



Public Comment Received for:  
Item III.B. 1336 Shoreline Dr  
(PLN2022-00169)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Robert La Cava	x	
2. Dawn McGrew & Patrick C. Wade	x	
3. Jared Ficker & Jen Gamble		x

**From:** [Robert La Cava](#)  
**To:** [Community Development PC Secretary](#)  
**Subject:** 1336 Shoreline Drive, Parcel #045-195-017, October 20 Meeting  
**Date:** Sunday, October 16, 2022 10:32:08 AM

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EXTERNAL

**Dear Honorable Planning Commissioners:**

My name is Robert La Cava and I own the property at 1332 Shoreline Drive, immediately to the east of 1336 Shoreline Drive, owned by Mr. and Mrs. Meline. My wife (Orien Armstrong) and I are natives of Santa Barbara and have seen considerable change in our town in the last 73 years.

Santa Barbara is arguably the most beautiful place in the world. This is the result of the intrinsic natural beauty of Santa Barbara and convergent efforts of good government and those with a vested interest in preserving Santa Barbara's unique beauty.

As the immediate neighbor to the east of the proposed development of 1336 Shoreline Drive we will be impacted by this significant project; however the Melines have accommodated our every request. Upon learning of the Meline's project I asked Mr. Meline about the south-facing, second story terrace and if he would consider shortening its extension by a foot or two. Mr. Meline's facial expression didn't even change and he cheerfully answered: "Yes, we can do that." He subsequently reduced the south-facing terrace by two (2) feet. I also asked him to please consider shortening the length of our boundary wall between our two properties so that the wall did not extend all the way down to the sidewalk. The first renderings of the Meline's development showed the bordering wall going all the way to the sidewalk. Historically, the wall between our two properties has never extended all the way to the sidewalk. Since our driveway entrance is smaller than most, the boundary wall all the way to the sidewalk would hinder our car entrance. Mr. Meline agreed and subsequently revised the plans to give the requested leeway. I have asked Mr. Meline if he would please not block our view to the west with large plants/shrubs in front of his property. Mr. Meline said that he did not plan to install large plants on the south-facing side of the property since it would not only spoil our westerly view but it would also hinder visibility for drivers entering Shoreline from San Rafael.

We are delighted to have the Melines as our neighbors. Having reviewed their proposed plans and, knowing the Melines, we believe the development of 1336 will be an asset to the community and fully endorse this project.

Our hope is the Melines will move into 1336 and enjoy their magnificent home. Part of the charm and draw of the Shoreline community is that it has historically remained single family dwellings with neighborhood charm.

Respectfully,

Robert La Cava

Date: October 17, 2022

To: City of Santa Barbara Planning Commission

From: Dawn McGrew and Patrick C. Wade

Subject: Project Address: 1336 Shoreline Drive  
Assessor's Parcel Number 045-195-017  
Application Number: PLN2022-00169  
Applicant/Owner Heidi Jones, SEPPS/Arusha Revocable Trust  
Planning Commission Hearing Date: October 20, 2022.

- Requests:
1. Mitigate the second-floor kitchen window to eliminate viewing into our house and/or yard.
  2. Mitigate the second-floor powder room and hallway windows to eliminate viewing into our house and/or yard.
  3. Eliminate unnecessary second-floor herb deck and planter due to privacy concerns.
  4. Reduce mass and bulk of west elevation.
  5. Consider other privacy issues of 106 San Rafael Avenue
  6. Consider the parking ramifications on the neighborhood.
  7. Consider the neighborhood compatibility of the proposed structure.

We, Dawn McGrew and Patrick C. Wade are the owners and residents of 106 San Rafael Avenue which is the adjacent property to the north of 1336 Shoreline Drive. This property was purchased in 1991.

Privacy. We remain very concerned about our potential loss of privacy in our home, including our bedroom and bath with the 1336 Shoreline house being within six feet of the property line. The proposed two-story structure being so close will eliminate the sense of privacy in our frequently used backyard.

1. *Second Floor Kitchen North Side: A person standing at the second-floor kitchen sink will have a direct view into our bath and bedroom.*

*We request that mitigating measures be taken, so that second floor kitchen window not allow unabated viewing of home and backyard. Mitigating measures would be that the kitchen window be placed high on the wall or eliminated.*

*We request that mitigating measures be taken, so that doorway to the deck not allow unobstructed views into our home and backyard. Mitigating measures would include that the door be opaque or eliminated.*

Single Family Design Board (SFDB) oral comments on July 18, 2022 were that the second-floor kitchen window was facing our garage and usage was transitory in nature. We wish to correct this assumption, because a person standing at the sink has the capacity to look into the entire backyard, not just look at the garage roofline. The positioning also allows the views of our bedroom and bathroom. There will be no privacy in our backyard where we frequently set up tables for group dinners, organizational meetings, and bridge groups. We enjoy dining on our deck when the weather permits. All sense of privacy will be gone if viewing is allowed from the second-floor kitchen window and deck.

Please see Exhibits I, II, III and IV-B for explanations of sight line from second-floor kitchen window, door and deck. The July 18, 2022 SFDB comments were that the sight line of the kitchen sink window would be to the roof of 106 San Rafael garage. The photos and drawings in the Exhibits will show that the entire backyard and bathroom and bedroom windows can be viewed from the project's kitchen and northern deck.

Exhibit IV is a plan overlay on photo of project's and neighbors' lots. This drawing is misleading. We do not understand why there are shading grey areas on the north of the property line. (See red text and arrows.) We have no trees or large vegetation in the southwest of our backyard. This area is where we set up tables on the grass for family dinners. We are surrounded by only the white plastered fence to our south and west.

Please note the approximate position of the kitchen window on the second floor. See blue text and arrow.

We request that the second-floor kitchen window and proposed door to the deck be mitigated due to privacy concerns.

2. *Second Floor Powder Room and Hallway North Side. These windows will have a view of our backyard, and kitchen, bath, and bedroom windows of our home. and interior of our home.*

*We request that the second-floor powder room and hallway windows be modified so that our privacy will be maintained. Mitigating measures would be that the windows be placed high on the wall or eliminated.*

SFDB oral comments on July 18, 2022 were that the tree in our back yard was an assumed impediment to the sight line from the windows of the project's second floor powder room and the hallway. And, that the usage was transitory.

The SFDB did not have documents that showed the true dimensions and placement of the tree. The tree, Ficus Benjamina, that the SFDB referred to is slated to be removed November 2022 because of root damage to our patio and deck. The future removal of the ficus tree was not considered by the SFDB in their comments.

The bottom of the tree canopy is trimmed, do as to allow a person to stand on our deck. The current configuration of the ficus tree does allow in fact views from the project's second floor into our bathroom and bedroom. Exhibit I. This trimming is mute since the tree will be removed.

Exhibit V-C shows the estimated placement of these windows in a photo with the story poles.

All privacy in our bedroom and bath will be lost if the second-floor powder room and hallway windows remain as proposed. These windows, without mitigating measures, will also impact the use of our backyard.

The plans presented by the Applicant/ Owner at the February 28, 2022 Pre-Application SFDB meeting did not have any windows in the powder room and what is now plans for the hallway. What advantage was gained for the Applicant/Owner in comparison to the detriment of our sense of privacy with the change in plans?

We request that the Planning Commission recommend mitigating measures to maintain our quality of life and sense of privacy. These measures Mitigating measures would be that the windows be placed high on the wall or eliminated.

### *3. Eliminate second-floor northern herb deck and planter:*

We request that the second-floor deck and planter be eliminated due to privacy

Please see Exhibit V for a drawing of the deck and planter.

City of Santa Barbara Single Family Residence Design Guidelines include:

- Locate second-floor decks to avoid direct sight lines from the deck to neighbors' windows, open yard, patio, deck and/or loggia areas
- Set back upper-story decks or balconies over twenty square feet be at least 15' from interior lot lines when possible

Deck: The 98 square foot deck does not meet the Single Family Residence Design Guidelines as it is over twenty square feet and not 15 foot from interior lot line. The deck was defined by the applicant in oral comments as a "walkway". A walkway for a better view of our backyard? We do not see the purpose of the four-foot deep deck, yet it violates our sense of privacy. This walkway allows an unobstructed view of our backyard and interior of our home.

The July 18, 2022 SFDB oral comments were that it was permissible to vary from the guidelines for the deck because it faced the 106 San Rafael garage. Please see comments above as to why facing only the garage is not a true statement.

The oral comments by the SFDB board also included comments that since the northern deck was not according to guidelines and there is a concern that allowing the deck would affect future development on our 106 San Rafael Avenue property if the same standards were applied.

Planter: The 3'6" wide and 42" high planter adds mass to the north side of the house. This appropriately 98 square foot planter on the north will not serve a purpose that we are aware and may be unsightly in the future if tenants if not maintained by future tenants.

There is also a planter on the west side of the project on the second floor. Some of the planter appears to be not within arms reach in some areas. This would indicate that it could not be a planter for herbs.

A plant palette is shown on the plans for the landscape but not for the second-floor planter. Different drawings shown at the July 18, 2022 SFDB meeting have varying

renditions of the plants in the planter. What is the plant palette for the second-floor planter? What guarantees are there that the plantings will grow? Currently the vines covering the Applicant/Owner side of the north plastered wall are dying.

4. *Eliminate second floor west planter and northern planter and deck due to mass and bulk.*

*We request a sloped roof over the garage and elimination of the second-floor western planter and northern deck and planter.*

The planter (approximately 98 square and deck, another 98 square feet) on the north side add a mass totaling 700 cubic feet to the north side of the house. This mass is six feet from the property line. The presence of the mass will be felt in the backyard of 106 San Rafael Avenue.

The planter is 42" high measured from the floor of the deck. See Exhibit VI-A for a superimposed photo taken from our backyard with story poles in place. The top of the planter is 14'6" above grade. The portion of the northern wall with planter and deck is six feet from our property line. The massiveness of this wall will be overwhelming to us. If the deck and planter were eliminated, most of the mass would be approximately 13.5 feet away from our backyard.

If the garage has a sloped roof it would be less mass, and the sloped roof it would add compatibility with the neighborhood on San Rafael Avenue and adjoining streets.

See Exhibit VI-B for an example of a sloping roof over the garage at 102 Santa Rosa under construction. This house is similarly situated on a corner lot with two front yards open to the public but is +/- 1,000 square feet smaller with no ADU.

5. *Privacy of the property at 106 San Rafael Ave.*

When considering the privacy issues caused by the 1336 Shoreline Drive project, we ask that the Planning Commission take into consideration the other existing privacy issues that affect 106 San Rafael Avenue. Our home is situated at the southwest corner of San Rafael Avenue and Los Alamos place. The southwest corner of the lot is open to the public. See Exhibit VII for a google map of our location.

Many people walk west along Los Alamos Place and south on their way to Shoreline Park. These folks have visibility into the interior of 106 San Rafael Ave. We have always felt we lived in a fishbowl when conversing or dining in our living area, however we like the open area of the north lawn and the beneficial visual attribute it gives to the neighborhood.

When Dawn first moved into the premises, she was told by the neighbor at 116 San Rafael that he could see from his house and deck into the north side bedroom. Because of these privacy reasons we use the smaller bedroom on the south side of our home.

If the Planning Commission allows 1336 Shoreline Drive sight lines onto our property, we will not feel a sense of privacy in any area of our property.

6. *We ask that the Planning Commission consider the impact of parking on the San Rafael neighborhood.*

Off Street Parking – Street parking is a concern for users of Shoreline Park and residents.

The addition of the ADU may interfere with coastal public street parking in addition to the ADU parking demand itself. We read on the internet that the Coastal Commission has often found that when private residential parking needs are not accommodated onsite, it can lead to increased use of on-street parking to address such needs, thereby reducing the availability of on-street parking to the general public. This may adversely affect public coastal access if it occurs in high visitor-serving areas and/or areas with significant public recreational access opportunities, and where on-street parking is heavily used. The result will be that the general public could be displaced from on-street parking by ADU parking needs, which may violate the Coastal Act's requirements to protect, provide, and maximize public coastal access and recreational opportunities.

1336 Shoreline Drive is on the corner of Shoreline Drive and San Rafael Avenue and is located near Shoreline Park's western parking lot, group picnic area and children's playground. We live at the first house on the East side of San Rafael Avenue, which is on the corner of San Rafael and Los Alamos Place.

It seems when the Shoreline Park parking lot is full, people tend to turn on the first street perpendicular to the parking lot. (San Rafael). Every single day the curbs on the southern end of San Rafael and Los Alamos Place are constantly used by cars containing people in hiking gear, children, dogs or beach paraphernalia. On good weather weekends and holidays there are so many cars that there is usually a car parked illegally on the corner of San Rafael and Los Alamos blocking the sidewalk.

There is no parking on Shoreline Drive 7:00 AM to 7:00 PM.

The proposed placing a western facing driveway of 1336 Shoreline Drive would eliminate two parking spaces on San Rafael and the ADU would increase parking requirements.

We do not want this proposed project, that would result in the general public being displaced from on-street parking, to set a precedent for the neighborhood.

City college parking.

San Rafael Avenue is in the Santa Barbara City College zone that could posted to limit street parking to only residents and visitors with permits during certain hours on school days.

Street parking is a concern for users of Shoreline Park.

## *7. Neighborhood Compatibility*

The western portion of Marine Terrace on San Rafael Avenue from Shoreline and adjoining streets should be evaluated for neighborhood compatibility. The proposed project would be out of proportion when people are driving on San Rafael Avenue, Santa Rita Circle, Los Alamos Place and Los Alamos Ave.

The homes in the eastern part of Marine Terrace homes has evolved much more into larger homes than the western portion of Marine Terrace. San Rafael Avenue and adjoining streets do not have large imposing homes. Oral comments at the SFDB meetings seemed to be directed to towards concerns with Shoreline Drive compatibility not the surrounding San Rafael Avenue neighborhood compatibility.

The drawings and neighborhood silhouettes presentation at the SFBD meeting July 18, 2022 have the proposed 1336 Shoreline Drive project out of proportion to the neighbors. In other words, a different scale was used for the proposed project than was used for its neighbors. The proposed project will be larger than pictured in relation to its neighbors. See Exhibits VIII and IX for further details. Exhibit VI shows a more neighborhood compatible western façade having a sloped roof over the garage. Exhibit IV is an example of editing, placing shadows to misrepresent what our lot looks like.

We request that the Planning Commission require more accurate drawings before decisions are made.

### *In Summary:*

We request that the Planning Commission grant our request to have some modicum of privacy in our home, by mitigating the north elevation second floor windows, door and decking, and reduce the bulk and mass of the project by eliminating the northern second-floor herb deck and planter.

We ask that the Planning Commission consider the impact of the proposed project on the neighborhood, and public.

## EXHIBITS & EXPLANATIONS

Attachment

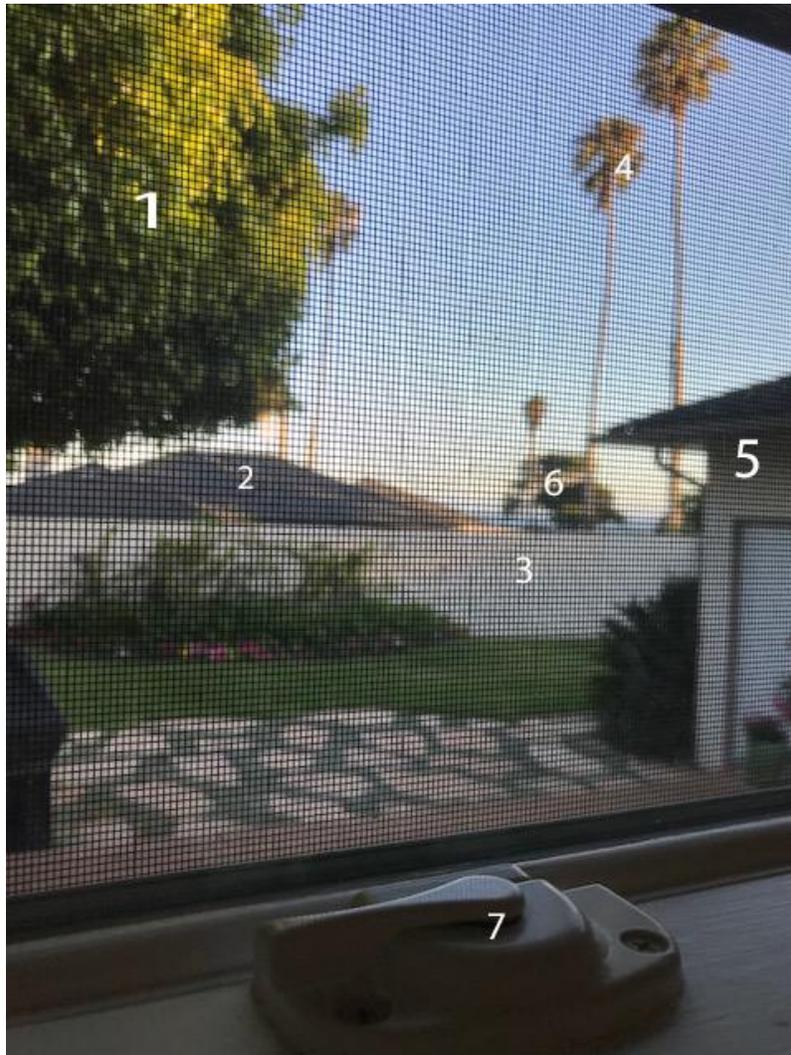
Date: October 17, 2022

To: City of Santa Barbara Planning Commission

From: Dawn McGrew and Patrick C. Wade

Subject: Project Address: 1336 Shoreline Drive  
Assessor's Parcel Number 045-195-017  
Application Number: PLN2022-00169  
Applicant/Owner Heidi Jones, SEPPS/Arusha Revocable Trust  
Planning Commission Hearing Date: October 20, 2022

**EXHIBIT I**



The photo is taken inside of the south facing bedroom window of 106 San Rafael Avenue.

1. Top Left: Ficus tree in backyard of 106 San Rafael Avenue slated for removal.
2. Middle Left to Center: Roof line of current 1336 Shoreline structure.
3. Middle: 106 San Rafael Avenue plastered wood fence which borders on current backyard of 1336 Shoreline Drive. The new two-story house will be six feet from this fence.
4. Right Top: Palm trees in parkway of San Rafael Avenue.
5. Right Middle: 106 San Rafael Avenue garage.
6. Middle Left of Garage: Trees in Shoreline Park and ocean water.
7. Bottom Center: Window lock.

## EXHIBIT II White Patio Roof

The photo below is to show a close up of the areas of the current structure at 1336 Shoreline Drive that can be viewed from the bedroom window of 106 San Rafael Avenue.



Please note the white patio cover in the center of the photo. The white patio cover is:

- Above the 106 San Rafael Avenue white plastered fence.
- To the right of the 1336 Shoreline Drive dark shingles.
- Below the trees in Shoreline Park.
- To the right and below the edge of 106 San Rafael Avenue garage roof and gutter.

This white patio cover is noted in the drawings below.

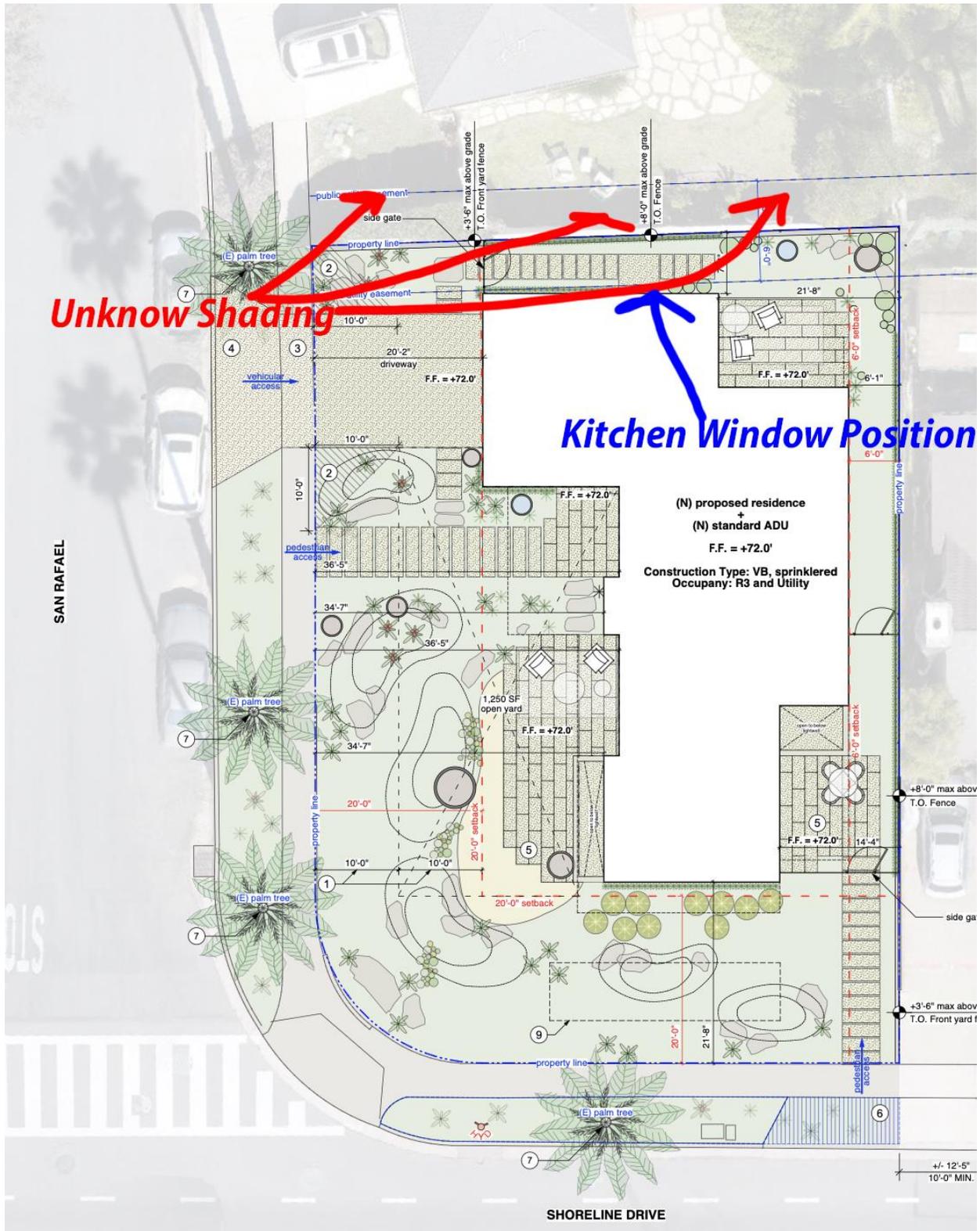
### EXHIBIT III

Below are drawings from page A0.7 of the July 18, 2022 SFDB presentation.



Please note that the white patio cover of 1336 Shoreline Drive in the Pre-Project drawing can be seen from the 106 San Rafael bedroom window. (See Exhibit II on previous page.) Therefore, all the north side of the Post-Project can have a sight line into the 106 San Rafael Ave bedroom.

EXHIBIT IV-A



**EXHIBIT IV-B**



This photo was taken from inside our bedroom. The red rectangle on the lower story pole line of flags is where we estimate the six-foot wide second floor kitchen will be situated. The second-floor kitchen window will have a view of our entire back yard, deck, bedroom and bathroom.

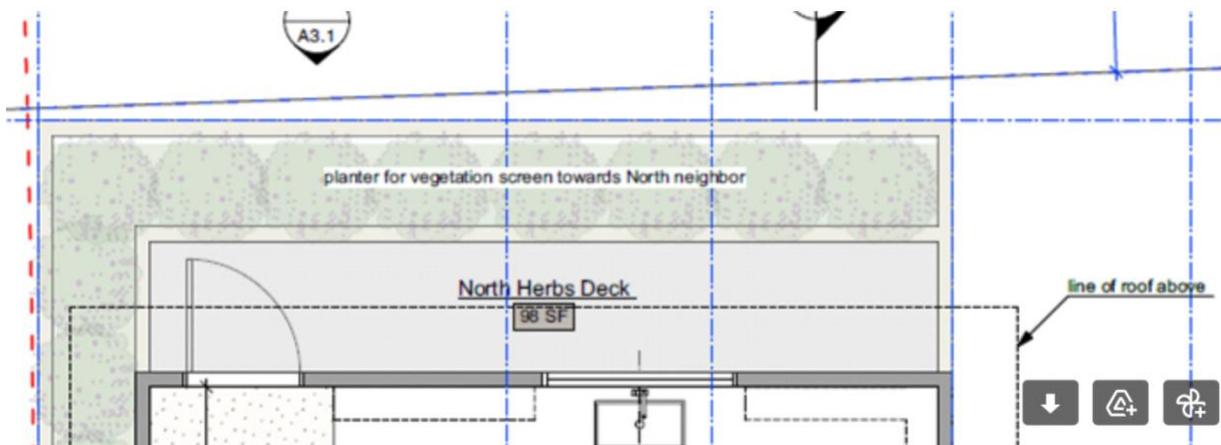
EXHIBIT V-C



This photo was taken from inside our bedroom. The cropped drawing below the story pole line of flags is where we estimate the windows for the second-floor powder and hall will be situated. These two second-floor windows will have a view of our kitchen, bath and bedroom windows and of our backyard and deck.

The Ficus Benjamina tree will be removed November 2022 because of root damage to our patio and deck. The foliage on the 1336 Shoreline Drive property will be removed according the project's plans. There will be straight unobstructed sight lines from the project' second-floor windows to the interior of our home.

**EXHIBIT V-A Deck and Planter View From Above**



The North Herbs Deck is 98 square feet. The planter on the north would be approximately another 98 square feet.

**EXHIBIT V-B Deck and Planter View on West Elevation**



The northern planter is 3'6" wide and the northern deck is 4' wide. This adds 7.5 feet of building that is close to the neighbor on the north. Removal of the 3'6" high planter would decrease the mass that is 6' from the neighbor's property line.

**EXHIBIT VI-A**



This photo was taken from the 106 San Rafael Avenue back yard with 1336 Shoreline Drive story poles in place. The superimposed brown block represents the what can be seen of the top of a first-floor bathroom and attached garage, and the second-floor planter wall. The blue blocks are other parts of the proposed project.

The top of the planter wall is 14'6 from the proposed project's grade. 1336 Shoreline Drive is on a lower grade than 106 San Rafael Avenue.

The brown block represents where the building is 6" from our property line. The yellow line approximately represents the bottom of the planter at deck level. Removal of the planter would significantly reduce the mass. The second-floor blue box is 13.5 feet from the property.

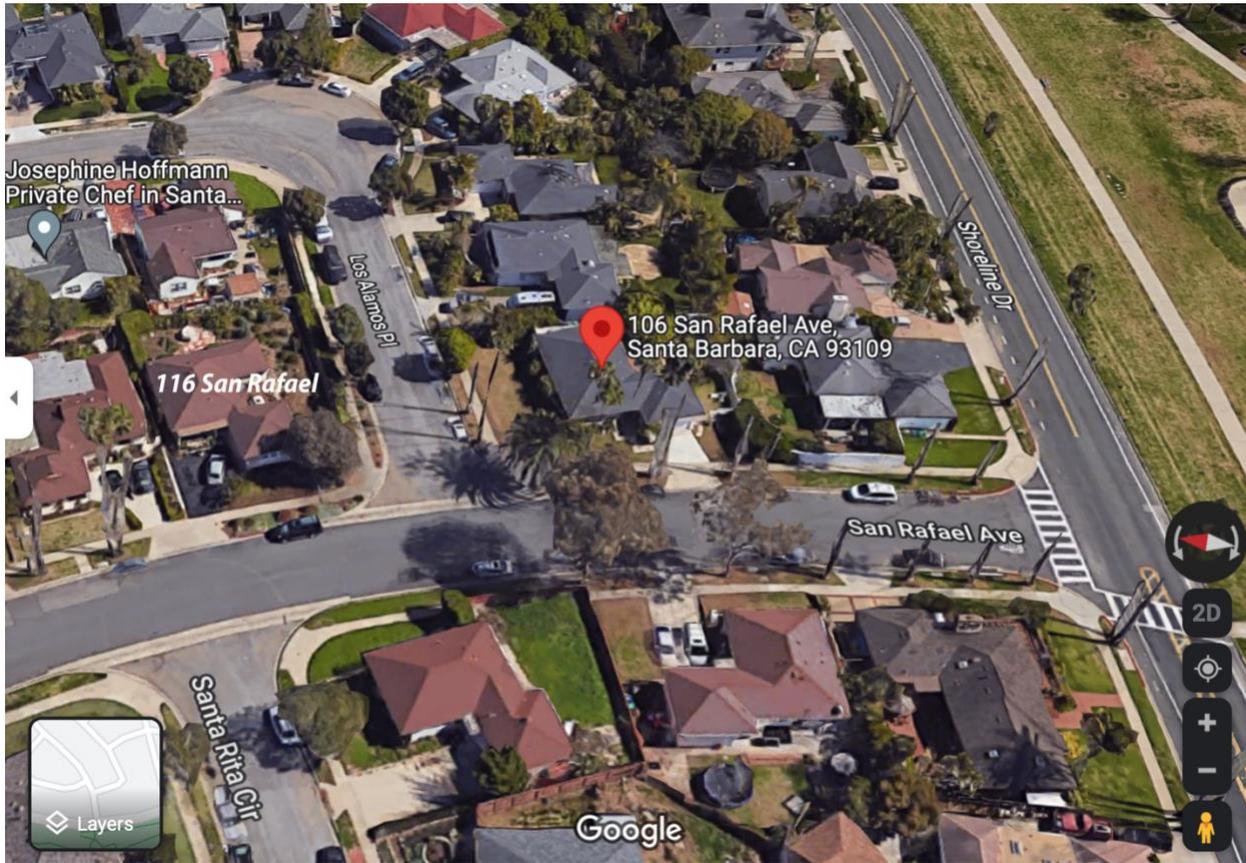
If the planter and deck were removed from the plans the proposed project would be less overwhelming.

**EXHIBIT VI-B**



This house at 102 Santa Rosa is similarly situated on a corner lot with two yards open to the public. This house has about 1,000 less square feet because there is no ADU. The sloped roof over the garage is more compatible with the neighborhood.

EXHIBIT VII



Please note that 106 San Rafael Avenue is on the corner of San Rafael Avenue and Los Alamos place. There is no privacy on the north side of our home. The neighbor on the north (116 San Rafael Ave.) and people walking along Los Alamos Place have visibility into the interior of our home.

## EXHIBIT VIII



This drawing is a portion of the street silhouette on page A3.3 presented at the July 18, 2022 SFDB meeting.

The proposed 1336 Shoreline Drive project is not in proportion with our home at 106 San Rafael. It appears that one scale was used for the proposed project and another scale for its neighbors.

1. Our garage is smaller than the proposed project but the drawing show the two garages as the same size. Therefore, we assume the proportions of the two structures are not the same.
2. The drawing does not show the difference in elevation of the two lots.
3. The red circle indicates where 30 feet of our lot on the left, north, is edited out.

Due to the drawing of proposed project not being in proportion to the neighbors on San Rafael Ave the impact on the neighborhood is not clearly stated.

**EXHIBIT IX**

106 San Rafael is circled in red in each of these drawings. The block images are out of proportion to the proposed project and not situated on proper lot locations. In the middle drawing 106 San Rafael does not even appear. We cannot determine what is represented in the bottom rendition. The effect of the proposed project on the San Rafael neighborhood cannot be determined by the drawings submitted at the July 18, 2022 SFDB meeting.



## PLEASE BE ADVISED

The following public comment was not received in time to process. Distribution to the Planning Commission occurred after the meeting.

October 20, 2022

City of Santa Barbara  
Planning Commission  
PO Box 1990,  
Santa Barbara, CA 93102-1990

Sent via email to <[PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov)>

Re: 1336 Shoreline Drive

Dear Members of the Planning Commission,

We are Jared Ficker and Jen Gamble, the residents of 1316 Shoreline Drive, just three doors to the east of the subject property. We have had a chance to review the proposed plans for 1336 Shoreline Drive. **We strongly support the project as designed and modified with extensive suggestions from neighbors and the Single Family Design Board.** This is an updated letter to the comments we submitted to the Single Family Design Board on February 26, 2022.

We have had the pleasure of getting to know David and Barbara Meline and their family as an immediate neighbor of their previous residence right next door. Early on, when the Melines told us about their plans for 1336 Shoreline they asked us about our thoughts and perspective both as neighbors and residents of our special Mesa community. We participated in meetings with the Melines about their project and encouraged other neighbors to sit with them to do the same and offer any suggestions and/or engage on any concerns. I understand the Melines have met with many of our neighbors and have made numerous modifications to their design to consider and accommodate neighbors and the comments from the Single Family Design Board. The Mesa is a tight knit community, and the lots are small so the relationship with your neighbors is paramount because of living in such close proximity to one another.

I greatly appreciate the Melines approach with this project by reaching out and being good neighbors. This has always been my experience living right next to the Melines for the past six years. We have young (often noisy) kids and our kitchen and dining room look directly at their master bedroom and the front deck of the Melines previous residence. Nonetheless, we're neighbors and we showed a mutual respect for each other's privacy and each sought to enjoy our residences without negatively impacting one another. This is the case with all of our neighbors; we all know each other and all attempt to live in a way that does not impact each other negatively. That's Mesa living...

Below are a few comments based on my observations and understanding of the Meline's project at 1336 Shoreline Dr. We previously commented at the Single Family Design Board and are pleasantly surprised at the changes and integration of suggestions into the project as proposed today.

### Neighborhood Compatibility

The overall design fits well with our neighborhood and I think one of the more thoughtful designs amongst recent redevelopments of properties along Shoreline Drive. We particularly like how the bulk and mass of the structures are pushed back away from Shoreline Drive and San Rafael Avenue. We also believe that the design is consistent with bulk, mass, and volume of many properties in the neighborhood and not of a size that is significantly larger than the immediate neighborhood. We think the re-orientation of the structure on the property really softens the corner and is perhaps one of the best decisions made with the design. We walk by this property nearly every day and, without question, the proposed project would be a significant improvement over the design of the existing structure and a benefit to the neighborhood.

### Reconfigured Driveway

One of the advantages to the corner lots, like 1336 Shoreline are the ability to have driveway access off Shoreline Drive. We think it's smart design and will improve traffic flow and lateral pedestrian and bicycle access along on Shoreline Drive. Living on Shoreline Drive and having to back into traffic is difficult. We typically must back out partially to be able to check for oncoming traffic and end up blocking the sidewalk and bike lanes. While sometimes this is only for a moment, on mornings and all day on weekends we are often waiting several minutes to back out and are commonly disrupting pedestrian and bicycle travel on Shoreline Dr. Because of this experience, we think it is much better for the neighborhood to always move driveway access off Shoreline Drive to less busy side streets when possible. I believe this is one of the only corner lots that does not have side street driveway access from San Rafael to La Marina (essentially along the blufftop Shoreline Park area where we see the bulk of bike and pedestrian activity). The driveway and garage reconfigured to San Rafael also softens the corner and improves the overall aesthetic of the lot and structures in comparison to the garage-forward design of the existing structure.

### Landscape Design

The preliminary presentation of the landscaping improvements and design for the project are impressive and, as mentioned earlier, will soften the corner and improve the overall aesthetic. There appears to be extensive use of native or drought-tolerant plants. We particularly like that the landscaping that really softens the corner of this lot. We understand the Melines have also added landscape screening to accommodate neighbors' requests

### ADU

With changes in state law and local ordinances, the proliferation of ADUs is a reality and a policy we support to increase the availability of new housing without a lot of new development. However, we have seen several ill-conceived plans for ADUs that are after-thought additions or detached and look crammed in. Because this project is a complete redevelopment of the property, they have the unique opportunity to integrate an ADU as part of the original design and leverage the use of a basement for the extra square footage

in order to keep the overall bulk, mass, and down. The inclusion of an ADU is great as it affords additional much-needed housing and can also work well for families caring for a loved one and yet being to have a fully functioning separate space. We think the beauty of this design is the seamless integration of the ADU. It should be noted that the Melines removed a junior ADU that was part of the original proposed based on feedback from neighbors and the Single Family Design Board

#### Structure Design

The flat roofs and overall contemporary design is a good fit for the Mesa neighborhood and a refreshing change from the “Cape Cod” designs, which we think are less reflective of a Santa Barbara beach aesthetic. We applaud the Melines and their architect for bringing some attractive design work to Shoreline Drive. It’s also appreciated that the design did not maximize the height allowed on the property. The combination of the structure setback, soft corner with extensive landscaping, and a structure that did maximize the elevation is admirable. We presume the Melines will use finishes on the property that are complimentary in the neighborhood.

Again, for some of the reasons outlined above we believe the project applicants, the Melines, have carefully considered the City’s Single Family Design Guidelines and put together a project that would be a welcome change to our special Mesa neighborhood. Finally, I wanted to re-emphasize how much we appreciate the Melines proactively reaching out to us and other neighbors on the Mesa to share their design considerations and ask for thoughts and feedback. The Melines made a conscientious choice to work with “local” architects and planners and the thoughtfulness of their design reflects that “local” knowledge. **I hope you support their project and encourage its swift review. We believe it is the kind of project that sets good precedent for redevelopment and compliments our cherished marine terrace community on the Mesa.**

Thank you for the consideration of our comments,

Jared Ficker and Jen Gamble