



September 30, 2011

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Santa Barbara County Board of Supervisors  
Joni Gray, Chair, 4th District  
Doreen Farr, Vice Chair, 3rd District  
Salud Carbajal, 1st District  
Janet Wolf, 2nd District  
Steve Lavagnino, 5th District  
105 East Anapamu Street  
Santa Barbara, CA 93101



Re: External Storage of Motor Vehicles Ordinance  
Board Hearing Date : October 4, 2011

Dear Supervisors:

As we have attended the Planning Commission meetings on this ordinance, the members of the Mission Canyon Association have watched the commissioners and County Planning staff work cooperatively with the public in the difficult process of trying to craft a "one size fits all" approach to limit the number of vehicles on residentially zoned properties. It is heartening to see a governmental process that works.

We believe they captured the concerns expressed and successfully addressed screening issues and the need for a sufficient number of vehicles for households with a large number of family drivers on lot sizes of less than an acre.

However, the Mission Canyon Association would respectfully ask the Board of Supervisors to notice that the draft ordinance would allow up to 10 vehicles on a residential lot of about one acre or more (over 20,000 square feet, to be exact) that has three bedrooms, and 11 or 12 vehicles for a 4- or 5-bedroom home. We feel this remains an excessive number of vehicles for a residential area and would be out of character for neighborhoods that are zoned residential single-family dwelling.

This is especially true in light of the fact that the draft ordinance would allow as many as five inoperable vehicles on parcels of more than 20,000 square feet. For many reasons -- the fire dangers represented by an accumulation of vehicles, the unsightliness of a mass of inoperable vehicles, and the toxics that can drip and fume from such vehicles, for instance -- this represents too many vehicles on one parcel in a residentially zoned area.

For property owners who wish to have more vehicles, the draft ordinance does not limit the number of vehicles that can be kept in a fully enclosed structure, or garage, and further allows a property owner to apply for a minor conditional use permit to allow more vehicles to be stored outside.

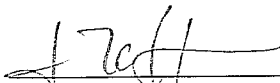
According to the 2010 Census, the average American household has 3.24 persons. Among those, the average number of residents older than 18—i.e., allowed to drive and perhaps a car owner—is 2.30 people. <http://www.census.gov/population/www/socdemo/hh-fam/cps2010.html> (Table AVG1). This would suggest that, on average, a household might need perhaps 4 cars for simple daily transportation.

The Mission Canyon Association supports limiting the maximum number of vehicles that can be parked on a residentially zoned one-acre parcel (with a three-bedroom home) to 8. This can be accomplished by a simple change to the draft ordinance, which is to reduce the number of vehicles that are associated with maintaining a personal collection to:

- 1 vehicle for lots less than 10,000 sq. ft.
- 2 vehicles for lots 10,000 sq. ft. to less than 20,000 sq. ft.
- 3 vehicles for lots 20,000 sq. ft or larger

We believe that this revision would allow a reasonable number of vehicles to be stored outdoors at an ordinary-sized home and also keep the combined vehicles from being excessive. We hope you agree.

Sincerely yours,



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Jean Yamamura, Executive Committee  
Mission Canyon Association