

To: Mr. Michael Cooney  
Chairman, County of Santa Barbara Planning Commission  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Date: February 28, 2007

Subject: Hourigan Residential Development  
1118 North Patterson Avenue  
Santa Barbara, CA 93111  
Parcel Number: 069-060-040

Dear Mr. Chairman and Commissioners:

We, the neighbors of the proposed development at 1118 North Patterson Avenue, value the semi-rural character of our neighborhood. Thus, we regret the proposed loss of open space and natural viewshed, and especially the loss of the undeveloped wooded hillside overlooking Fremont Creek and what was referred to by the South Board of Architectural Review (SBAR) as the "crown jewel of the neighborhood." Clearly the proposed development will forever alter the public viewshed along North Patterson and will negatively impact the safety of pedestrians and vehicles traveling along Patterson, including those originating from the proposed development.

Hence, we urge the Planning Commission to reject the rezoning of the property from AG-I-5 to DR-3.3 unless all of the following mitigation measures, in addition to those proposed by the Proposed Final Mitigated Negative Declaration (PFMND), are approved beforehand:

**Architectural/Public Viewshed/Landscaping:**

1. *Retain and maintain hedge along Patterson.* The current development plans have eliminated the existing hedge bordering the property along Patterson in response to comments made by one member of the SBAR. However, the SBAR did *not* ask for the complete removal of the hedge. Furthermore, the neighbors have always stated that the hedge should remain. We therefore request that the Planning Commission
  - a. Direct the developer to retain the existing pittosporum hedge that currently runs the entire length of the southern property boundary along Patterson Avenue; and
  - b. Require the new homeowners association to maintain the hedge through the addition of a clause into the covenants, conditions & restrictions (CC&Rs).
2. *Restrict future additions and conversions.* The proposed homes will already be significantly larger than the majority of homes in the neighborhood. We therefore request that the Planning Commission direct the developer to add clauses into the CC&Rs that
  - a. Forbid any future additions or structures to the proposed development including restriction of all buildings to one story; and
  - b. Forbid any future garage conversions.

3. *Maintain and replace trees.* A significant number of trees will be removed, moved, or encroached by the proposed development which will have a negative impact on the public viewshed from Patterson. We therefore request, in addition to the proposed Tree Protection Plan, that the Planning Commission direct the developer to add clauses into the CC&Rs that
  - a. Require the new homeowners association to maintain all trees identified in the final development plan approved by the SBAR; and to
  - b. Replace trees that die or are removed due to disease or other reasons with mature trees of the same species.
4. *Uniform plate heights.* Since they will be built upon the “crown jewel of the neighborhood,” proposed Lots 1 and 2 will be highly visible to the public along Patterson. We therefore request that the Planning Commission
  - a. Require the developer to reduce the plate heights of Lots 1 and 2 by one foot.

**Traffic Safety:**

5. *Improve driveway safety.* The proposed development will require a new driveway for Lot 1 located precisely at the inflection point of the S-curve along Patterson (see Figure 1). The most recent traffic survey (6/22/2004) indicates that at least 15% of the traffic on Patterson near the proposed development is traveling at speeds *over* 38 mph. With a traffic volume of more than 3500 trips per day, that is over 525 vehicles traveling at or above 38 mph every day. There is an 85% probability of a fatality when a pedestrian is hit by a vehicle traveling at 40 mph, 45% at 30 mph, and 5% at 20 mph. Furthermore, a driver traveling at 31 mph will need 200 feet to stop. At 19 mph that number reduces to 100 feet<sup>1</sup>.

These facts are especially alarming when one realizes that the shortest and most logical route that children from the new development will use to walk to Mountain View School is along the Fremont Creek directly across from the development (see Figure 1 and Figure 2). This requires them to cross Patterson somewhere near or at the S-curve. Cars pulling out of the new driveway will also be in harm's way. We therefore request the Planning Commission to direct Public Works to

- a. Add a clearly marked crosswalk with appropriate signage along Patterson between May Court and the existing driveway for the proposed development. This new crosswalk should be raised like a speed table to better protect pedestrians;
- b. Improve the line-of-sight by controlling parking for a short distance on either side of the existing and proposed driveways along the northern edge of Patterson (see Figure 2 and Figure 3);
- c. Improve the existing crosswalk and signage at the intersection of Patterson and Camino Meleno; and
- d. Add a new STOP sign at Patterson and Camino Meleno.

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<sup>1</sup> Federal Highway Administration, 2002

These four measures are consistent with the Safe Routes to School Program and will help slow down the traffic traveling along the S-curve on North Patterson and improve the safety of everyone traveling, walking or biking near the proposed development.

6. *Develop a plan to reduce speeding.* There exists a speeding problem along North Patterson even without the complications arising from the proposed development. In fact, within a two hour period in July 2006, 65 neighbors signed a petition indicating they were concerned with the existing “traffic speeds and volume.” A copy of this petition was provided to Planning and Development. It was recently discovered that North Patterson (north of Cathedral Oaks) is *incorrectly* classified by the Federal Highway Administration as an Arterial Road.<sup>2</sup> The posted speed limits will therefore be reduced to the Prima Facie Speed Limit of 25 mph once North Patterson is correctly classified as a Residence District in compliance with Section 515 of the California Vehicle Code (CVC).<sup>3</sup> Although we are grateful for the reduction in the speed limit along Patterson we realize that excessive speeding will continue to be a problem without the implementation of other traffic calming measures. In light of the fact that there are several other properties in our neighborhood that will potentially be rezoned in the future, we oppose any rezoning without some mitigation of speeding. We therefore request the Planning Commission to
  - a. Direct the Public Works Department to assist the Patterson area neighbors in developing a traffic calming plan for North Patterson Avenue.<sup>4</sup>

**Construction:**

7. *Length of construction.* The construction of six new homes involving extensive grading and soil removal will be disruptive to the neighborhood. We therefore request that the Planning Commission
  - a. Require the developer to build all six homes at the same time as indicated in the staff report.

**Land-Use Designation:**

8. *Non-Compliance with 1993 Goleta Community Plan.* The land-use designation for the Hourigan property under the 1993 Goleta Community Plan (on pages 22 and 24) is Residential “10,000 sq. ft. or more” with a density of 3.3 units/acre. The February 9, 2007 Staff Report (in Sections 6.2 and 6.3) and in the Administrative Findings attachment (on pages A-2 and A-3) *incorrectly* states that the proposed plan is in compliance with the 1993 Goleta Community Plan. Technically Lot 2, which is 9,498 sq. ft., does not meet the minimum 10,000 sq. ft. requirement, and is therefore a “cause for

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<sup>2</sup> County of Santa Barbara Public Works Department

<sup>3</sup> The new speed limit on Patterson will be consistent with the posted speed limits on 13 of the 15 other streets also designated as S-3 by the 1993 Goleta Valley Community Plan. Moreover, the remaining streets or segments with an S-3 classification and higher speed limits do *not* meet the definition of a Residence District. In addition, there is at least one facility along Patterson that is primarily used by senior citizens which also demands a 25 mph speed limit.

<sup>4</sup> We understand that the implementation of such a traffic calming plan will require further approval by the community and the County.

disapproval” of the proposed map according to State Government Code. We therefore request that the Planning Commission

- a. Require the developer to modify the lot sizes to be in compliance with the DR-3.3 zoning requirements *and* the Goleta Community Plan minimum lot size requirement of 10,000 square feet.

**Biological:**

9. *Protection of the Fremont Creek Riparian corridor.* Within the Hourigan property there is currently a large cabin along eastern edge of the Fremont Creek with a dirt driveway leading in from Patterson. At different times this driveway has been used to store old cars and a van. The cabin also appears to be in a state of disrepair and is potentially dangerous. Since the cabin and driveway are located within the 50-foot riparian buffer and are included within the proposed Lot 9 open space, they can be used in a manner that would be inconsistent with County policy regarding environmentally sensitive habitats. We therefore request that the Planning Commission
  - a. Direct the developer to remove the cabin from the property and to restore the creek side to its natural state.
10. *Inconsistent mitigation measure.* Mitigation measure Biological Resources-1(f)(iii) on p. B-8 and C-8 of the Staff Report and on page 25 (paragraph 9(f)(iii)) of the Proposed Final Mitigated Negative Declaration (PFMND) is inconsistent with Mr. Spiewak’s recommendations on page 22 paragraph 5 of the PFMND. Specifically, Mr. Spiewak recommends that “any roots encountered during the grading that are ½ inch and greater should be cleanly cut.” In contrast, the mitigation measure specifies “one inch in diameter or greater.” We therefore request that the Planning Commission
  - a. Modify the mitigation measure Biological Resources-1 to be consistent with the recommendations of the arborist.

Thank you for your consideration.

Sincerely,

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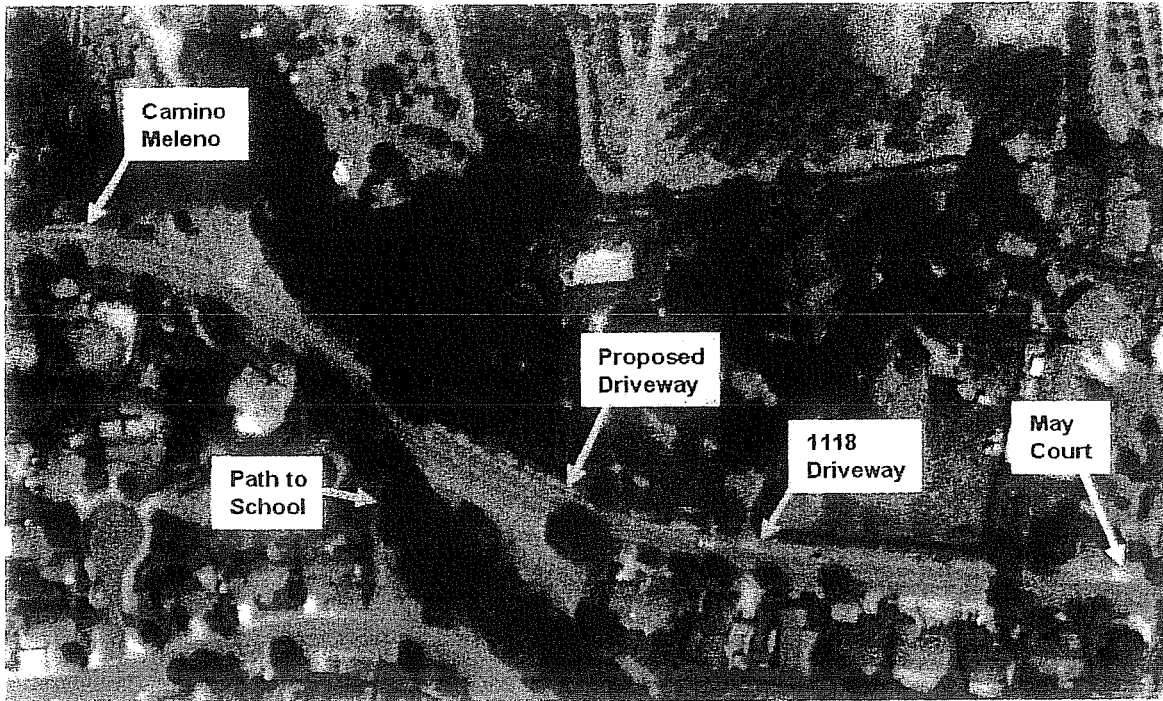
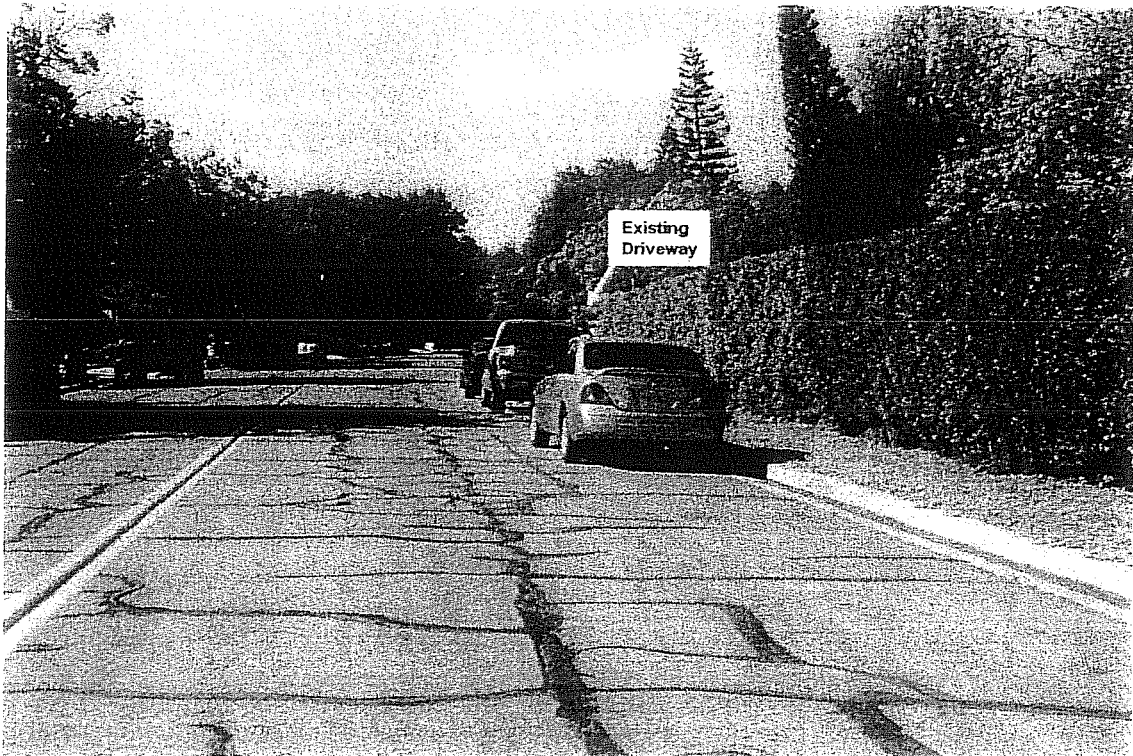


Figure 1: S-Curve along 1118 North Patterson Avenue



Figure 2: Facing South-East. Proposed driveway is not visible. Fremont Creek path to Mountain View Elementary is shown to the right.



**Figure 3: Facing North-West. Line-of-sight problems with existing driveway. Proposed new driveway location is not visible.**



# FILE COPY

To: Mr. Michael Cooney  
Chairman, County of Santa Barbara Planning Commission  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Date: February 28, 2007

Subject: Hourigan Residential Development  
1118 North Patterson Avenue  
Santa Barbara, CA 93111  
Parcel Number 069-060-040

Dear Chairman Cooney and Commissioners:

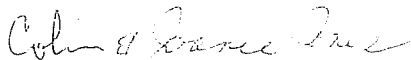
We have joined with the neighbors of the Hourigan development to express our basic concern with the size of the houses in the design as being out of scale with the existing neighborhood. We appreciate the increase in set back from the May Court side and the reduction to nine-foot plate heights. There are several issues that can control the sense of privacy and views that have not been locked in yet.

First there is a foot and a half step between the suggested six foot fence from the Hourigan side to the current fences on the May Court side that are six foot on top of a border wall and raised planter. For privacy and to help mitigate the dominate bulk feeling of the houses designed, we request that the wall heights follow the existing fence heights.

After having worked extensively through the BAR to reduce the scale and impact of the houses proposed, we would be very disappointed to loose the negotiated guidelines to future additions either vertically or horizontally. Any statement in codes, zoning, CC&Rs, or association rules that that would codify this would be appreciated.

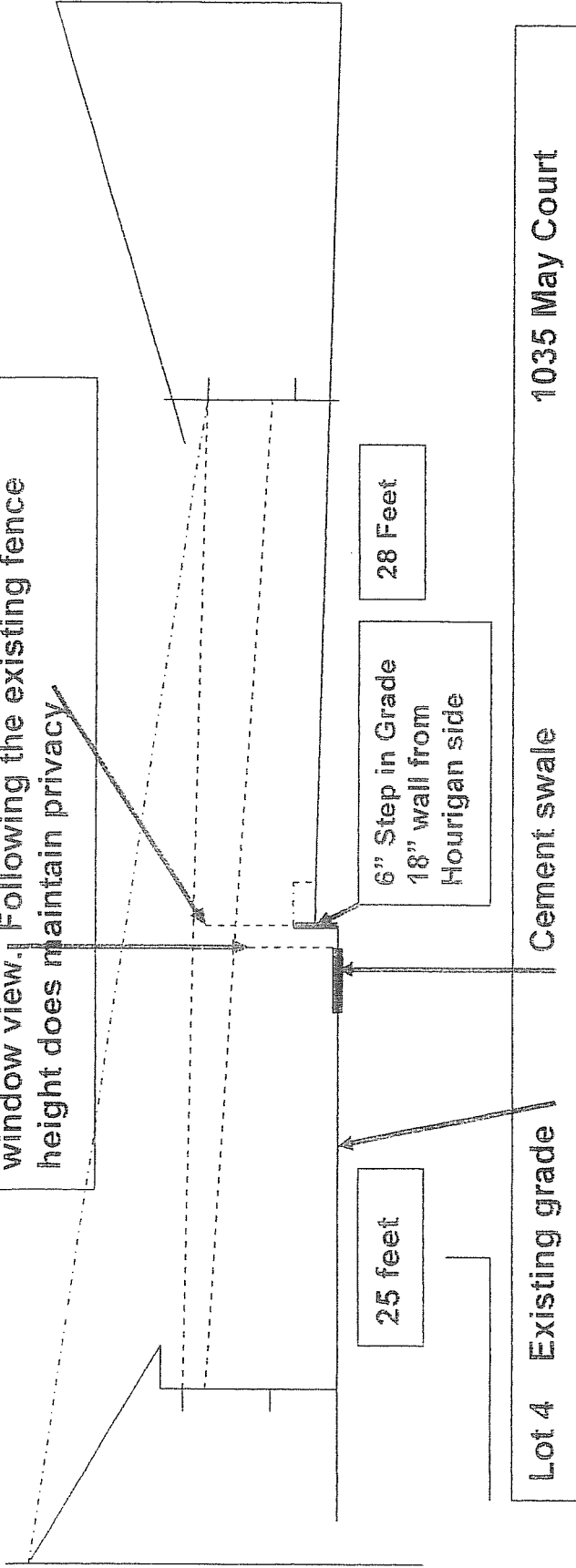
We give our support to the other issues raised in the neighborhood letter.

Sincerely yours,



Colin and Joanie Jones  
1035 May Court

Suggested 6' fence does not block window to window view. Following the existing fence height does maintain privacy.



25 feet

28 Feet

6" Step in Grade  
18" wall from  
Hourigan side

Lot 4 Existing grade

Cement swale

1035 May Court



FILE 0371

AGENDA ITEMS

February 27, 2007

ITEM #: 1

Mr. Michael Cooney, Chairman  
County of Santa Barbara Planning Commission  
123 E. Anapamu St.  
Santa Barbara, 93101

MEETING DATE: 2-28-07

Dear Mr. Cooney,

I am writing in support of Terri Hourigan's project which will come before the planning commission on Wednesday, February 28<sup>th</sup>. I am a neighbor and live on Randolph Road and have attended a number of the architectural review board's meetings.

Over the last five years I have watched Terri conscientiously revise her plans to meet the concerns of neighbors and review board members. While neighbors who live adjacent to the property may wish that it were never developed, I think the neighbors have been very fortunate that Terri has been so willing to make costly alterations.

Terri is proposing an attractive, low density development which will provide much needed housing for our community. It is wonderful that she is able to provide additional housing while still maintaining 40% of the site in landscaped area.

Although I understand some rezoning will be required, a residential project makes the most sense in our neighborhood and fits with the Goleta plan.

I therefore urge you to approve this project.

Sincerely,



Susan Schniepp

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FEB 28 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT  
HEARING SUPPORT

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February 27, 2007

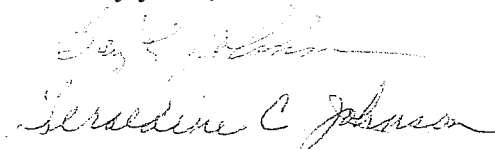
County Assessors Office  
Santa Barbara, Ca.

SUBJECT: Lot Plans for Terri Hourigan

We are aware of a sub-division of six homes to be built on the property owned by Terri Hourigan. We support this development. We pass along Patterson Ave. every time we leave our home, which is next to the development.

We have two of our children who are professionals that are unable to purchase a home due to the expense. We hope that there might be more affordable housing some day.

Sincerely yours,



Dr. and Mrs. Gary L. Johnson  
1165 Camino Andaluz  
Santa Barbara, Ca. 93111

FILE COPY

Youli and Wei Li  
1045 May Ct.  
Santa Barbara, CA 93101

AGENDA ITEMS

Mr. Michael Cooney  
Chairman, County of Santa Barbara Planning Commission  
123 E. Anapamu St.  
Santa Barbara, CA 93101

ITEM #: 1

February 26, 2007 ~~MEETING~~ 2-28-07  
DATE: \_\_\_\_\_

RE: Hourigan Residential Development at 1118 North Patterson Avenue  
Parcel Number: 069-060-040

Dear Mr. Chairman and Commissioners:

We live in a house that directly borders Lots 4 & 5 in the proposed development and thus will bear the brunt of the impact due to the project. We are pleased to see that several rounds of BAR review have resulted in a modified development plan that addressed the most serious issues regarding neighborhood compatibility. However, we feel that there are substantial issues which must be resolved before the project is finally approved. In addition to the traffic issues identified in a letter by Mr. Kenan Ezal, we have specific concerns in the following areas:

1. On-site parking. We are particularly concerned that the designated turn around area at the end of the driveway between Lots 4 and 5 directly adjacent to our backyard may be turned into guest parking once the structures are occupied. In the final development plan, it must be designated as a 'No Parking Zone' with painted red curb maintained by the association.
2. Landscape plan. Site landscaping will have as much impact as the structures themselves and must be studied in detail by BAR with neighborhood input. As it stands the plan still lacks specifics in several areas. In particular, the proposed solid wall between site and May Ct. and the tree-planting plan must be finalized with input from the neighbors. Thus we urge the commission to condition any approval with additional BAR review of the detailed site plan.
3. Future changes. We are concerned by occupants of the new houses seeking structural and landscape changes which may significantly exacerbate the negative impact to the neighborhood and effectively void the substantial efforts by the BAR and neighborhood. We strong urge you to condition your approval with CC&R stipulations that no future enlargement (both in height and square footage) of the residences as well as landscaping be allowed.

Thank you very much for the opportunity to comment.

Sincerely,

*Youli Li*      *Wei Li*

Youli Li and Wei Li

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Jason & Natalie Earl  
5432 San Patricio Drive  
Santa Barbara, CA 93111  
(805) 964-0313  
[jasonnatalie@gmail.com](mailto:jasonnatalie@gmail.com)

AGENDA ITEMS

February 26, 2007

ITEM #: 1

Planning Division  
Santa Barbara County  
123 East Anapamu  
Santa Barbara, CA 93101

MEETING DATE: 2.28.07

Dear SB County Representative:


The purpose of this letter is to give our support for the proposed division of the Hourigan property on Patterson Avenue. We have had a chance to review the drawings and proposed layout of the new parcels and find no reason for concern. It is apparent that a great deal of thought has been given as to the best way to improve the property (i.e., upscale homes) and yet still maintain the quiet and low density feel of the neighborhood.

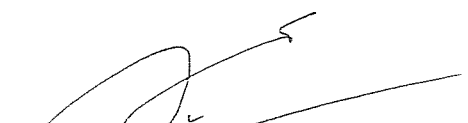
Based on the engineering and architectural drawings that we reviewed, it appears that approximately 40% of the total property will be maintained as open space and that many (if not most) of the trees will remain or be relocated.

It is important to know that we moved to this neighborhood in order to have our two boys attend the Mountain View Elementary School. We are very much aware of what it means to maintain the quality and atmosphere of our neighborhood (not to mention the property values) and we believe that the new construction will actually help stimulate the market in the local area and make it even more desirable for future homeowners and parents of young children.

We look forward to the investment in our neighborhood and hope that you will approve this proposed division. For any other information, feel free to contact either one of us at the number above.

Sincerely,

  
Natalie K. Earl

  
Jason Scott Earl

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FEB 28 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT  
HEARING SUPPORT

.....

25 February 2007

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AGENDA ITEMS

TO: Mr. Michael Cooney  
Chairman, County of Santa Barbara Planning Commission  
123 E. Anapamu St.  
Santa Barbara, CA 93101

ITEM #: 1

RE: Proposed Hourigan Residential Development

MEETING DATE: 2.28.07

Dear Mr. Chairman and Commissioners:

It is with a heavy heart that we write this letter.

We do not support rezoning and development of this property without a current, comprehensive plan which seriously addresses impacts on infrastructure and the environment, including our precious creeks--as well as promoting safe and healthy neighborhoods. The re-designation of this parcel from AG to Residential in the 1993 Goleta Community Plan was apparently done without any discussion with, or even notification to, those most affected, including immediate neighbors AND the property owners themselves. It was only after the Hourigans, who purchased the property in 1999, applied for rezoning that neighbors, and the prior owner, discovered this momentous change.

AG parcels such as this one provide respite from subdivision housing and maintain the green, semi-rural character of our neighborhoods. Before haphazardly infilling all of them, we need to carefully look at the big picture in order to preserve the quality of life in our unique community. We do not agree that "transition" housing such as these homes, already being marketed as the "Oaksides Estates," are either needed or an improvement.

However, we have been informed that this re-zone is more or less a formality given its re-designation on the 1993 Goleta Community Plan. Therefore, we have tried to mitigate the negative impact of this development over the course of four years of hearings--speaking, writing and attending meetings. The length of time involved is, in large part, a testament to the resistance the developer put up to both neighborhood and SBAR requests to tread more lightly on this beautiful landscape.

While we may have to resign ourselves to seeing homes built on this Sexton family legacy, we ask that the Planning Commission consider reducing the footprint of the two homes (Lots 1 and 2) on the oak-studded hillside adjacent to Fremont Creek and directly across from the Fremont Creek open space on the south side of Patterson. Doing so would go a long way to resolving several of the most negative impacts of this development—loss of public viewshed, oak tree removal and a new driveway on a dangerous S-curve.

We had persistently asked that the two-story homes on Lots 1 and 2 be, at the very least, brought down to one-story. It was a positive step when the developer agreed to do that



by adding underground basements—however, then the first floor footprints more than doubled to 2966 and 2992 sq. ft. respectively. In addition, retaining walls outside the building walls further expand the actual footprint. This has required an additional 6 oak trees be removed from the most visible section of the property, and numerous other trees in the area endangered by both the buildings and the extensive grading required. The bottom line is that there are still two huge homes on this “crown jewel” overlooking the neighborhood. Since this undeveloped, green, hillside canopy IS the public viewshed from Patterson, the negative impact for the community is still substantial. In addition, building on Lot 1 requires the addition of a new driveway on a dangerous S-curve on Patterson, which will endanger both residents of that home and passing vehicular and pedestrian traffic.

Therefore, based on the negative impacts on the public viewshed, the destruction of oak trees, and the danger posed by the new driveway, we ask that the house on Lot 1 be eliminated. If that is not possible, we ask that the Planning Commission reduce the size of the homes on Lots 1 and 2 to mitigate these numerous and significant negative impacts.

We are private citizens with the interests of our community at heart, both for present and future generations. We do not have a lawyer to represent us, nor the technical expertise and experience afforded the developer. However, we ask you to consider and act on our concerns to preserve the very reasons we choose to live in this area to begin with.

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[cnjjones@cox.net](mailto:cnjjones@cox.net)

David O. Harris  
1065 May Court  
Santa Barbara, CA 93111  
[doharris@gte.net](mailto:doharris@gte.net)

Aysin and Bulent Tusiray  
905 Randolph Road  
Santa Barbara, CA 93111  
[tusiray@cox.net](mailto:tusiray@cox.net)

Debbie Katzburg and Bill Jacob  
5320 Paseo Rio  
Santa Barbara, CA 93111

Ley and Suzanne Wertz  
1051 North Patterson Ave.  
Santa Barbara, CA 93111  
[ley@cox.net](mailto:ley@cox.net)

Kathy Calhoun  
1042 North Kellogg Ave.  
Santa Barbara, CA 93111  
[kcalhoun@dphs.org](mailto:kcalhoun@dphs.org)

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FEB 23 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT  
HEARING SUPPORT

LAND USE & TRANSPORTATION PLANNING

AGENDA ITEMS

ITEM #: 1

February 23, 2007

MEETING  
DATE: 2-28-07

County Planning Commission  
Santa Barbara Planning and Development Dept.  
123 E. Anapamu St.  
Santa Barbara, CA 93101

**Re: Hourigan Project – 01RZN-00000-00003/02TRM-00000-00005/04DVP-00000-00027/06RDN-00000-00004/06GOV-00000-00023**

Dear Planning Commission Members,

I am representing Terri Hourigan, owner of 1118 North Patterson, in her request for the applications noted above. While still reviewing details of the comprehensive staff report, I wanted to provide some contextual background for your consideration prior to our hearing before your Commission on February 28.

This project has evolved substantially during the planning process, due to changing County standards, requests of neighbors for design revisions, as well as changes made to respond to various issues raised by different County planners. As a result of this evolution, I believe the Hourigan project provides an excellent example of a residential infill project in a style and density compatible with this transitional portion of Patterson Avenue.

Background

Mrs. Hourigan and her husband began the planning process in 2001 with some preliminary discussions with County staff, and a filing of a request to rezone the property from Agriculture to Residential uses. Shortly after Mr. Hourigan passed away in 2002, Mrs. Hourigan decided to move forward with a project to develop this property, and retained me to work with the design team on this project.

A chronology of the project development is provided in Attachment A, with notes indicating how the plans were revised and in response to what issues. The owner, Mrs. Hourigan, has worked diligently with County staff, as well as area neighbors, to create a project that will be a benefit to this neighborhood.

Project Description

As noted in the staff report, this application is for a Development Plan and related Vesting Tentative Map and other applications that would allow the addition of six homes to the property. The property is currently developed with two homes and one modular unit residence, which is to be demolished as part of the Development Plan. The remaining two single family homes would remain, providing a total of eight units on this 5.88 acre property.

A key component of this project is retention of most of the oak trees on the site, most of which were planted in the 1960's by previous owners. The project design has worked around these trees carefully, and will incorporate the mitigation measures identified recently by Bill Spiewak, arborist retained by the County.

### Project Benefits

Because this application is for a Development Plan, the Hourigan project provides a greater level of guarantee to the surrounding neighborhood that what is proposed is what will be built. This Development Plan tool also has allowed the design team greater flexibility in site design, which in turn has allowed maximum retention of oak trees on the site.

In addition to providing a good residential development in this area of Goleta, the Hourigan project will also be annexing to the Goleta Sanitary District upon approval of the vesting tentative map, and thereby removing the three units from septic service in this area.

### Summary

On behalf of Mrs. Hourigan, I hope the Commission concurs with the findings outlined in the staff report, and approves the Development Plan and Vesting Tentative Map and related applications at your hearing of February 28, 2007. The applicant's design team may address additional details in the staff report at that hearing, but please contact me if you have any questions about the project, its history, or other details. I may be reached at (805) 966-7260, or by cellular phone at (805) 896-2153.

Thank you again for your advance consideration.

Very truly yours,

Laura M. Bridley, AICP  
Planning Consultant

Cc: Terri Hourigan, Owner  
Murray Duncan and Butch Wells, Murray Duncan Architects  
Charles McClure, Landscape Architect  
Doug Fell, Esquire

## ATTACHMENT A – Hourigan Project History

Date	Task	Note
June 20, 2002	Application deemed incomplete	No advisory re: agricultural setback
July 18, 2002	Meeting with Patty Miller, assigned planner Jake Jacobus, Bridley, Hourigan to review information needed, goal of DR zone concept	Staff suggested attached units as option, owner declined anticipating neighborhood concerns
February 23, 2003	Application resubmitted with technical reports by biologist, archaeologist, soils engineer –	Project included 2 affordable units (inclusionary), and five new single family homes, + 2 existing homes + common lot
March 21, 2003	<b>APPLICATION DEEMED COMPLETE</b> <b>Planner Jacobus leaves; Miller finishes letter</b>	Applicant concurrently holds neighbor meetings in March and April, 2003; and with PANA in May 2003
April 3, 2003	New planner Rob Mullane assigned by Jackie Campbell; does site visit, reviews complete letter; meets with Bridley once	
June 2003	Planner Mullane leaves; case awaits reassignment	
July 2003	Case reassigned to Peter Imhof; applicant team meets with Imhof who requests plan changes	
Aug – Dec 2003	Applicant and architect <b>revise plans</b> per staff's requested information, update biology survey	Biology survey updated to reflect revised critical root zone methodology; meet with County biologist on site
January 16, 2004	Project reviewed at BAR	BAR concerns about floor area ratios, styles, second story elements
Jan/Feb 2004	Applicant and architect restudy FAR's in neighborhood, <b>redesign</b> project style, sizes	Applicant continues meeting with neighbors & PANA early March 04
March 12, 2004	Second review at BAR; improved comments based on survey research re: neighborhood FAR's, architectural style, project revisions	
June 2004	Staff informs applicant of new County Fire Department requirements, affecting driveway design and turnaround near existing homes	New standards requires plan adjustments to driveway, and oak tree mitigations; applicant completes additional survey work, new tree measurements per new 'critical root zone' method
July	Staff meets with applicant team re: how fire access affects access road and oak trees	Note: No request for Agricultural setback, or arborist report yet

August – September 2004	Additional biology field work verified, per <b>project revision</b> for road and related grading plan adjustments	Several meetings with individual neighbors also held
October 15, 2004	<b>Revised plans</b> submitted to County (with increased side yard setbacks, lower roof ridgelines, reconfigured guest parking, per neighbors' requests	
November 4, 2004	Second SDRC meeting	Flood Control raises new requirement for retention basin for site
December 2004 – February 2005	Applicant's engineer revises drainage, hydrology calculations;	Meeting w/ Flood Control on 2-10-05 resolves this; also Public Works does speed study, sight distance analysis in response to neighborhood comments at SDRC
March 31- 2005	<b>Revised plans</b> submitted to County per Flood Control's direction, with frontage improvements	
June 23, 2005	Revised plans submitted to County, with basements and upgraded detailing	Basements added per applicant's request
July 15, 2005	BAR meeting – good comments	
August 18, 2005	Applicant reviews affordable housing price restrictions, elects to drop affordables and increase common open area to 40%	
September – November, 2005	Plans revised to re-draw lot lines to configure common lot area to minimum of 40%; drop affordable on-site units and opt for in-lieu fee	
December 1, 2005	Plans resubmitted with revised lot areas	
January 26, 2006	Assigned to new planner Alice Daly	
February 14, 2006	Daly and supervisor A. Almy meet with applicant to discuss timeline, issues	Almy notes plans to be routed to new Agriculture Planner
March 14, 2006	Initial Study provided to Bridley, with Ag setback condition	Owner has to drop duplex unit, and convert to single unit in corner, to maintain Ag setback of 50 feet
July 27, 2006	Scheduled for Planning Commission review, but is pulled because last BAR plans did not match July 2007 plans – dropped from agenda	
August-December 2006	Further revisions to plans per BAR reviews, Results in current site plan, with two car garages, 3-bedroom units, 9-foot plate heights on majority of building surfaces, and increase setbacks from May Court neighbors to 20 -22 feet.	Meetings with neighbors during site visits with BAR

December & January, 2006	Arborist performs study of oak trees per staff's request, for inclusion in environmental document	
February 2, 2007	Last BAR meeting to discuss oak tree impacts; building heights also discussed	Followed by more meetings with neighbors



FILE COPY

NOTICE

We have been asked by the owner of the property located at 1118 No. Patterson Ave. to host a meeting between the owner, her planner and the residents of Jean Lane, who will be affected by the proposed subdivision and construction of new homes on the Patterson Ave. property.

The owner is required by the county planning commission to conduct this meeting to allow nearby residents to express their concerns and suggestions.

The meeting is scheduled for Saturday, February 17<sup>th</sup>, at 1:30 P.M. at our residence, 5355 Jean Lane.

Barbara and Jerry Fisher

2/17/07

We have no objection to  
The Hourigan project.

Rayn E. Fisher  
Barbara G. Fisher

5355 Jean Lane  
Santa Barbara, CA 93111

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FEB 28 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT  
HEARING SUPPORT

FILE COPY

NOTICE

We have been asked by the owner of the property located at 1118 No. Patterson Ave. to host a meeting between the owner, her planner and the residents of Jean Lane, who will be affected by the proposed subdivision and construction of new homes on the Patterson Ave. property.

The owner is required by the county planning commission to conduct this meeting to allow nearby residents to express their concerns and suggestions.

The meeting is scheduled for Saturday, February 17<sup>th</sup>, at 1:30 P.M. at our residence, 5355 Jean Lane.

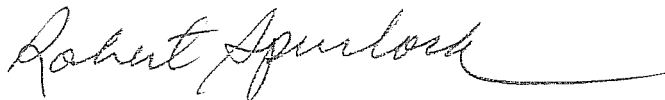
Barbara and Jerry Fisher

February 16, 2007

I will not be able to attend the meeting since we will be out of town for the weekend.

I have no objection to the proposed subdivision and construction of new homes on the 1118 North Patterson property.

Robert Spurlock



5330 Jean Lane  
Santa Barbara, CA 93111  
964-7641  
Rspurlock1@aol.com

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FEB 28 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT  
HEARING SUPPORT

To: Mr. Joe Valencia  
Chairman, County of Santa Barbara Planning Commission  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Date: July 24, 2006

Subject: Hourigan Residential Development  
1118 North Patterson Avenue  
Santa Barbara, CA 93111  
Parcel Number: 069-060-040

AGENDA ITEMS  
ITEM #: 2  
MEETING DATE: 7.26.06

Dear Mr. Chairman:

We, the neighbors of 1118 North Patterson Avenue, urge the Planning Commission to reject

- the findings of the staff report including CEQA findings<sup>1</sup> and
- the Proposed Final Mitigated Negative Declaration (06NGD-0000-00010)

on the grounds that

- A. the proposed mitigation measures are insufficient to counter the significant negative impact of the development on the neighborhood due to the additional driveway, increase in neighborhood traffic, and increased likelihood of accidents;
- B. the proposed mitigation measures are insufficient to counter the significant negative impact of the development on neighborhood aesthetics due to the height and mass of the new residential structures;
- C. the proposed development does not abide by the Draft Goleta Valley Single Family Residential Design Guidelines;
- D. there are a significant number of inconsistencies between the staff report<sup>1</sup>, the Proposed Final Mitigated Negative Declaration, and the development plans; and
- E. the plans for the development have *significantly* changed since the last Board of Architectural Review (BAR) on July 15, 2006, and should be sent back to the BAR for further review and neighborhood comments prior to any final approval by the Planning Commission.

We backup our claims with the following observations and/or facts:

**Re: Staff Report for the Hourigan Residential Development**

1. [Page 4, Section 5.2, Pages 12-13, Section 6.1.1] A survey of 25 homes immediately adjacent and surrounding the proposed development (see Appendix A) shows that 80% are less than 2000 square feet, 16% are between 2000-3000 sq. ft., and 4% are greater than 3000 sq. ft. The mean residential area is 1905 s.f. These figures directly contradict

<sup>1</sup> "Staff Report for the Hourigan Residential Development," dated July 14, 2006.

- the statement that “[m]ost of the residences in the east, west and south vicinity are in the approximate range of 2,000-3,000 square feet.”
2. The [Draft] Goleta Valley Single Family Residential Design Guidelines states on page 37 that new structures should “be compatible with neighboring houses in terms of proportion, size, bulk, and height.” A neighborhood is defined to be 300 feet about the proposed development. The proposed homes are greater than 2.5 times (150%) larger than the average house within its neighborhood. Hence, the proposed development does not abide by the design guidelines for our area.
  3. [Page 6, Section 5.3] In several instances the statistics reported in the staff report are inconsistent with the published plans in Attachment 1. Some of the statistics in the plans also appear to be internally inconsistent as well. The neighbors and the commissioners should be provided accurate and up to date data before providing any form of approval.
  4. Although the maximum heights of the proposed homes abide by the 35 foot limit, they appear to be significantly larger due to the natural grading of the property. Lots 1 and 2 appear as 3 story homes from Patterson, while Lots 4, 5, and 6 appear to be 1.5 story homes with setbacks of only 10-20 feet to those along May Court.
  5. The use of the word “basement” is a euphemism for a half-sunken first floor. In effect, all new homes are two stories and should be referred to as such. Homes on May Court are now severely impacted due to the inclusion of the “basements” which were not present during the BAR reviews. These sunken first floors raise the effective height of the buildings and dwarf the neighborhood homes.
  6. [Page 8, Section 5.4] The project description indicates that all residences would be built at “the same time.” However, the neighbors were recently told that the actual construction would take 2.5 years, which is unacceptable.
  7. [Page 10, Section 5.4, Pages 12-13, Section 6.1.1] The mean residential area for Lots 1-5 during the last BAR (July 2005) was less than 3200 s.f. The staff report indicates that the mean residential area for Lots 1-5 is now almost 5000 s.f., or an increase of greater than 55%. This is a significant change and should require further review by the BAR before any further action by the Planning Commission.
  8. Over 50 residents of the Patterson area recently signed petitions stating that they were “extremely concerned with the height and mass of the proposed homes.” These petitions will be provided separately to the Planning Commission.
  9. [Page 11, Section 5.4] 8-19% of oak trees on the property will either be removed or will be severely impacted by the development (as opposed to only 1.2% in the original plans). This will significantly alter the visual aesthetics of the property and was not considered by the BAR.
  10. [Page 13, Section 6.1.1, Aesthetics] The statement that “163 out of the 165 oak trees on the property” will be preserved is no longer accurate and is inconsistent with other sections of the staff report.
  11. The word “not” should be removed from the statement “would not cause a significant change to the visual character of the neighborhood.”
  12. [Page 16, Section 6.1.1, Transportation] Over 60 residents of the Patterson area recently signed petitions stating that they are “extremely concerned about the existing traffic volume and speed on Patterson north of Cathedral Oaks.” These petitions will be provided separately to the Planning Commission.

13. The staff report states that 3,552 daily trips take place on North Patterson north of Cathedral oaks and that the road capacity is 6,320 trips. It therefore concludes that an additional 60 trips would not significantly impact traffic. This is in direct contrast to the results of the above mentioned petition. In fact, if we extend the argument of the staff report to its logical conclusion, then an additional 45% increase in traffic (or 2768 trips) would not significantly impact the neighborhood simply because the total number of trips would be no greater than the stated capacity. In fact, it is foolish to rely on calculations and formulas to determine the impact of additional traffic in a residential neighborhood. We who routinely live and drive on Patterson Avenue have a much better sense of the real capacity of the road than a mere formula.
14. The staff report indicates that an additional 5 peak hour trips (PHT) to intersections with a Level of Service (LOS) rating of D, E or F would in fact constitute a significant impact. However, the staff report gets around this fact by assuming that not all new traffic will go through the same intersection on a daily basis. It also ignores the fact that all freeway intersections in our vicinity (Patterson, Fairview, Turnpike, and Storke Road) are already negatively impacted with low LOS ratings, and it fails to consider the cumulative effect of other proposed developments in the area that will use the same intersections and their total impact on our streets. While one development among several may not have a considerable contribution, together they do. Furthermore, it fails to mention that all intersections in nearby shopping centers are already negatively impacted by traffic. Hence, the conclusions of the staff report are short sighted and do not consider the requirements of the residents of North Patterson.
15. [Page 17, Section 6.1.1, Transportation] The staff report concludes that the prevailing hazards surrounding the proposed new driveway and the existing road can be completely mitigated by removing some hedges and mailboxes. It ignores the concerns expressed by residents who live on Patterson and who know and experience the road on a daily basis. It ignores the fact that cars are frequently parked around the main entrance and on a regular basis significantly block the views for those driving along Patterson and those who are attempting to enter or exit the main entrance. It also ignores the fact that a large percentage of cars are traveling above the posted speed limit.
16. [Pages 34-35, Section 6.2, Action LUR-GV-6.1] The proposed development is *not consistent* with its immediate neighborhood as defined by the residential-guidelines. Proposed homes are significantly larger (> 150%) than existing homes (within 300 feet of the property), and majority of existing homes surrounding the property have restrictions on building a second story. Furthermore, the plans that the BAR reviewed over a year ago were *significantly* different than those currently being considered by the Planning Commission.
17. [Page 36, Section 6.2, Policy SCH-GV-1] No rationale is given as to why six new homes would generate only two additional children.
18. [Page 39-40, Section 6.2, Policy BIO-GV-16, DevStd BIO-GV-16.1, Policy BIO-GV-17] The number of trees impacted by the development is incorrect and is now significantly more than two.
19. [Page 43, Section 6.5] The project has changed significantly since the last BAR review in July 2005. Homes are now on average 55% larger! The statement that the "BAR supports the direction of the project" was in response to *reductions* in the original size of

homes. See minutes from January 16, 2004, where it was stated that “[h]ouses are too big relative to the neighborhood.” Therefore the “direction” has changed drastically. Hence, although the concerns of some of the neighbors were originally “resolved,” those concerns have now been reawakened due to the inclusion of “basements” which are really half-sunken first floors. Regarding oak trees, it was stated in July 2005, that the “BAR appreciates respect for oaks.” That was when only 1.2% was impacted by the development. Now that number is significantly larger. Furthermore, some neighbors who would have liked to have attended the last BAR could not because of frequent changes in the date of that particular BAR meeting. Therefore, the number of residents that actually attended the meeting should not be taken as any indication of the actual level of support for the development.

20. [Pages A-1 – A-9, Attachment A] Insufficient mitigation has been proposed regarding the height of proposed buildings, traffic safety and volume, and the proposed development does not abide by the residential guidelines.
21. [Pages B-1 – B-19, Attachment B] Significant number of “cut and paste” errors have been found, including inconsistent references to the number of oak trees that will be removed. In addition, all prior comments regarding size of homes, traffic, and residential guidelines hold true for this section as well.
22. [Pages C-1 – C-19, Attachment B] Same as above.

**Re: Response to Public Comments on Draft Negative Declaration**

23. [General] The response of Planning and Development to the public comments on the Draft Negative Declaration was less than satisfactory. They can best be described as unresponsive. No real attempt was made to alleviate the concerns of the neighbors and previously suggested mitigation measures (that were rejected) were reintroduced. It was basically a “cut and paste” response.
24. [Notification Period] It is shameful that the County Board of Supervisors do not demand greater than the legal minimum required notification period for concerned residents. It gives the impression that the developer and the county have something to hide. Based on the history of this development the neighbors have not caused any real delay in the project. The majority of the delays have been due to Planning and Development and the developer. An additional delay of 1-2 months over the course of the entire process (greater than four years) would not cause any significant hardship on P&D or the developer. It is certainly feasible to create an e-mail list for those who express an interest in a particular project and to notify them of any new developments in a timely manner.
25. [Aesthetics] The response continues to refer to the BAR as though it approved the current “direction” of the project. When the BAR made the statement that it approved the “direction” of the project, the size of the homes were being reduced by the developer. However, the average size of the new homes is now over 55% greater than the homes the BAR reviewed! Hedges are insufficient to mitigate the impacts of the two story homes on Patterson or the two story (> 6,000 s.f.) homes along May Court. The response quotes that the existing oak trees on the property will provide some measure of mitigation. However, a larger number of oak trees will now be removed from the property.
26. [Air Quality] There are several statements that indicate that the owner will build all residences at the same time. The neighbors have been recently told that the entire

development will take over 2.5 years, and that not all homes will be completed at the same time.

27. [Transportation] See previous comments regarding the conclusions of the staff report about transportation and traffic safety along North Patterson.

**Re: Story Poles**

28. The story poles that the neighbors requested have been installed by the developer. The homes now appear to be even bigger than we imagined and are certainly bigger than what the BAR imagined a year ago.
29. The Lot 1 and Lot 2 two-story homes appear to completely dominate the immediate vicinity of Patterson and Lots 4-6 are too high (and large) relative to the homes along May Court and too close to the property line.
30. There is also substantial evidence indicating that the locations and heights of the story poles are not correct and can not be trusted.
31. Several neighbors along May Court have provided the Planning Commissioners an open invitation to enter their back yards to get a first hand glimpse of how large and close the proposed development will appear to them.

Thank you for your consideration.

Sincerely,

Kenan, Carin and Jazlyn Ezal  
1109 North Patterson Avenue  
Santa Barbara, CA 93111  
(805) 964-2694  
[Ezal@cox.net](mailto:Ezal@cox.net)

Mary, Ender and Leyla Kuntsal  
1067 North Patterson Avenue  
Santa Barbara, CA 93111  
[Kuntsal@aol.com](mailto:Kuntsal@aol.com)

Youli and Wei Li  
1045 May Court  
Santa Barbara, CA 93111  
[Youli@mrl.ucsb.edu](mailto:Youli@mrl.ucsb.edu)

Stan Schwartz  
1087 North Patterson  
Santa Barbara, CA 93111  
[Schwartz@impulse.net](mailto:Schwartz@impulse.net)

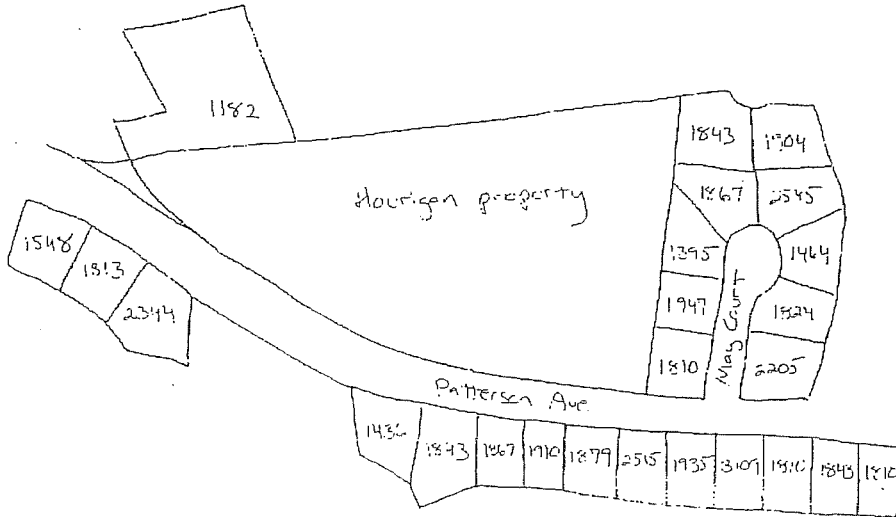
Manju and B.S. Manjunath  
1071 North Patterson Avenue  
Santa Barbara, CA 93111  
[Manj\\_Manju@hdmil.com](mailto:Manj_Manju@hdmil.com)

Tom and Kim Modugno  
1060 May Court  
Santa Barbara, CA 93111  
[Modugno1@cox.net](mailto:Modugno1@cox.net)

David O. Harris  
1065 May Court  
Santa Barbara, CA 93111  
[doharris@gte.net](mailto:doharris@gte.net)

# Appendix A: Neighborhood Home Sizes

$20/25 = 80\% < 2,000 \text{ sq. ft.}$   
 $4/25 = 16\% 2,000 - 3,000 \text{ sq. ft.}$   
 $1/25 = 4\% > 3,000 \text{ sq. ft.}$





July 24, 2006

Re: 02TRM-00000-0000-5 Hourigan Residential Development at 1118 N. Patterson Avenue.

Michelle Gibbs  
Planning and Development Department  
County of Santa Barbara

Dear Ms. Gibbs,

I am the Safe Routes to School coordinator for Mountain View Elementary School, the school district where the proposed project is located. There are a large number of children who must cross Patterson Avenue on their way to school. I am writing to make sure that you consider the walking and bicycling schoolchildren when evaluating the proposal.

You will probably want to contact Gary Smart of the Public Works Roads Division for evaluating ways to make Patterson Avenue safe for the children on their way to school. Mr. Smart recently did a speed survey on Randolph Road which connects to Patterson Avenue near the proposed project. It was ascertained that there is a speeding problem on Randolph Road. Mr. Smart is currently working on a plan to slow the traffic down on that street. Given the situation on Randolph Road, it would not be surprising to find a speeding problem on Patterson Avenue.

Thank you very much for your consideration of this matter. Please feel free to contact me for any assistance that I can provide.

Sincerely,

Jean Thomson  
960 Via Los Padres  
Santa Barbara, CA 93111  
805.683.3105

Cc: Joe Valencia, Chairman, SB County Planning Commission [Cintia@co.santa-barbara.ca.us](mailto:Cintia@co.santa-barbara.ca.us)  
Cecilia Brown, the 2nd District Planning Commissioner [brownknight1@cox.net](mailto:brownknight1@cox.net)  
Gary Smart, SBC Public Works, Roads Division, [GSmart@cosbpw.net](mailto:GSmart@cosbpw.net)

**Mendoza, Cintia**

---

**From:** Carin and Kenan Ezal [ezal@cox.net]  
**Sent:** Monday, July 24, 2006 6:32 AM  
**To:** Mendoza, Cintia  
**Cc:** Brown, Cecilia; Ender and Marry Kuntsal; Youli and Rebecca Li; Gibbs, Michelle  
**Subject:** Joe Valencia, Chairman SB County Planning Commission: Hourigan Development

**Attachments:** size.pdf; traffic.pdf

AGENDA ITEMS



size.pdf (185 KB)



traffic.pdf (223 KB)

ITEM #: 2  
MEETING 7-26-06  
DATE: \_\_\_\_\_

Dear Chairman Joe Valencia,

Please find attached two petitions regarding the Hourigan Development (1118 North Patterson Avenue). The first one (size.pdf) was signed by over 50 residents of the North Patterson area and expresses concern regarding the height and mass of the proposed new homes. The second one (traffic.pdf) was signed by over 60 residents and expresses concern over the existing traffic volume and speeds and requests that the county take concrete steps to remedy the situation before granting any approval to any new development in the North Patterson Avenue.

These signatures were collected Sunday night over a two hour window and we feel that we could easily obtain significantly more if given more time. However, due to the very short notice, and due to summer vacations, this is all we could do in the available time. You should also be receiving several letters regarding the development.

I will be over at Planning and Development at 1:30pm this afternoon to provide the original sheets.

Thank you,

Sincerely,

-Kenan Ezal

---

Kenan Ezal, Ph. D.  
Senior Staff Analyst  
Toyon Research Corporation  
6800 Cortona Drive  
Goleta, CA 93117-3021  
Email: kezal@toyon.com  
Tel: (805) 968-6787 x180  
Fax: (805) 685-8089

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

We are extremely concerned about the height and mass of the proposed homes at 1118 N. Patterson which are completely inconsistent with the immediate neighborhood and will have a significant negative impact on the visual aesthetics of this area.

Signed:

(Name)	(Address)	(e-mail)
Perry Bell	1030 May Ct.	P.Bell@Co.Santa-Barbara.CA.US

Harvey Turner	1040 May Ct	alturn1@cox.net
---------------	-------------	-----------------

Alice Condolina	1050 MAY CT	
-----------------	-------------	--

<del>Richard Mayer</del> Richard Mayer	905 Crown Ave	mayer@psych.ucsb.edu
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Beverly Mayer	905 Crown Ave	
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Jane Jelma	1043 N. PATTERSON AVE.	JTEJUSCE@GMAIL.COM
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Maria O'Brien 9000 1034 N. PATTERSON AVE

Marianna Jongebrew	967 N. Patterson av.	Rom2023A@ucsb.edu
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Lisa Cavalletto	933 N. Patterson Ave	
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Mike Finn	925 N Patterson Ave SB	
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Murdock M	917 N Patterson Ave SB	
-----------	------------------------	--

Pat D	917 N. Patterson Ave	
-------	----------------------	--

Ender Kuntz	1067 N. Patterson	
-------------	-------------------	--

Mary Kuntz	1067 N. Patterson	
------------	-------------------	--

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

We are extremely concerned about the height and mass of the proposed homes at 1118 N. Patterson which are completely inconsistent with the immediate neighborhood and will have a significant negative impact on the visual aesthetics of this area.

Signed:

(Name)	(Address)	(e-mail)
Gilbert BRUCE	885 No Patterson Ave.	
MARK CASSIDY	938 N. PATTERSON AVE.	PSOMINDYME@GMAIL.COM
James A. Schmidt	944 N. Patterson Ave	
Kathryn Rutherford	956 N. PATTERSON AVE	
Nancy R. Peirce	1060 TISHA CT, 921 De La Cruz Hwy #13	peirce@sbcc.org
Linda Kyles		
Anne Howard	950 Dana Way	anne@trinitysb.org
Paul H. Halme	" " "	substantive@cox.net
Bill Jacob	5320 Paseo Rio	jacob@math.ucsb.edu
Debbie Katzburg	5320 Paseo Rio	
William J. Jarama	1045 COLLEENWAY SB 93111	
Kirk and Tom Modugno	1060 May Ct SB 93111	kbeckstead@dpshs.org
Karen Beckstead	1093 N Patterson Ave 93111	
Chad B.	1093 N Patterson Ave 93111	
Aysen Bakman	905 Randolph	
Bulent Turuncu	905 Randolph	

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

We are extremely concerned about the height and mass of the proposed homes at 1118 N. Patterson which are completely inconsistent with the immediate neighborhood and will have a significant negative impact on the visual aesthetics of this area.

Signed:

(Name)	(Address)	(e-mail)
Kenan Ezal	1109 N. Patterson	Ezal@cox.net
Carin Ezal	"	"
Henderson, Anya	1127 N. Patterson	
Henderson, Daniel	" " "	
ALEN & JAWINE PUGH	1131 N. PATTERSON AVE	
Richard McDonald	1129 N. PATTERSON AVE	
John Ballantine	1138 N. Patterson Ave,	
PK Battwell	1132 N Patterson Ave	
Cynthia Miller	1130 N. Patterson Ave.	miller.kem@cox.net
Tim Miller	1130 N. Patterson Ave.	miller.kem@cox.net
Jimmie R Siler	1107 N. PATTERSON Ave	
SANDY & RAY Stevens	1126 N PATTERSON	SBLTE@aol.com
Marisol & Cyrus Safinya	1128 N Patterson	safinya@mrp.ucsb.edu home*safinya@verizon.net

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

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Signed:

(Name)	(Address)	(e-mail)
Manjun and B.S. MANJUNATH	1071 N. Patterson	
Leyla Kuntzal	1067 N. Patterson	
Ippali and Rebecca Li	1045 May Court	

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

We are extremely concerned about the existing traffic volume and speed on Patterson Avenue north of Cathedral Oaks. BEFORE approving new developments such as the one proposed at 1118 N. Patterson, which will only add to the current safety problems, we ask that the County take concrete steps to remedy the conditions on this already hazardous stretch of road.

Signed:

(Name)	(Address)	(e-mail)
Kenan Ezal	1109 N. Patterson	Ezal@cox.net
Carin Ezal	1109. N. Patterson	"
Kelly + John Schultz	1119 N. Patterson	Kelly.Schultz@cox.net
Enza and Ken Henderson	1127 N. Patterson	
LEEN + JANINE PUGH	1131 N. PATTERSON	GP75@AOL.COM
Richard McDonald	1129 N. PATTERSON	RMCDON2456@AOL.COM
Suzanne Dodds	1013 Via Merano	<del>sdodds</del>
Shelma Brewer	1743 no. Patterson Ave.	
John Ballantini	1138 N. Patterson Ave	johnballantini@cox.net
Fred Bantwell	1132 N PATTERSON Ave	
Cynthia Miller	1130 N. Patterson Ave	miller.tom@cox.net
Tom L. Miller	1130 N. Patterson Ave	" "
JIMMIE R SILER	1107 N. PATTERSON Ave	
RAY + SANDRA STEVENS	1126 N PATTERSON Ave	JSBLTC@aol.com
Muriel + Cyrus Safinya	1128 N Patterson Ave	safinya@mml-ucsb.edu
		safinya@verizon.net

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

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Signed:

(Name)	(Address)	(e-mail)
Stephen Long	895 N. PATTERSON AVE	long@ece.ucsb.edu
Gilbert Bruce	885 N. PATTERSON AVE	PSOMIND4ME@GMAIL.COM
Mark Cassidy	938 N. PATTERSON AVE	
James A. Schmidt	944 N. PATTERSON AVE	
Kathryn Rutledge	956 N. PATTERSON AVE	
Larry R. Perry	1060 TIGHA CT.	
Earl Dewitz	1050 TIGHA CT	
Zula Kyles	978 DENA DAY SB	Rutledge@trinitysb.org
Anno Howard	950 Dena Day SB	anne@trinitysb.org
Bill Jacobs	5320 Paseo Rio SB	jacob@math.ucsb.edu
Debbie Katzborg	5320 Paseo Rio SB	
<del>William E. Moore</del>	1045 COLLEEN WAY SB 93111	
Kim and Tom Modugno	1060 May Ct. SB 93111	
Rann Beckstead	1093 No Patterson Ave SB 93111	
Chap	1093 No Patterson Ave SB 93111	



23 July 2006

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Santa Barbara County Planning Commission

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Signed:

(Name)	(Address)	(e-mail)
Perry Benk	1030 May Ct.	P.Benk@Co.Santa-Barbara.CA.US
<sup>TURNER</sup> Harvey Turner	1040 May Ct	Harvturner1@cox.net
Blue Woods dms	1050 MAY CT.	ASCONDODIN@aol.com
<sup>Hein</sup> Beatriz Mendola	1061 N. Patterson Ave	S.B. Ca 93111
<sup>Coleman</sup> Ken Coleman	1055 N. Patterson Ave	kscolman@cox.net
Rich Mayer	Richard Mayer 905 Crown Ave	mayer@psych.ucsb.edu
Beverly Mayer	905 Crown Ave	
Jeanne Jekina	1043 N. PATTERSON AVE	JTEKINCE@aol.com
Mona Olga Garcia	1034 W PATTERSON AVE	
Marianna Jongebrew	967 N. Patterson av.	ROMZOE@aol.com
Rosa Cavalletto	933 N. Patterson Ave.	
Mike Kim	925 W Patterson Ave <sup>S.B.</sup> SB	
Meredith M	917 N Patterson Ave	SB
<del>Paul</del>	917 N. Patterson Ave	
Mary Kuntz	1067 N. Patterson	

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

RE: 1118 North Patterson Avenue (Hourigan Development)

We are extremely concerned about the existing traffic volume and speed on Patterson Avenue north of Cathedral Oaks. BEFORE approving new developments such as the one proposed at 1118 N. Patterson, which will only add to the current safety problems, we ask that the County take concrete steps to remedy the conditions on this already hazardous stretch of road.

Signed:

(Name)	(Address)	(e-mail)
Aysun Berkman	905 Randolph	
Bulent Tusinay	905 Randolph	
Ender Kuntzal	1067 N. Patterson	
Manjira and B.S. Manjunath	1071 N. Patterson	
Leyla Kuntzal	1067 N. Patterson	
Youli + Rebecca Li	1045 May Court	

Mendoza, Cintia

From: Rich Mayer [mayer@psych.ucsb.edu]  
Sent: Monday, July 24, 2006 9:18 AM  
To: Mendoza, Cintia  
Subject: 1118 N. Patterson

ITEM #: 2  
MEETING DATE: 7.26.06

Dear Members of the Santa Barbara County Planning Commission:

I am writing to strongly oppose the proposed development at 1118 N. Patterson Avenue because it is out of character with the rest of the neighborhood. The proposed houses are much larger than neighboring houses and two of the proposed buildings will be built on hillsides so they will tower over the surrounding one-story homes. Those houses should be built because the hillside serves to drain to a creek that is right next to it. The setbacks are too small for the size of the houses being proposed. The houses are too close to neighboring homes on May Court and should not be built on the hillside. The increased traffic, removal of trees, and destruction of current mountain views has not been adequately addressed.

I feel fortunate to live in a wonderful neighborhood. Although I do not expect the county to do much to improve our neighborhood--for example there are no parks--I also do not expect the county to allow developments that will seriously degrade our neighborhood. Please do not allow an out-of-county developer to degrade our wonderful neighborhood by building houses are out of character for North Patterson Avenue.

Sincerely,

Richard E. Mayer  
905 Crown Avenue  
Santa Barbara, CA 93111

mayer@psych.ucsb.edu

-----  
Richard E. Mayer  
Department of Psychology  
University of California  
Santa Barbara, CA 93106-9660

805-893-2472  
mayer@psych.ucsb.edu  
-----

**Mendoza, Cintia**

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From: Meredith Murr [meredithmurr@gmail.com]  
Sent: Monday, July 24, 2006 9:23 AM  
To: Mendoza, Cintia  
Subject: Development on 1118 N Patterson

To: Joe Valencia  
Chairman, SB County Planning Commission

I am writing in regard to the proposed development at 1118 N Patterson. I live at 917 N Patterson Ave, and I am very concerned about the impact this new development will have on the traffic on Patterson Ave and Cathedral Oaks. Currently, Patterson is a very busy street, with most of the cars racing by at much higher speeds than the 35 mph posted speed limit. The street has many curves, which makes visibility very difficult (and hazardous) for crossings. The increase in traffic volume will only serve to increase the danger to pedestrians that attempt to cross Patterson Ave and to cars that turn onto Patterson from Paseo Cameo. I strongly believe, if this development is allowed to continue, that it is imperative that actions are taken to mitigate the traffic speeds along Patterson Ave.

Thank you,

Meredith Murr  
Resident, 917 N Patterson Ave  
967-0728

**AGENDA ITEMS**

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ITEM #: 2  
MEETING DATE: 7-26-06

FILE COPY

July 24, 2006

Re: 02TRM-00000-0000-5 Hourigan Residential Development at 1118 N. Patterson Avenue.

Michelle Gibbs  
Planning and Development Department  
County of Santa Barbara

Dear Ms. Gibbs,

I am the Safe Routes to School coordinator for Mountain View Elementary School, the school district where the proposed project is located. There are a large number of children who must cross Patterson Avenue on their way to school. I am writing to make sure that you consider the walking and bicycling schoolchildren when evaluating the proposal.

You will probably want to contact Gary Smart of the Public Works Roads Division for evaluating ways to make Patterson Avenue safe for the children on their way to school. Mr. Smart recently did a speed survey on Randolph Road which connects to Patterson Avenue near the proposed project. It was ascertained that there is a speeding problem on Randolph Road. Mr. Smart is currently working on a plan to slow the traffic down on that street. Given the situation on Randolph Road, it would not be surprising to find a speeding problem on Patterson Avenue.

Thank you very much for you consideration of this matter. Please feel free to contact me for any assistance that I can provide.

Sincerely,

Jean Thomson  
960 Via Los Padres  
Santa Barbara, CA 93111  
805.683.3105

Cc: Joe Valencia, Chairman, SB County Planning Commission [Cintia@co.santa-barbara.ca.us](mailto:Cintia@co.santa-barbara.ca.us)  
Cecilia Brown, the 2nd District Planning Commissioner [brownknight1@cox.net](mailto:brownknight1@cox.net)  
Gary Smart, SBC Public Works, Roads Division, [GSmart@cosbpw.net](mailto:GSmart@cosbpw.net)

23 July 2006

TO: Joe Valencia, Chairman  
Santa Barbara County Planning Commission

ITEM # 2  
MEETING 7.26.06  
DATE

RE: 1118 North Patterson Avenue (Hourigan Development)

We do not support rezoning and development of this property. However, we have been informed by the Planning Dept., that the rezoning from Ag to Residential is merely a formality due to the precedence of the old Goleta Valley Plan over current zoning.

Therefore, we have tried to make sure this development does not denigrate our neighborhood. Over the course of two years of BAR Reviews and other public meetings, we have expressed our concerns which center mainly on traffic and visual aesthetics issues by writing letters and speaking. However, other than concessions on issues like not gating the new development and adding sidewalks, our major concerns have not been addressed. In fact recently revised plans, rather than mitigate these issues, exacerbate them.

1. We have consistently asked that any new homes be no more than one story in order to fit in with the immediate neighborhood (including the two homes currently on the property) and in order to preserve the tree-covered, hillside vista of that part of the property adjacent to Fremont Creek. Most recent plans now have not only the towering two-story homes nearest the creek (more like 3 or 4 stories since they are built into the existing slope), but the one story homes have become more like 1 ½ stories with the addition of partially above ground basements. These massive homes destroy the visual aesthetics of the larger neighborhood, and create privacy/sunlight issues for adjacent homes, but those same homes on Patterson Ave. and May Court are forbidden from adding 2<sup>nd</sup> stories by CC & Rs instituted by the Sexton family, owners of the original property, to preserve views. 1118 N. Patterson homes should abide by the same CC & Rs.

2. We have also consistently expressed our serious concerns about traffic issues on North Patterson. We have submitted a separate letter to address those concerns in detail because they are a County issue related to this development, but not part of the development itself. Except, of course, that any new development aggravates the existing dangers AND the proposed driveway for Site #1 situated as it is on a blind curve of Patterson is an accident waiting to happen. We ask that an alternative to this driveway be found or eliminate this house altogether. In addition issues relating to the outlet of the proposed new road also situated directly across from another driveway with parked cars on both sides, is another dangerous situation.

3. A new issue as of July 2006 is the increased destruction of oak trees. We accepted that 2 oak trees would be cut—but the latest staff report says 14 oak trees, 2 sycamore trees and another 17 oak trees whose CRZs will be endangered. This is not acceptable, as all along we were assured that the natural woodland setting would be preserved as much as possible.

In general this policy of "infilling" ag and other small open space parcels is touted as preferable to building outside the urban boundary. Our problem with this is that we need some comprehensive planning before we infill. Developer greed destroyed Escondido, the beautiful semi-rural So Cal town Mary grew up in—but it doesn't have to be that way; we moved from Monterey almost 15 years ago and their citizens take stewardship of the natural environment seriously (and every neighborhood has at least one small park and open spaces are preserved, sometimes even purchased!). These parcels such as the Hourigan's provide respite from subdivision housing and maintain the green semi-rural character of our neighborhoods. BEFORE they are built out, if that is the policy, we need to designate neighborhood pocket parks, walking/jogging trails and other open spaces (not just our schools, which is all we have now). We definitely need to look at buffers around our precious creekbeds (and not just 25-50 feet!). And we have to maintain safe

streets and encourage neighborliness and pedestrian traffic. Planning Dept. policy seems to disregard the fact that these "insignificant" changes, when added to other "insignificant" changes are destroying our quality of life. We ask that the Planning Commission consider the bigger picture not just each individual development, for the sake of our neighborhoods and our community as a whole.

We are private citizens with the interests of our community at heart, both for now and in the future. We do not have a lawyer to represent us, nor the technical expertise and experience of the developers. But we ask you to listen and act on our concerns because we wish to preserve the quality of life of this beautiful area.

Thank you.

Mary Kuntsal  
1067 N. Patterson Ave.

Ender Kuntsal  
1067 N. Patterson Ave.

Leyla Kuntsal  
1067 N. Patterson Ave.

23 July 2006

TO: Joe Valencia, Chairman  
 Santa Barbara County Planning Commission

ITEM #: 2

MEETING DATE: 7.26.06

RE: 1118 North Patterson Avenue (Hourigan Development)

BEFORE allowing rezone/development of remaining infill parcels such as 1118 N. Patterson, we urge the Planning Commission to mitigate existing threats to the health and safety of our neighborhood posed by Patterson Avenue vehicular traffic. If these dangerous conditions are not first resolved, it would be completely irresponsible to exacerbate them with additional homes.

This approx. one mile section of Patterson Avenue north of the Cathedral Oaks intersection is a two lane street lined with residences and includes several deep curves before dead-ending near Cambridge Ave. Besides the 60 some driveways on this street, there are currently nine intersections. All children living mountainside of Patterson, who walk or bike to Mountain View or Goleta Valley schools, must cross Patterson to get to school. In addition, hundreds of area residents of all ages regularly use Patterson to walk, jog or bike.

Unfortunately (and for unknown reasons) the speed limit along this residential street is posted at 35 mph instead of the normal 25 mph limit. Many drivers take advantage of the fact that there is only one stop sign (installed approx. 10 years ago after petitions by neighbors and Mtn View PTA) to go much faster. Especially with the steady increase in volume of traffic, it has become more and more dangerous to pull in or back out of driveways, to make turns in and out of side streets, to cross Patterson as a pedestrian, even in marked crosswalks, or simply to get out of a car parked on the street. There are near accidents on a daily basis.

In just a couple of hours this evening we collected 60 signatures from almost every occupied home on this stretch, as well as side streets, on a petition stating that Patterson Avenue traffic is of serious concern and asking that the County government take concrete action to remedy the situation before approving even more traffic. (These petitions have been submitted separately to the Planning Commission.)

Therefore, we ask the County to take all of the following measures:

1. Lower the speed limit to 25 mph as it is on other area residential streets, especially as this street is a route to school for our children, AND take the necessary steps to enforce speed limits.
2. Add at least one stop sign north of the existing one at Queen Ann, and possibly others at intersections where it is necessary to protect all pedestrians, but especially our children, and to allow cross-traffic to pull out without risk of accidents. We understand that some funds for improvements may be available



under the SAFE ROUTES TO SCHOOL program in conjunction with Mountain View School PTA.

3. Take other necessary measures to reduce speed and discourage traffic which would be better routed to the Cathedral Oaks throughfare, but which uses Patterson because there are fewer stops.
4. Find an alternative to the proposed new 2<sup>nd</sup> driveway for the 1118 N. Patterson development which is dangerously situated on a blind curve and take necessary measures to ensure the safety of vehicles entering and exiting the proposed new private road, as well as that of pedestrians and neighbors.

We ask that these steps be taken prior to or along with any approval for the proposed Hourigan rezone/development which will add new hazards, including increased traffic volume, an additional intersection, additional street parking, etc.

Thank you for making the safety and health of all of our residents a priority.

Mary Kuntsal  
1067 N. Patterson Ave.

Ender Kuntsal  
1067 N. Patterson Ave.

Leyla Kuntsal  
1067 N. Patterson Ave.

AGENDA ITEMS

Mendoza, Cintia

From: Cecilia Brown [brownknight1@cox.net]  
Sent: Sunday, July 23, 2006 7:07 AM  
To: Mendoza, Cintia  
Subject: FW: Hourigan Project

ITEM #: \_\_\_\_\_

2

MEETING  
DATE: \_\_\_\_\_

7.26.06

Cintia: would you please forward this email to all the planning commissioners.

Thank you.  
Cecilia

---

**From:** Rebecca Li [mailto:rwli123@yahoo.com]  
**Sent:** Sunday, July 23, 2006 1:02 AM  
**To:** Cecilia Brown; Michelle Gibbs  
**Cc:** Ellen Berk; Kenan Ezal; David Harris; Colin and Joanie Jones; Ender and Marry Kuntsal; youli@mrl.ucsb.edu  
**Subject:** Hourigan Project

I carefully read all the responses to Public Comments regard Hourigan project. it seems that the most important issues regarding the height and size of the homes were not addressed in the response and our messages are lost in the process.

What is the best way to communicate to the County so that our voices will be better heard?  
Please advise me!

I want to emphasize the following important facts to County Planning Commission:

- 1) The raised "basement" is a new addition to the plan that was not presented to BAR.
- 2) In fairness, the new development should observe the same "Single Story Only" restriction that applies to houses bordering the Hourigan property on May Court and Patterson to preserve privacy and view. The actual height of the buildings on Lot 4 and 5 are about one and half stories as the story poles show. All through, they are within County standard of 35 feet.
- 3) The importance of having a sense of adequate openness in the backyard. Tall hedge proposed as mitigation will create a closed-in effect to our shallow backyard.
- 4) The setback on lot \$ needs to be at least 20', not 17' shown by the story poles.
- 5) The raised "basement" needs to be removed from the plan submitted to your department.

I request that the County Planning Commission members pay a site visit to our backyard on 1045 May Court to visually access the height and massiveness of the proposed buildings. You can enter the side gate at any time to our backyard.

Youli Li, Ph. D.  
1045 May Court

AGENDA ITEMS

ITEM #: 2  
MEETING DATE: 7-26-06

Mendoza, Cintia

From: Tom and Kim Modugno [modugno1@cox.net]  
Sent: Sunday, July 23, 2006 10:21 PM  
To: Mendoza, Cintia  
Cc: Brown, Cecilia  
Subject: Hourigan Development at 1118 N. Patterson Avenue

Dear Planning Commission Members,

We have several concerns regarding the Hourigan Development.

First of all is the already dangerous traffic situation on Patterson Avenue. Although the developers intend to install a sidewalk adjacent to the property, this will not solve the problem. The speed limit of 35 mph is too high, especially since drivers often exceed it. The speed limit should be reduced to 25 mph and there should be a stop sign at Patterson and Camino Meleno, even without the additional development. We have an eight year old who attends Mountain View School. The most direct route to school is through the shortcut along the creek. There is not a safe way for us to cross Patterson, unless we go in the opposite direction to Queen Ann. The crosswalk at Camino Meleno is on a curve. When the sun is low, it is almost impossible to see pedestrians, unless of course you slow to a stop. With these additional homes, children and cars, there is a greater chance for catastrophe. The proposed driveway located on the curved portion of Patterson is just an accident waiting to happen.

Second is the revision of the homes to include basements, thus rising the level of the homes. The story poles that we have been able to see are towering over our neighbors existing homes. Add to that the small setbacks, and you end up with a huge new house encroaching on the backyard of a long-time resident. Also, the beauty of the oaks and orchards will be blocked from view. This is a huge privacy invasion. The height of the homes would need to be reduced and the setbacks would need to be increased if the development were to be approved.

Third is the length of time for construction. The noise, dust and traffic are going to be a nuisance to all of us. We would hope that if this project were to be approved, the construction time would be as quick as possible, minimizing the negative impact on the existing neighbors.

The last thing we are concerned with is the numbers that we have seen regarding square footage of the proposed houses and number of trees that will be removed or impacted. It seems both of these numbers have grown as time goes on and new reports are filed. It makes us wonder if the developers are hoping we may not notice. This is alarming.

As longtime residents of May Court, we have always enjoyed the beauty of the oak covered hill outside our windows. If the project is to be approved, we would hope our local officials would make every effort to maintain the natural beauty of a very unique property.

Sincerely,

Tom and Kim Modugno  
1060 May Court  
Santa Barbara, CA 93111

Mendoza, Cintia

AGENDA ITEMS

From: Anne Howard [anne@trinitysb.org]  
Sent: Sunday, July 23, 2006 9:16 PM  
To: Mendoza, Cintia  
Cc: 'Randy Howard'  
Subject: Opposition to 1118 N. Patterson Ave. development

ITEM #: 2  
MEETING 7-26-06  
DATE: \_\_\_\_\_

Dear Sir, as a 21-year resident of the North Patterson neighborhood, I am APPALLED at the plan to develop 1118 N. Patterson with huge McMansions to be 4800-6064 square feet each. The visual impact, the traffic impact, the loss of trees are all significant factors which degrade our neighborhood. Surely housing is needed in Santa Barbara, but not at this scale!! These are hardly affordable homes for Santa Barbara's middle class. Please downscale this plan!!  
thank you, Anne Howard 950 Dena Way, Santa Barbara, CA 93111

To: County of Santa Barbara Planning Commission

RECEIVED

From: Linda Chandos 1055 May Court, Santa Barbara, CA 93111

JUL 24 2006

Date: 23 July 2006

AGENDA ITEMS

S.B. COUNTY  
PLANNING & DEVELOPMENT

Subject: Hourrigan Residential Development

ITEM #: 2

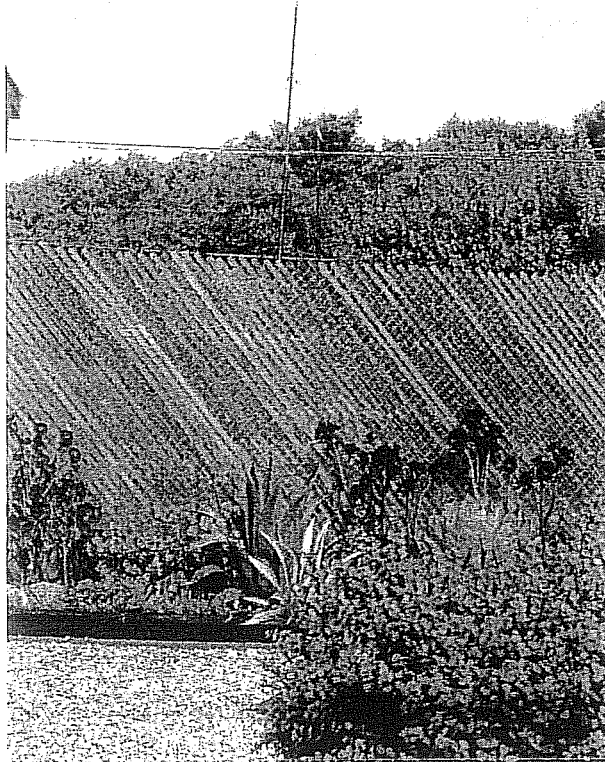
Dear Planning Commission Members,

MEETING DATE: 7-26-06

Concerning the Hourrigan property, the story poles for lots 3, 4, and 5 were erected over the last few days. They are a great deal higher than the single story houses originally described in the designs presented by the developer in the neighborhood meetings. I now understand that the ground level is to be increased up to six (6) feet and the addition of a lower level is to be added to these houses. Neither the increase in the ground level nor the added lower level was included in any of the design presentations to the neighbors.

I would like to express a very strong objection to this change in the plan, for the following reasons:

1. The height of the houses of lots 3, 4, and 5 are now far higher than the bordering houses along May Court.
2. The height of these structures alone, negatively impacts the privacy of those single story houses along May Court.



View from my patio, looking towards the proposed houses.

3. An eight foot block wall is planned to border the properties along May Ct. If the ground level is raised on the Hourrigan side then that wall appears as only a two (2) foot wall from the Hourrigan side, allowing full view of our back yards and potentially into our windows.
4. If any hedge type foliage is planted on the Hourrigan side, next to the wall, it cannot be trimmed and maintained from the May Court side, as the foliage will start at eight (8) feet above our ground level on the May Court side.
5. The height of the houses negatively impacts the view from the existing houses along May Court.
6. I understand that the Board of Architectural Review (BAR) did not review the changed plans.
7. Having such housing so close, of such height, may potentially reduce the property values of the May Court houses.

I would like to reference the letter written and submitted by Rebecca and Youli Li (1045 May Court), which clearly illustrates and discusses the recent changes to the developer's plan and the negative impact to the bordering neighbors. Any further discussion by me would be redundant.


As a further note, the developers expressed policy was to work with the neighbors, yet the neighbors were not notified of the last changes to the plan. We became aware of the changes through a draft of the negative declaration (DND) only. This action clearly shows the developer undermined his original commitment; I would now like to see story poles erected for the remaining lots.

Finally I would like to propose the addition of the following two (2) conditions:

1. The block wall, that will be constructed along the Hourrigan and May Court boundary lots, must be finished on both sides and that the residents of the boundary properties have a chance to review the proposed wall.
2. That the houses bordering May Court properties can never have a second story added to them in any manner.

Thank you for allowing me to express my concerns on the Hourrigan project.

Sincerely,



Linda Charodos

RECEIVED

JUL 21 2006

S.B. COUNTY  
PLANNING & DEVELOPMENT

Youli and Rebecca Li  
1045 May Ct.  
Santa Barbara, CA 93111

July 21, 2006  
AGENDA ITEMS

To: Santa Barbara County Planning Commission

RE: Hourigan Development at 1118 N. Patterson

ITEM #: 2

Dear Planning Commission Members,

MEETING DATE 7.26.06

We wish to express our strong objection to the addition of the elevated basements for Lots 3-5 in the development plan. The plan for the basements and the resultant site grading that would increase ground level by up to 6 FT was never formally discussed during two rounds of BAR review and discussions with neighbors. We first became aware of them only through the draft negative declaration document. However, it was only after the story poles were put up on 7/21/2006 that we were able to fully gauge the impact to our property, which borders Lots 4 and 5 in the proposed development.

The story poles clearly show that the addition of the elevated basements in Lots 3-5 essentially make them 2-story high structures, contrary to prior BAR review comments, which suggested ONLY single story homes for these sites. From our perspective these so-called 'basements' should be more accurately described as half-sunken first floors, because half of their height will be above the filled-in raised ground level which itself is about 6' above existing level. As shown in Figure 1, these towering structures are significantly higher than the existing homes single story homes in the neighborhood and in particular will drastically impact the view and privacy of existing homes along May Ct. (houses behind poles).

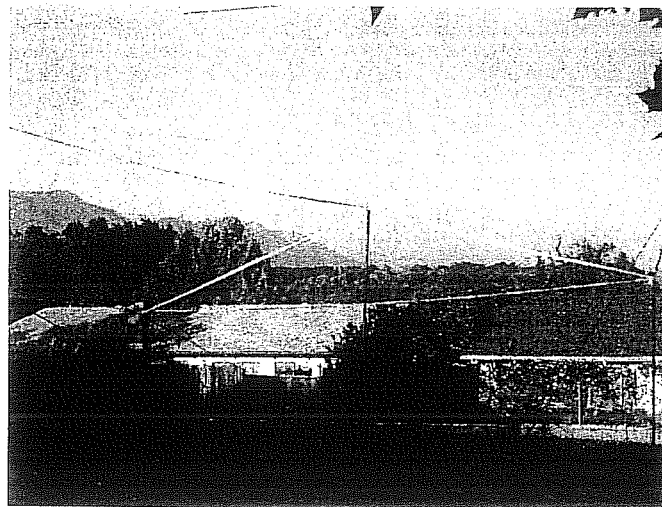


Fig.1 Lot 4 Story Poles. Note significant height difference between proposed structure and existing homes on May Ct. (Note to planning staff: please show photo to all members and people attending meeting)

The height and mass of the structures in comparison with the surrounding neighborhood were the main issues concerning many neighbors, and were discussed extensively at prior BAR meetings. All current single story homes in May Court bordering the proposed development site are prohibited to have 2nd stories by CC&R's drawn up by the previous owner at the proposed site in order to preserve their views. This is a restriction that we have all accepted when we purchased our property. In all fairness we believe a reciprocating restriction should also be applied to the new development.

The addition of the elevated basements without BAR review and neighborhood feedback, completely changes the character of the supposedly single story structures in Lots 3-5. As evidence we show in Figure 2, architect's drawings of the Lots 4 and 5 structures that were presented to BAR on July 15, 2005, together with a chart from the filed site plan showing the total square footage of the homes, which are doubled in the current plan, making them the BIGGEST homes in the neighborhood by a huge margin. *Please note the absence of any above ground basements in the drawings.* At the time, the site plan depicted a roof height of 19' above existing ground for the single story homes. With the addition of the 'basements' the roof height will increase substantially to 23'-24' from a raised new ground level, equivalent to a 28' height from existing level. In comparison, the single story homes on May Ct. have roof heights of 16'. The current grading plan would add almost 6' to the ground level, further magnifying the apparent size of the structures.

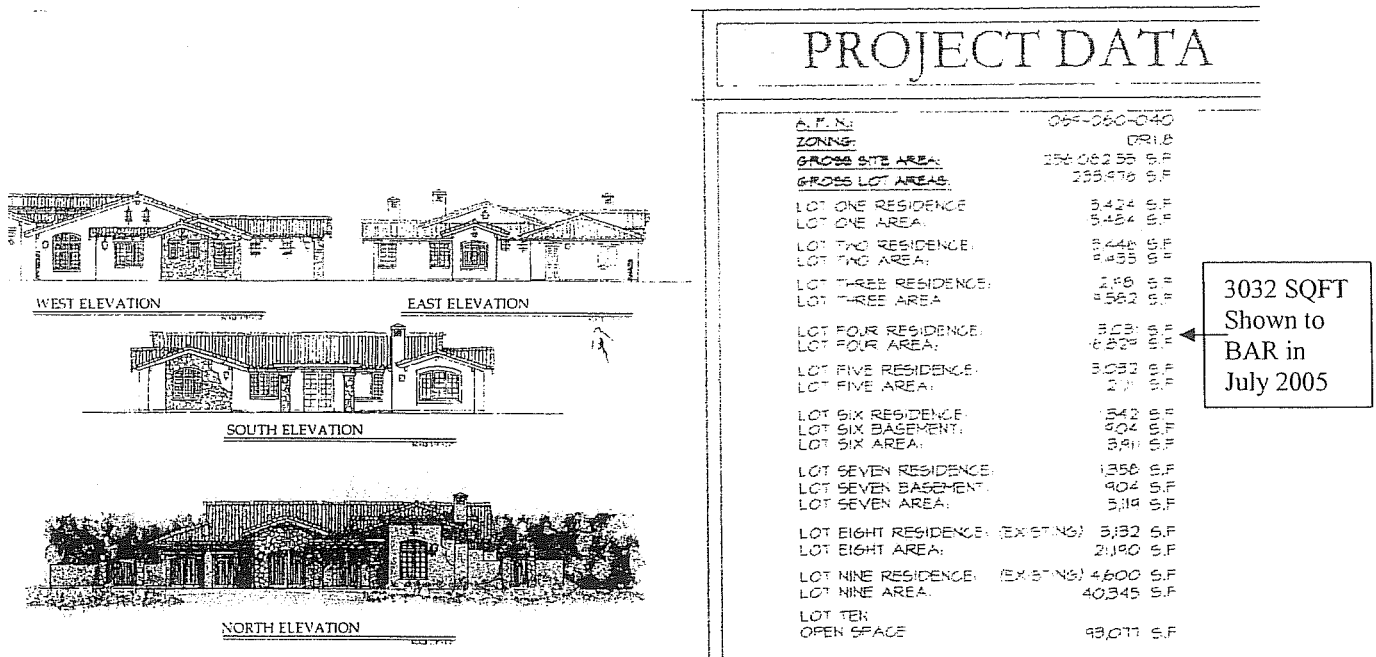


Figure 2. Elevation drawings for Lot 4 shown at BAR meeting in July 2005 and accompanying project data showing the proposed structure at 3032 S.F. No elevated basement plans were presented. With the current plan the size doubles to 6064 S.F.

The direct impact of the development to our property is substantial and significant, as we will be adjacent to TWO new structures. The structure in Lot 4 is in direct line of sight from our kitchen and family room, and the structure in Lot 5 will block out a significant part of our mountain view (see Figure 3 with views of the story poles from our kitchen window and family room window). Additionally the three-car garage in Lot 4 is so close to our backyard that we will no doubt have



noise problems. In the proposed final ND a tall hedge along the eastern border with May Ct. was suggested as a mitigation measure. Although the intent was to create a privacy screen, it could potentially have the negative effect of completely blocking our view of the hill, which we are trying desperately to preserve. In addition, it creates an artificial enclosure to our small backyard, further reducing our sense of openness. Therefore we request that the hedge be limited to less than 9' in height and be non-deciduous in nature. The final development plan should also stipulate the type and height of the solid wall fence with May Ct. after consultations with the current residents. We believe, however, that the most effective way to mitigate these problems is to reduce the height of the structures and increase the setback to at least 25'.

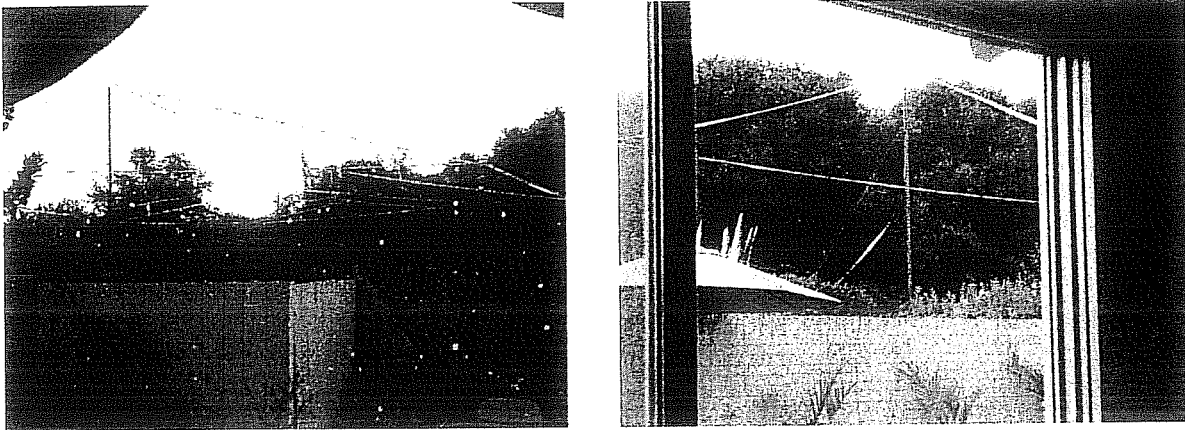



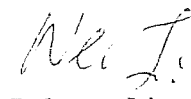
Fig.3 Views of the story poles from our kitchen and family room windows of Lots 4 (left) and 5 (right). The two structures will block out views from our backyard over a wide area.

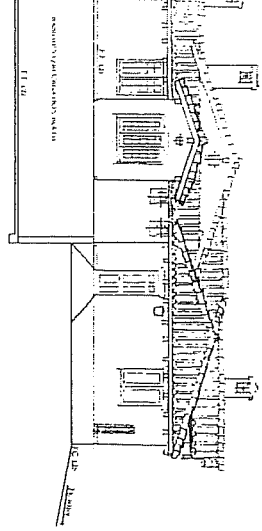
In conclusion we believe that the addition of the elevated basements to the structures in Lots 4-5 will significantly exacerbate the negative impact on our view and privacy, and is not consistent with the BAR review spirit. These impacts can only be mitigated by reducing the height and size of the structures. We therefore request that the basement additions be removed from the site plan and further BAR review to ensure compliance.

Thank you for the opportunity to express our opinion regarding this project,

Sincerely,

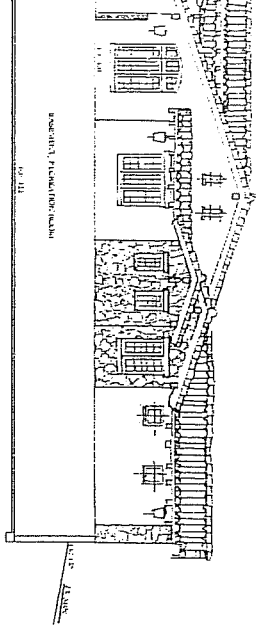
  
Youli Li

  
Rebecca Li



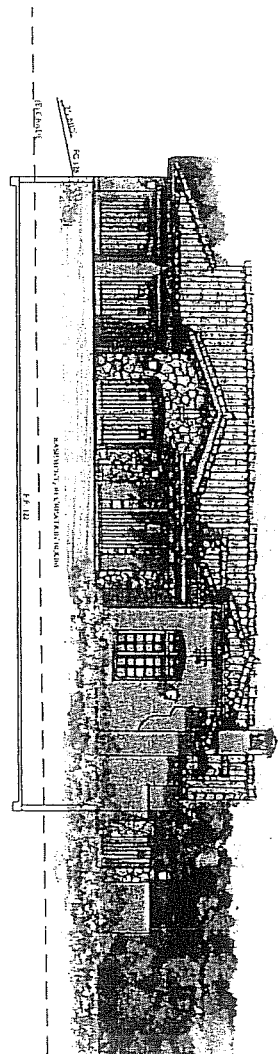
EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

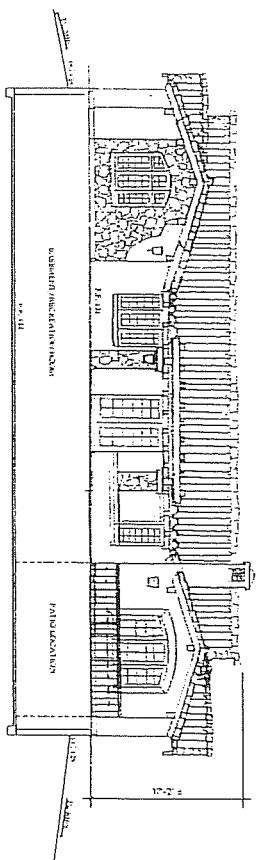
SCALE 1/8" = 1'-0"



NORTH ELEVATION

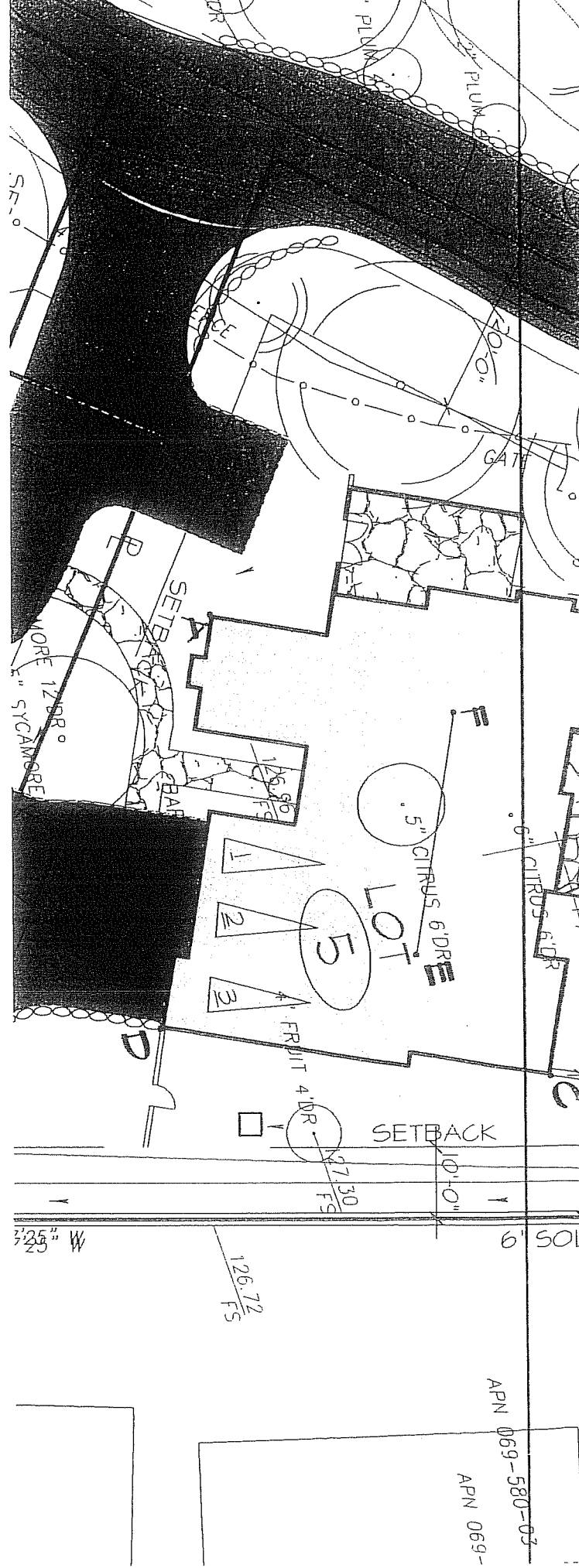
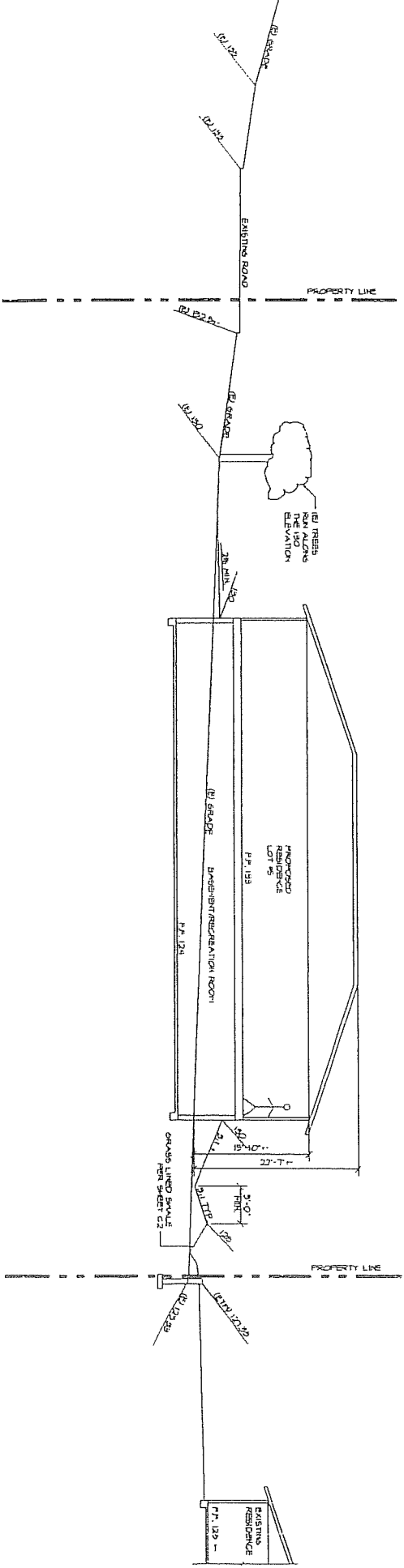
SCALE 1/8" = 1'-0"

Lot 5



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



APN 069-580-03  
APN 069-

Having Support

AGENDA ITEMS

ITEM #: 2

To: Santa Barbara Planning Commission:

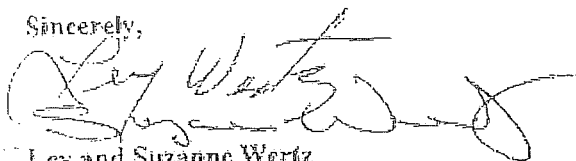
MEETING 7.26.06  
DATE:

RE: HOURIGAN RESIDENTIAL DEVELOPMENT  
1118 North Patterson Ave.

We are writing to express our concern regarding the proposed development at 1118 N. Patterson Ave. We understand that the proposed home sizes are in excess of 4800 (up to 6000+) square feet and that two of the homes facing Patterson Ave. will be three stories. These structures will be severely out of character with the existing neighborhood. The majority of homes in this area are single and double story with footages of between 1500 and 2800 sq. ft. Without getting into traffic impacts and etc., it strikes us that size itself would preclude the approval of this development.

Thank you for your consideration.

Sincerely,



Ley and Suzanne Wertz  
1051 N. Patterson Ave.  
Santa Barbara, CA 93111  
805 964-7216

l.wertz@sbpc.org

ITEM # 2  
MEETING DATE 7-26-06

Colin and Joanie Jones  
1035 May Court  
Santa Barbara, CA 93111  
(805) 683-1937

July 19, 2006

To: Planning Commission  
Subject: Hourigan Residential Development  
1118 N. Patterson Avenue  
Santa Barbara, CA 93111  
Parcel Number: 069-060-040

RECEIVED

JUL 20 2006

S.B. COUNTY  
PLANNING & DEVELOPMENT

Dear Planning and Development,

Colin and I have signed the letter being sent to you by our Patterson neighbors, Kenan and Carin Ezal. We live on May Court and also send the following comments of particular relevance to our home which backs on to the area of Lot 4, where a single story home would be built.

At this point in time corner poles for the corner of homes 3, 4, and 5 have been placed so that neighbors can see just how close 3, 4 and 5 will be to the back yards of 1035 and 1045 May Ct. There is a definite impact out of the back view from our home because they are 18 ft. away from our backyard and our view from kitchen, living room and master bedroom. The story poles indicating height of homes on lots 1, 2, 3, 4, 5, 6/7 are not yet installed. With any additional infill the height of these large homes which are at minimum 18' from our narrow back yard (~28 ft) will have significant impact on our sunshine, our peaceful living space and our horizon view of oak treetops. The DND Pg. 3 indicates infill and without story poles we have no idea how much of an effect the infill will have. There will be significant impact with any infilling of Lots 3, 4, 5, 6 and 7. We hope to return in time meet with Laura Bridley and Terri Hourigan to see what that impact will be.

Also May Court is to have a solid fence separating the Hourigan Property from May Court. The current fence is a 6 foot fence placed on top of 3 concrete blocks, from the Hourigan level, which makes the fence at least 8 to 9 feet tall from the Hourigan side. Stating that a fence will be a 6 foot solid fence along May Ct. boundary without knowing the particulars of where that 6 ft is being measured from is a significant factor. We would request a fence equivalent in height to our current fence as viewed from the May Court side.

Size of homes on Lots 3, 4, 5 is significantly larger than the surrounding homes, especially including the basement space (P.3 6000 sq ft.). The number of people, cars, traffic that potentially will use Lots 3, 4, and 5 will significantly impact our narrower than some backyards (~ 28 ft). The one story May Court homes that border Lots 4 and

5 have narrower yards than neighboring like-homes possibly because they originally backed onto an orchard of avocado trees. Increasing the minimum setback of the Lot 4 and 5 homes to 25' would mitigate the impact of the new homes on our backyard space.

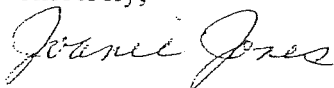

On Lots 1 and 2, the 2 story homes proposed will loom over Patterson Ave. causing an out of character, and visually incongruent view. One home in the proposed area (Lots 1 and 2) might fit. Though a two story home would not actually fit the height of the hill on that side of the property without towering over Patterson Avenue and the existing single story homes across from Lots 1 & 2 on Patterson. The proposed two story homes will have a Significant impact on the neighborhood.

Significant to us would be a speedy building process. We request that the county require the developer complete the build-out of all new structures at the same time.

Page 35/Section 4.15 - Of great concern is the curve on Patterson Ave. which would impact safety of the additional pedestrian and auto traffic entering and leaving the Hourigan development and any subsequent developments. The driveway of Lot 1, specifically, will create additional dangers to the future occupants and to north and south bound traffic. Nothing in the DND leads us to understand that Patterson Ave would be a safe road to travel with the addition of this new development. Row (f) of Table 4.15 on pg. 33 should be changed to Potentially Significant.

Thank you for your consideration.

Sincerely,

   
Joanie and Colin Jones