

**PLANNING COMMISSION DECISION
 APPEALED TO THE BOARD OF SUPERVISORS
 December 17, 2018**

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|---|--|--|----------|
| Case Numbers: 16DVP-00000-00013 16BAR-00000-00154 APN: 067-200-005 Area: Goleta District: Second | Title: Patterson Avenue Holdings New Office Applicant: Patterson Avenue Holdings LLC Appealed by: Paul Bradford Date appealed: December 13, 2018; 10:59 A.M. Planner: Sean Stewart x2517 Supervising Planner: Alex Tuttle x6844 | | |
| Planning Commission | | Board of Supervisors | |
| Hearing Dates: | December 5, 2018 | Denied the appeal and approved the project | |
| Fee Paid: | | | \$668.06 |
| APPELLANTS REASON FOR APPEAL: See attached appeal letter FACILITATION: N/A OUTCOME OF BOS HEARING: | | | |

cc: Dianne M. Black, Director
 Jeff Wilson, Deputy Director
 Alex Tuttle, Supervising Planner
 Sean Stewart, Planner
 Records Management
 Accounting
 ✓ Petra Leyva, Building & Safety
 David Villalobos, Hearing Support

RECEIVED
DEC 17 2018
S.B. COUNTY
BUILDING DIVISION

APPEAL TO THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

Submit to: Clerk of the Board
County Administration Building
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101

2018 DEC 13 AM 10:59

RE: Project Title Patterson Ave Holdings New Office COUNTY OF SANTA BARBARA
CLERK (80 N PATTENSON AVE)
BOARD OF SUPERVISORS

Case Number 16DVP-00000-00013

Tract/ APN Number APN 067-200-005

Date of action taken by Planning Commission, or Surveyor Dec 5, 2018

Denial of prior appeal and

I hereby appeal the approval with conditions of the Planning Commission
(approval/ approval with conditions/ or denial) (Planning Commission or County Surveyor)

Please state specifically wherein the decision of the Planning Commission or Surveyor is not in accord with the purposes of the appropriate ordinance (one of either Article II Coastal Zoning Ordinance, County Land Use and Development Code, Montecito Land Use and Development Code or Chapter 21, Land Division) or other applicable law, or wherein it is claimed that there was an error or an abuse of discretion by the Planning Commission or Surveyor, or that there was a lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration leading to the making of the decision or determination that is being appealed, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made. {References: Article II Section 35-182.2.C; County Land Use and Development Code Section 35.102.020.C; Montecito Land Use and Development Code Section 35-492.020.C, Chapter 21 Section 21-71.4.2.C.2}

Attach additional documentation, or state below the reason(s) for this appeal.

See attached

Specific conditions being appealed are:

See attached

Name of Appellant (please print): PAUL BRADFORD (and Orchard Park Neighbors)

Address: 5327 Orchard Park Lane
(Street, Apt #)
Santa Barbara, CA 93111
(City/ State/ Zip Code) (Telephone)

Appellant is (check one): Applicant Agent for Applicant Third Party Agent for Third Party

Fee \$650.06 {Fees are set annually by the Board of Supervisors. For current fees or breakdown, contact Planning & Development or Clerk of the Board. Check should be made payable "County of Santa Barbara".}

Signature: Paul S. Bradford Date: 12-13-18

FOR OFFICE USE ONLY

Hearing set for: _____ Date Received: _____ By: _____

18APL-00000-00022
PATTERSON AVE HOLDINGS NEW COMMERCIAL
80 N PATTERSON AVE
SANTA BARBARA
12/13/18
067-200-005

December 13, 2018

Mr. Michael Allen
Chief Deputy Clerk of the Board
Santa Barbara County
123 East Anapamu Street
Santa Barbara, CA 93101

Subject: Appeal of December 5, 2018 Planning Commission decision on the Patterson Ave Holdings New Office (Case: 16DVP-00000-00013; APN: 067-200-005)

Dear Mr. Allen,

Please find the attached Appeal To The Board of Supervisors form appealing the Planning Commission decision of December 5, 2018. This appeal is on behalf of myself, my immediate neighbors (Orchard Park Lane) and the broader Goleta North community.

The below paragraphs are in response to the questions listed on the Appeal Form:

Reasons for the Appeal

- A. **Landscape Buffer Inadequacy:** The landscape buffers along Patterson Avenue and the 101 northbound off ramp are inadequate and need to mirror the landscape visual corridor across the street at the Patterson Plus Self-Storage property. (Development Standards, Paragraphs: 3, 8, 9 listed below.)
- B. **Current Landscape Buffer Shown on Applicant's plans are primarily built on Cal Trans and County ROW areas** along Patterson Avenue and 101 northbound off ramp on revocable easements or right of ways. Permanent landscape buffers should be widened to allow for trees and constructed entirely on the subject property. (Development Standards, Paragraphs: 3, 7, 8, 9 listed below.)
- C. **Site Design:** The site should be re-designed with parking in the rear of the parcel to enhance the view shed as drivers/pedestrians transition to a residential neighborhood. The office structure should be located closer to Patterson so that drivers/pedestrians aren't looking at a parking lot. (Development Standards, Paragraphs 1, 3, 4, 5, 6, and 8 listed below.)
- D. **Structure Design:** Plate height and ridge height need to be further reduced. (Development Standards, Paragraphs 1, 4, 6, and 7 listed below.)
- E. **Intensity of Office Use:** Additional conditions are needed to ensure that higher intensity office uses or other uses are prohibited (to minimize potential traffic impacts). The parking and traffic study are based on a single tenant general office building use. (Development Standards, Paragraphs 2, 3, 5 listed below.)

8. **DevStd VIS-EGV-1A:** Development should enhance, frame, or promote public views within and adjacent to public vistas and scenic local routes, designing the development to: (only applicable points are noted below)
- Plant trees and install landscaping for screening purposes and/or minimizing view blockage as applicable.
 - Design buildings along scenic local routes to help protect views and create an attractive scenic corridor. On flat sites, vary or step building heights so that a height of building elements is lower close to the street and increases with distance from the street.
 - Design site layouts with parking behind buildings or out of view from building frontages and roadways.
9. **DevStd VIS-EGV-1D:** Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve public views and create an aesthetic visual corridor.

Sincerely,



Mr. Paul Bradford
Orchard Park and Goleta North Neighbors
5327 Orchard Park Lane
Santa Barbara, CA 93111