

Allied Neighborhoods Association

P. O. Box 31064
Santa Barbara, California 93130

July 26, 2004

Santa Barbara City Council
City of Santa Barbara
De La Guerra Plaza
Santa Barbara, California 93101

Re: Agenda, July 26, 2004 at 2:00 p.m., Item No. 12
Appeal - 221 San Clemente Drive

Honorable Mayor and Council Members:

The Board of Directors of Allied Neighborhoods Association supports the neighbors' appeal of the project at 221 San Clemente Drive. Allied's Board heard from representatives of residents in Marine Terrace and set up a Committee to review the proposed project. In order to have a more detailed review of the proposed project and to confirm measurements, Allied made a request of the designer/architect for a full size copy (which would be drawn to scale) of the plans and agreed to pay for the copying costs. The designer/architect failed to produce the requested plans for Allied. However, the proposed project in this case is so clearly inappropriate that it was not necessary for a more detailed review to conclude that the neighbors' appeal should be supported.

Their appeal should be granted because:

1. **INAPPROPRIATE FOR SITE AND NEIGHBORHOOD.** The proposed project will not be compatible with the neighborhood, and its size, bulk, and scale will not be appropriate to the site. The City's current Single Family Residence Guidelines state that:

“One of the primary objectives of these Guidelines is to achieve neighborhood compatibility between new and existing structures. Structures and additions should be consistent with the elements that distinguish their particular neighborhood. These elements include, but are not limited to, a sense of size, scale, massing *** and maintenance of the existing setbacks and patterns of development.”

“3. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.”
(Guidelines, p. 7, see also S.B.M.C. §22.68.D)

The proposed house is too large with a massive bulk that is out of scale for the neighborhood. The size, bulk and scale of the proposed house might be appropriate for a larger lot in another neighborhood. The proposed house is inconsistent with any reasonable theory of neighborhood preservation.

2. **INCOMPATIBLE.** The proposed project is not compatible with (i) adjacent houses, (ii) its streetscape, (iii) other houses on San Clemente Drive or (iv) the vast majority of houses in the Marine Terrace Subdivision. The existing house at 221 San Clemente Drive has been remodeled, is presently consistent with the neighborhood and is well maintained. Some of the specifics are set forth as follows:

i. Adjacent houses: The adjacent houses are all one story, smaller in both size and scale, less bulky and have a larger setback from the street than the proposed project.

ii. Streetscape: Other houses on the streetscape viewable from 221 San Clemente Drive are all one story, smaller in both size and scale, less bulky and have a larger setback from the street than the proposed project.

iii. San Clemente Drive: There are 48 houses (lots) on San Clemente Drive. They are all one story (except for two houses). All of the houses are all smaller in both size and scale, less bulky and have larger setbacks from the street than the proposed project. The second story on the only two houses with second stories on San Clemente Drive (245 & 246) are much smaller. The setbacks on the rear portions (second story) of those houses are setback much further from San Clemente Drive.

iv. Marine Terrace subdivision: The vast majority of the houses in the Marine Terrace Subdivision are one story, smaller in both size and scale, less bulky and have larger setback from the street than the proposed project. The existing massive houses in Marine Terrace appear to be clustered on lots along Shoreline Drive or two or three lots inland from Shoreline Drive. The size, bulk and scale of the proposed project might fit with these massive houses, but not at 221 San Clemente Drive or in the rest of Marine Terrace.

3. **BLOCKBUSTER.** If the proposed project is constructed, it could establish a bad precedent for Marine Terrace that would result in further adverse impacts. It would be a “Blockbuster” for San Clemente Drive. The proposed project would destroy the intactness and integrity of San Clemente Drive.

4. **NPO.** Council members have expressed the importance to support neighborhood preservation. Substantial amounts of work, time and money have and are being spent to revise the NPO and Single-Family Residence Design Guidelines. Based upon what has been written and stated, it is doubtful that the proposed project would be approved when the NPO and Single Family Guidelines are revised. If the proposed project is approved, but is also inconsistent with the new NPO and Single Family Design Guidelines, it would make all the work, time and money spent for the revisions meaningless in reference to preserving this neighborhood. Perhaps, it would be appropriate to consider this project under the revised NPO and new Guidelines, but that would be in the future.

5. **DO NOT MAKE APPEAL MEANINGLESS.** The purpose of an appeal is to challenge an incorrect decision.(ABR approval). The ABR approval in this matter was clearly incorrect. The deficiencies of the proposed project and the correctness of the appeal were recognized when somebody asked that the project be redesigned to reduce its size and requested that the appeal hearing scheduled for June 22 be continued. At that time, the appeal should have been granted. The Community Development Department again has recognized the deficiencies of the proposed project and the correctness of the appeal when it recommended to the Council in its CAR:

“b. Refer the project to the Architectural Board of Review for review of additional design changes to further reduce or change the massing of the structure to be more in compliance with the Neighborhood Preservation Ordinance.”

Based upon this recommendation, the appeal should have been automatically granted. The convoluted paths of this project have been very confusing to the neighborhood.

6. **NO ENVIRONMENTAL ANALYSIS.** The proposed project will have a substantial adverse environmental impact on the neighborhood (especially San Clemente Drive) and its people. However, it has had no environmental review.

Allied Neighborhoods Association requests the Council to protect neighborhoods, deny the discretionary approval and grant the appeal of the neighbors. Thank you.

Board of Directors, Allied Neighborhoods Association