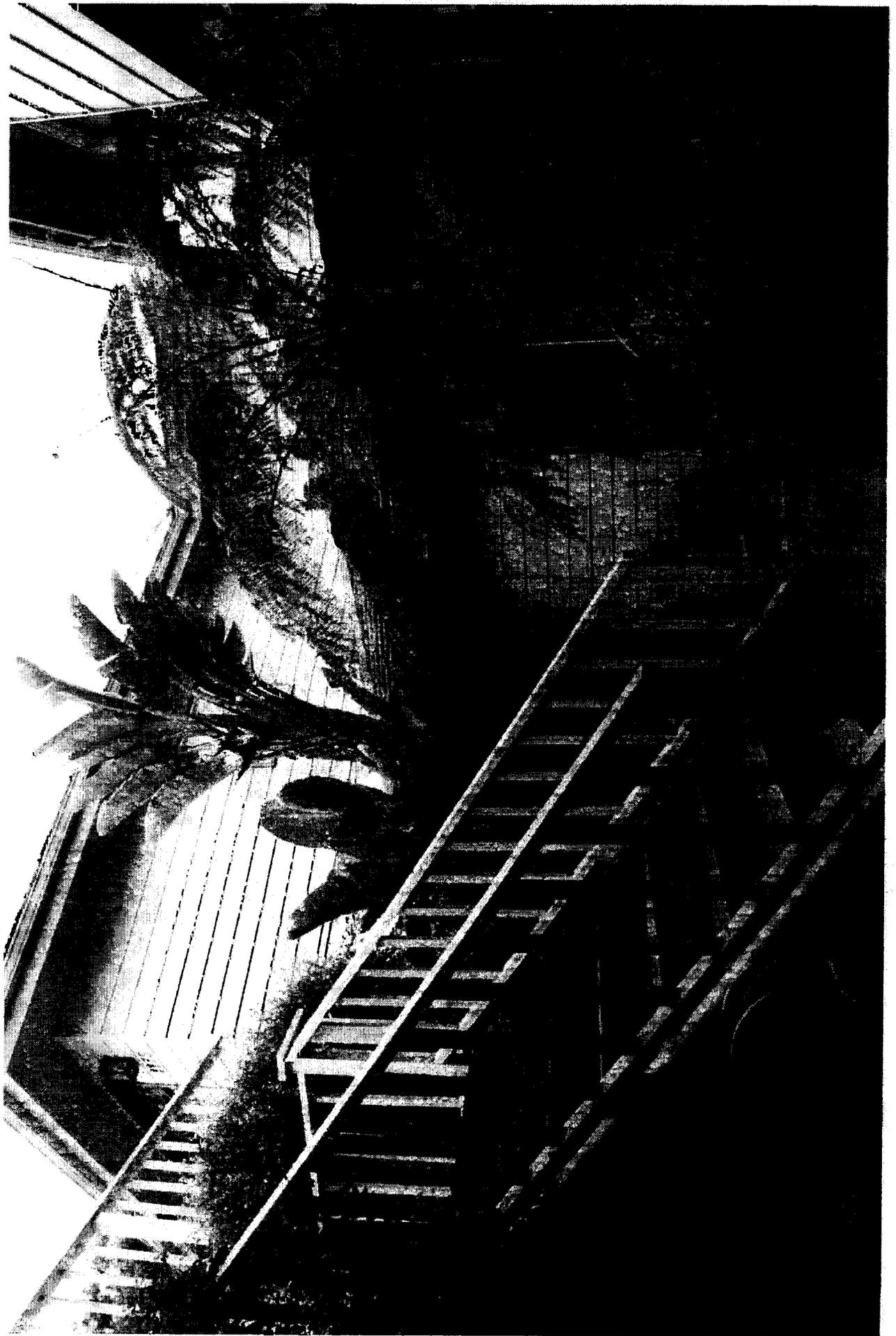
PROPERTY LINE

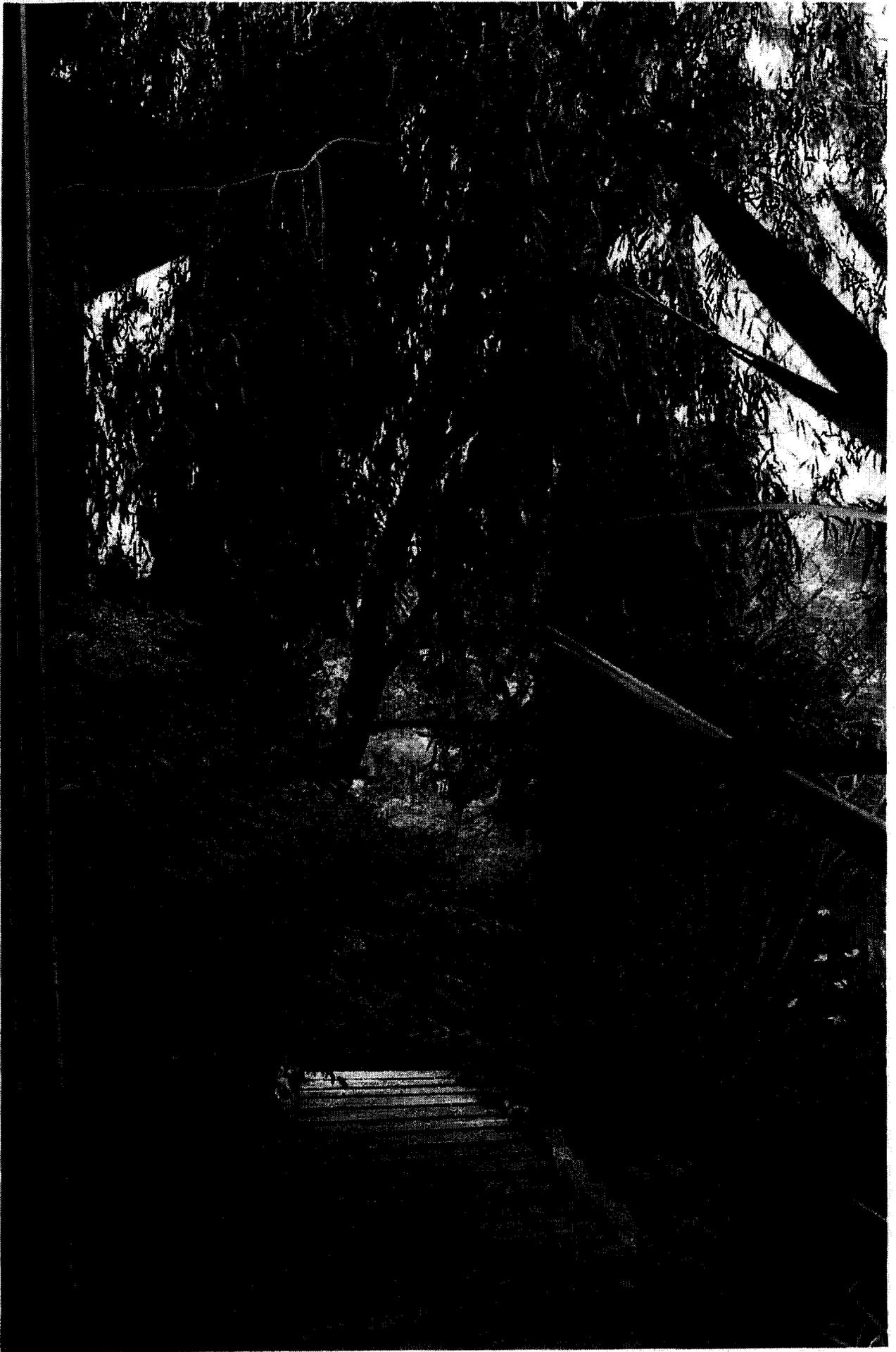


VIEW UP HILLSIDE



ACCESS FROM DRIVEWAY





ACCESS DOWN SIDE OF HOUSE

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Roger Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am writing you in support of the appeal filed by Santa Fe Court LLC, application for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th 2007 Planning Commission hearing.

I own a condominium in the Upper East end and I am very much aware of the issues related to housing in Santa Barbara. I also would like to keep our city small and beautiful. Yet, I believe there is still room for building much needed housing in our city, especially of well designed projects that include desperately needed affordable housing.

I support this appeal then, not for my personal needs but for the benefit of my colleagues at Santa Barbara City College and our community. In my capacity as twice Department Chair I have chaired hiring committees, and participated in others, and seen excellent candidates lost to our community as possible hires because of the high cost of housing. I know professors who commute from Oxnard and Santa Maria who will be lost to us once educational institutions near where they reside have openings in their fields.

We are losing the talent and skills of educated and caring professionals because they cannot afford a home on a teacher's salary in the community where their students live. There are vast implications here. We are also losing the children of commuting professionals to out of town public schools while ours lose funding because of low enrollment. I understand the hawk needs a nest and all living creatures a safe place to live. The hawk can fly around and choose a tree to live in Santa Barbara. It is the fleeing professor who drives for hours between work and family that is the endangered species.

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

**Subject: Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Roger Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am writing you in support of the appeal filed by Santa Fe Court LLC, application for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th 2007 Planning Commission hearing.

I am one of many Santa Barbara City College employees who cannot afford to live in this city. I commute from Oxnard Monday through Friday. Regrettably, I spend at least 20 hours on congested 101 freeway per week, averaging 400 miles in this commute. This is time and energy that I could better spend in mentoring students, community outreach or just simply spend time with my family.

Furthermore, I feel fragmented for living in one city and working in another. I constantly find myself making a difficult decision of participating in community events in Oxnard or Santa Barbara. Due to proximity and time, I am working more with the Oxnard community. A situation I find ironic, since I work for a place in which I am supposed to be a bridge between an institution of higher learning and its community. Unfortunately, in my current housing status, the city of Santa Barbara and SBCCC are not reaping the fruits of my community involvement as it should for I cannot bring the community to the college and the college to the community.

Four more affordable housing units available to SBCC employees will result in a tremendous gain not only for the lucky families, but also for the community. In my particular situation, my two young children will be able to attend local public schools, which are suffering from low enrollment due to the high cost of housing in Santa Barbara.

I feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the city.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, reading "Juan José Casillas Núñez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Juan José Casillas Núñez, Professor of Spanish
Santa Barbara City College

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 28, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am a Mesa homeowner writing you **in support of the appeal** filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

I feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for our neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

Please approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,


2055 ELISE WAY
SANTA BARBARA, CA 93109

Cc: Marisela Salinas, Planner

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

February 17, 2008

RE: **1400 Rogers Court; Appeal of Planning Commission Denial of
MST2006-00736 Application for General Plan Amendment and Zone
Change Initiation; PC Hearing of July 12, 2007**

Honorable City Council Members,

Please support the rezone effort for property at 1400 Rogers Court.

- With a rezone our community stands to gain important workforce affordable housing.
- The owners have scaled back their efforts to a density which is less than that of the neighborhood.
- The project envisioned fits well with neighborhood – all other residences on Santa Fe Lane are multiple-family units.
- Affordable housing units gained in this effort are provided without public \$.
- The project envisioned meets City guidelines/standards regarding the inclusion of affordable units in up-zone projects.
- The location has direct access to bus transportation and is within walking and bike distance to shopping and many local workplaces on the Mesa.

It is rare that a project is able to meet all of these criteria. Please do not send this project down a path that would lead to outcomes less beneficial to our community. There are plenty of McMansions in our housing stock already. We need affordable options in local housing!

Please support this rezone effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Ana Stein". The signature is fluid and cursive, with a long horizontal stroke at the end.

February 16, 2008

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **1400 Rogers Court; Appeal of Planning Commission Denial of MST2006-00736 Application for General Plan Amendment and Zone Change Initiation; PC Hearing of February 26, 2008**

Dear Honorable Council Members:

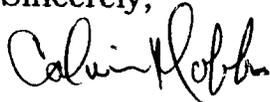
I am writing you in **support** of the appeal filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

My father bought several lots in the Rogers Tract back in the 1950s. After failing many times over many years to get together a development plan for the tract, it is a pleasure to see the last of the tract coming to its development potential. The City's guidance in seeing to it that there is a Communitywide benefit derived in the development through the inclusion of an Affordable Housing component is admirable and a fine example of what it takes to keep Santa Barbara the gem that it is.

I feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would allow a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,



Calvin Mobbs
Former Rogers Tract Parcel Owner

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am a resident of Shifco on the Mesa writing you in support of the appeal filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

I feel that the project applicants have been responsive to our neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

Mr. Harold Chankey
415 #1 Santa Fe Pl
Santa Barbara, CA 93109

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

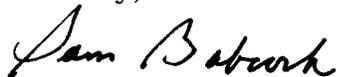
Dear Honorable Council Members:

I am a resident of Shifco on the Mesa writing you in support of the appeal filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

I feel that the project applicants have been responsive to our neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,



SAMUEL M. BABCOCK
410 SANTA FE PL., #3
S.B., CA 93109

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

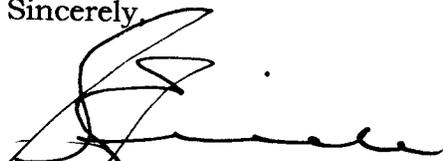
Dear Honorable Council Members:

I am a resident of Shifco on the Mesa writing you in support of the appeal filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

I feel that the project applicants have been responsive to our neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,



410 SANTA FE PLACE #2

Cc: Marisela Salinas, Planner

msalinas@ci.santa-barbara.ca.us

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
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I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,



SHIFCO, # 418 Cliff Dr.

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

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I feel that the project applicants have been responsive to our neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

 JAMES H. BESS
410 Santa Fe Place #4
Santa Barbara, CA 93109

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
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1400 Rogers Court; PC Hearing of July 12, 2007**

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I feel that the project applicants have been responsive to our neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

M L Martin 408 Santa Barbara #2
Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

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I feel that the project applicants have been responsive to our neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

Richard D. Miller
406 Santa Fe Pl # 2
Santa Barbara, CA

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 25, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am writing you in support of the appeal filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

I feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

Sebastian Zepeda
SHIFCO GROUND MAINTENANCE
Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

February 15, 2008

Subject: **1400 Rogers Court; Appeal of Planning Commission Denial of
MST2006-00736 Application for General Plan Amendment and Zone
Change Initiation; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am writing you in support of a General Plan Amendment and Zone Change Initiation that is necessary in order to move an opportunity for increased affordable housing in our community forward.

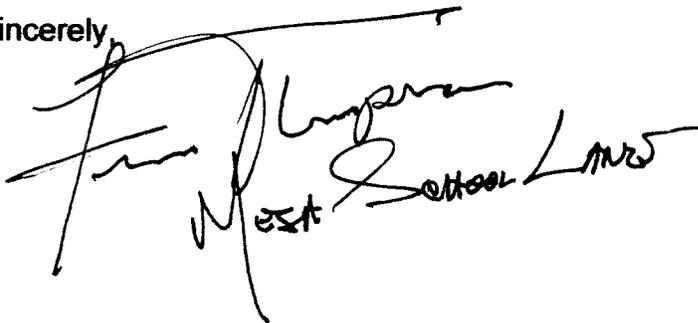
I believe that the applicant has been responsive to neighborhood concerns about density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The application proposes a modest amount of increased density, but the project site is situated so that the increased density will have little effect on the surrounding neighborhood.

The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Please support this effort.

Thank you for your consideration.

Sincerely,



Tom Longman
Mesa School LMS

The City Council
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

11 February, 2008

ITEM: 1400 Rogers Court Rezone: Request for Support

Honorable City Council Members,

I was recently approached by a Mesa resident circulating a petition opposing the proposed project at 1400 Rogers Court. In talking with this concerned neighbor it was soon apparent that a primary objection was that the project would negatively affect the quality of life on the Mesa by bringing on more traffic and congestion in the neighborhood. As I have a background in urban planning, traffic and circulation in particular, this aspect of concern is one of particular interest to me. I have done some digging and would like to share some of what I have found.

The proposed site is accessed from local road Santa Fe Lane off of arterial Cliff Drive to the south, Meigs/Carrillo to the west, Castillo to the east, and Highway 101 to the north. A visit to the City's Transportation Planning found that service at all nearby intersections are operating at Service Levels A and B. While this project would likely generate approximately 7 additional a.m. peak hour trips, 10 p.m. peak hour trips and 95 average daily trips, these trips would **not** result in significant traffic impacts. Levels of Service of all effected intersections would remain unchanged at A and B operating levels after development of the project.

As parking was also a concern, I checked with City Transportation Planning Staff and found that the parking demand generated by the project would be 2 spaces per residence (18 total spaces, provided by two-car garages) and 5 on-street guest parking spaces. With the provision of 5 guest parking spaces included in the proposed project design, all parking demand, both resident and guest, is met on-site, and no parking impact would result.

Concerns over the impact of traffic are really only a small part of the overarching desire to maintain quality in all aspects of life in our neighborhoods. While the Mesa's transportation infrastructure would clearly not be overburdened, or even negatively affected, by this proposed project, the best and likely only way, in fact, to really know the totality of the project's impacts is to allow for a thorough vetting of all aspects of the proposal by running it through the appropriate land use, concept and design processes.

Santa Barbara is the gem that it is partly because it has these planning mechanisms in place. Please allow this project to undergo the thorough scrutiny of our local development

processes by moving ahead with the zoning initiation request requested. Our community will be benefit in the long run.

Please support this project.

With sincere Thanks,

A handwritten signature in black ink that reads "Chas Davis". The signature is written in a cursive style with a large, sweeping initial "C" and a long, horizontal stroke extending to the right.

Chas Davis
Mesa Resident

November 28, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

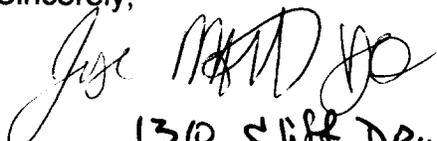
Dear Honorable Council Members:

We are Mesa homeowners writing you **in support of the appeal** filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

We feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for our neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

Please approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,


1310 CLIFF DRIVE
S.B.

Cc: Marisela Salinas, Planner

November 25, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

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I feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for the neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

Denny M. Cooper
917 Paseo Ferrelo
Santa Barbara CA. 93103

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

Cole, Lori A

From: Salinas, Marisela
Sent: Tuesday, November 27, 2007 11:28 AM
To: Cole, Lori A
Subject: FW: Rogers Tract development- a domino effect

Correspondence for City Council.

From: Janet Rowse [mailto:rowse@cox.net]
Sent: Tuesday, November 27, 2007 10:35 AM
To: Salinas, Marisela
Subject: Rogers Tract development- a domino effect

Dear Ms. Salinas,

I see that the Rogers Tract project is still being considered. I wrote to you before, but please underline my name as being strongly against this development.

I live on Las Ondas and I can say that there is already way too much traffic on Cliff Drive. One thing will lead to another, and before we know it we will need traffic signals on Cliff Drive between Meigs and Loma Alta. There are times each day when turning left from La Marina onto Cliff Drive is a frustrating wait, as well as an unsafe maneuver.

Please consider that the entire neighborhood, not just the adjacent neighbors, will be affected by any further development. Where will it end?

Thank you,
Janet Rowse

RECEIVED

NOV 28 2007

CITY CLERK'S OFFICE
SANTA BARBARA, CA

November 28, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

I am a Mesa homeowner writing you in **support of the appeal** filed by Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, that was denied by the Planning Commission at the July 12th, 2007 Planning Commission hearing.

I feel that the project applicants have been responsive to neighborhood concerns regarding density and that their redesigned project reduces and scales down the development to a more modest effort that is a good fit for our neighborhood. The proposed General Plan Amendment and Rezone request would provide a significant level of affordable housing, helping to remedy the severe shortage of affordable housing for citizens living or working in the City.

Please approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,


Callia Montilla
3414 Callia Montilla

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

Ron Dickman
Mesa Property Owner
(805) 689-3135

November 27, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736**
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007

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I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,



Ron Dickman
Concerned Neighbor

Cc: Marisela Salinas, Planner
msalinas@ci.santa-barbara.ca.us

November 25, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
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I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,
Anthony Loza
105 W. Gutierrez St. Suite C
Santa Barbara, CA. 93101

Cole, Lori A

From: Doug Ranck [dranck@fmcsb.org]
Sent: Tuesday, November 27, 2007 3:38 PM
To: Cole, Lori A
Subject: RE: Santa Fe Court LLC

Mayor Blum and Members of City Council:

I am writing to oppose the re-zoning of property just off Santa Fe Place for the building of additional condos. Traffic on Cliff Drive has increased dramatically over the 18 years I have lived here. Every day our family takes their lives in their hands to turn out of our driveway on to this busy road. We have had several near misses in the lives of our two teenagers and my wife and I. Earlier this year an elderly woman was killed as she backed out of her drive in the 1500 block. Adding more condos will create more danger and risk for all who live on this Mesa "freeway." Please uphold the action of the Planning Commission and do not allow this property to be re-zoned.

Thank you for your consideration.

Doug, Nancy, Kelly, Landon and Elise Ranck

Doug Ranck
1413 Cliff Drive
Santa Barbara, California 93109

November 25, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change**

Initiation

1400 Rogers Court; PC Hearing of July 12, 2007

Dear Honorable Council Members:

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I request that the City Council approve the initiation of the General Plan Amendment and Rezone to provide additional affordable housing for the community. Thank you for your consideration.

Sincerely,

Gilbert & Cynthia Castillo
2438 Mesa School Lane
Santa Barbara, Ca 93109