

To: The Santa Barbara City Council

RECEIVED

ATTACHMENT 1

From: Kitch and Eva Wilson
415 Calle Las Caleras
Santa Barbara, CA 93109
682-7247

MAY 14 2008
10:00 am Smt
CITY CLERK'S OFFICE
SANTA BARBARA, CA May 13, 2008

Subject: Appeal of the Coastal Development Permit issued by the Planning Commission on 8 May 2008 for 3455 Marina Drive, Santa Barbara

Reason for the Appeal: (A) Non-compliance with Local Coastal Plan Policy 5.3 (neighborhood compatibility) and (B) Local Coastal Policy 9.1 (preservation of ocean views)

(A) The neighborhood is very rural, zoned for five horses per acre and small homes on large lots with a nominal FAR of 0.07. The proposed home is very large with an FAR of 0.102 straddling the lot with no attempt to be compatible with the neighborhood. This was noted by the Planning Commission and, in response, the builder suggested modest cosmetic changes that remain unsatisfactory.

As quoted from the City of Santa Barbara Local Coastal Plan Policy 5.3, "New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood." The proposed home certainly is not compatible. Quoting from the City of Santa Barbara Single Family Residence Design Guidelines of 28 Feb 2008, one of its goals is to "Strive for a project which falls in the 'less than 85% of maximum FAR' range for the project lot size." This home in excess of the maximum FAR and does not comply with the City goals.

The Braemar Ranch Homeowner Associations has written that they want the guidelines to be followed.

(B) The street, Marina, is an accepted public corridor requiring ocean view preservation. The proposed home does not preserve views given that the proposed plantings include many 30-50 foot trees and tall shrubs that will block the modest 30' soda straw view corridor. Further, the very high 20' roofline coupled with the tall plantings effectively destroy ocean views from the neighboring homes.

Remembering that the California Coastal Zone Conservation Act included concerns regarding the blockage of Public Vistas as one of its impetus, the view blockage generated by the proposed home must be corrected. And, as quoted from the City of Santa Barbara Local Coastal Plan Policy 9.1, "The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.

Further, given that there is an open lot next door and the owners are at every meeting and are planning to develop it, this proposed home must be sufficiently restricted to form a view-preserving model precedent for the area. The restrictions must be enforceable now and in the future.

Thank you,

Kitch Wilson
Eva Wilson

RECEIVED

MAY 14 2008

10:00 am

CITY CLERK'S OFFICE
5776788
SANTA BARBARA, CA

To: Santa Barbara City Council

From: Ronald Green
3424 Marina Dr.
Santa Barbara, CA 93110
805-687-7150

Ronald Green

Subject: Appeal of Coastal Development Permit issued by Planning Commission on May 8, 2008 for 3455 Marina Drive, Santa Barbara.

Reason for Appeal: Non-compliance with Local Coastal Plan Policy 9.1 (preservation of ocean views)

Local Coastal Plan Policy 9.1 states that ocean views shall be protected and preserved by requiring view corridors in new developments. The 3400 block of Marina Drive is an active equestrian and pedestrian path with scenic public ocean views, officially designated as such by Santa Barbara City Council Resolution 90-035.

Any development on this block should preserve the ocean views in accordance with Local Coastal Plan Policy 9.1.

In addition, the Planning Commission Staff Report dated January 10, 2008 recommended that ocean view corridors be required to accommodate pedestrians on Marina Dr. as a condition of approval of the coastal development permit.

The proposed development plan makes no provision for ocean view corridors. The open area at the east boundary of the property is not a view corridor as the planned landscaping will completely block the pedestrian ocean view in a short time in the absence of a height restriction. In addition, trees are prohibited in a view corridor, and the landscaping plan includes large trees in this area. This landscaping plan does not preserve or protect the public ocean view and is not in compliance with Local Coastal Plan Policy 9.1.

This development should not receive a Coastal Development Permit as it does not comply with Local Coastal Plan Policy 9.1. We are appealing the Coastal Development Permit as it does not include a condition of approval requiring ocean view corridors in compliance with Local Coastal Plan Policy 9.1.

RECEIVED

MAY 15 2008

CITY CLERK'S OFFICE
SANTA BARBARA CA

May 14, 2008

TO: Santa Barbara City Council

From: Michael Moore
414 Sea Ranch Dr
Santa Barbara, CA 93109
805.569.2140

**SUBJECT: APPEAL of Coastal Development Permit issued by
City Planning Commission on May 8, 2008 for 3455 Marina Dr.**

Reason for Appeal: Non-compliance with Local Coastal Plan Policy 5.3 (Neighborhood Compatibility) and Local Coastal Plan Policy 9.1 (Preservation of Ocean Views)

Planning Dept Staff Report for 3455 Marina Dr. is vague with regards to "could be compatible" in its explanations. The report recommends only following certain guidelines and not all related to neighborhood compatibility and Local Coastal Plan Policy 5.3

"must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood"

The size of this project is 6% over the maximum square foot guideline and 30% larger than the average house in the neighborhood. The SFDB encourages 85% of the maximum FAR. It is much larger than 4 closest homes.


Michael Moore