



## MARK WRYAN DESIGN, LLC

April 24, 2014

Mr. Salud Carbajal  
First District Supervisor  
Board of Supervisors  
County of Santa Barbara  
123 Anapamu Street  
Santa Barbara, CA 93101

RECEIVED  
APR 25 2014  
COTRIBUTOR OFFICE

Dear Supervisor Carbajal:

As representative of the owner of 2825 Padaro Lane in Carpinteria, I would like to comment on the proposed Coastal Zoning Ordinance Amendment, and specifically address the revised Summerland Community Plan on behalf of my client. There are two revised sections that we feel should not be imposed against Padaro Lane properties in general. Zoning ordinance restrictions are typically brought to bear to maintain historic precedence, character in neighborhoods and building limitations that would otherwise adversely affect their neighbors. As such we feel our property, which is located in Carpinteria, and part of the isolated Padaro Lane neighborhood, should not be subject to the restrictions imposed on structures in the Village of Summerland located north of a significant barrier to the 'sense of place of Summerland' - Highway 101.

First of all, we have had the opportunity to analyze the new height calculation methodology for the revised Summerland Community Plan update being recommended by the Planning Commissions to the Board at your May 6, 2014 meeting. We understand that, contrary to the initial recommendation by Planning Staff, the Board of Supervisors is now being asked to eliminate the standard 3 foot roof pitch allowance applicable to all "non-Summerland" coastal properties in Santa Barbara County. Section 35-191.4 limits the height of a residence to 25 feet without the benefit of the additional 3 foot allowance for pitched roofs of 4:12 or greater as afforded many of our neighbors. We feel this puts an unfair restriction on the style of architecture that we currently have SBAR preliminary approval. We simply ask that our client's property be treated in the same manner as all other similarly zoned properties in Santa Barbara County, and that the Board of Supervisors adopt the 25 foot height with a 3 foot increase for roof pitch of 4:12 or greater. Doing so would ensure fair treatment and foster the goal of standardization expressed by Staff throughout the Summerland Community Plan update.

Additionally, Section 35-184 subsection 3-e-5 imposes a restriction against white/off-white homes and does not serve the historic character of the home that we have designed. Designed in the Spanish Revival vernacular, which has a rich tradition in SB County, we would be ill served to paint it any other color. The SBAR has granted preliminary approval to the design of the home and agrees white is the appropriate color for it. We are not within any view corridor and cannot be seen from the beach; see attached reference. Again, Padaro Lane has a different character than Summerland, and there are a number of white homes along its stretch.

We ask that you consider our position in your decision and we thank you for consideration of these requests.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mark Wryan', with a large, stylized loop at the end.

Mark Wryan

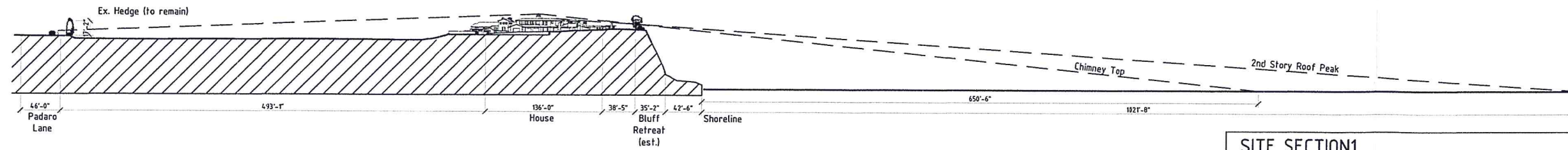
NEW RESIDENCE  
2825 PADARO LANE  
CARPINTERIA, CA

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ORIGINAL: November 01, 2011  
REVISIONS: 2013-FEB-01

SITE SECTIONS

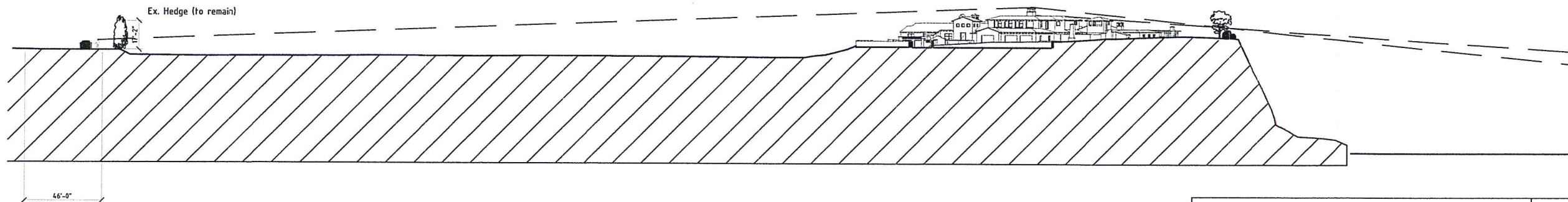
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SITE SECTION1

SCALE: 1/64" = 1'-0"

1



SITE SECTION1(2)

SCALE: 1/32" = 1'-0"

2