



Public Comment Received for:

Item 3: 1336 Shoreline Dr

(PRE2021-00304)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Michele Neilson	x	
2. Michael Moore	x	
3. Dawn McGrew & Patrick Wade	x	
4. Jared Ficker & Jen Gamble	x	

From: [michele neilson](#)
To: [Community Development, SFDB Secretary](#)
Subject: 1336 Shoreline Dr project
Date: Wednesday, February 23, 2022 4:58:54 PM

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EXTERNAL

Re: the project at 1336 Shoreline Dr. I would like to be put on the "Interested Party" list for this project.

I have concerns about the parking. This house is right across the street from Shoreline Park. Most weekends, as well as during the week, the parking lot is full. The side streets are frequently parked up not only from residents, but the overflow from the Park. This project plans to have 3 units (main house, ADU and JADU). I'm guessing 3-4 cars for the residents. Even with a 2 car garage, the 2 smaller units will be adding to the already over-parked side streets.

I feel that this project is too big for this location.

Please consider down-sizing this project.

Thank you
Michele Neilson
1354 Shoreline Dr, Santa Barbara, CA 93109

From: mike5mfm@gmail.com
To: [Community Development, SFDB Secretary](#)
Subject: Feb 28, 1336 Shoreline Dr
Date: Friday, February 25, 2022 8:26:19 AM

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EXTERNAL

Dear SFDB, 1336 Shoreline Dr application

I think this new home will be a beautiful addition to Shoreline Dr and our Mesa community. As well as having the newest safety and quality environmental features.

I am in favor of this project.

Please place me on the "Interested Party" list.

Thank you,

Michael Moore
1322 Shoreline Dr

February 25, 2022

To: SFDBSecretay@SantaBarbaraCA.gov

Re: Single Family Design Board Application
Assessor's Parcel Number: 045-195-017
Zoning Designation: E-3/S D-3 (One-Family Residence/Coastal Overlay)
Application Number: PRE2021-00304
Applicant/Owner: Heidi Jones, SEPPS/David & Barbara Meline
Project Description: Demolish existing residence and construct new residence with JADU & ADU

Hearing Date: Monday February 28, 2022

Dear Single-Family Design Board Members:

We are Dawn McGrew and Patrick C. Wade, the owners and residents of 106 San Rafael Avenue adjacent to 1339 Shoreline Drive to the North. We have serious issues with proposed project and oppose it.

Listed below are some of our concerns:

1. Off Street Parking

The addition of the ADU and JADU may interfere with coastal public street parking in addition to the J/ADU parking demand itself. 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 J/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 the Western parking lot, group picnic area and children's playground of Shoreline Park. 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 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 JADU and 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.

2. Neighborhood Compatibility

The area of San Rafael Avenue from Shoreline should be evaluated for neighborhood compatibility. The proposed project would be out of size proportion when people are driving home to San Rafael, Santa Rita Circle, Los Alamos Place and Los Alamos Ave.

The eastern portion of Marine Terrace homes has evolved much more into larger homes than the area on the south portion of San Rafael Avenue and adjoining streets.

The proposed project is not compatible with the neighborhood. The proposed project's architectural style, size, bulk, and scale is not appropriate to the site and neighborhood on San Rafael Avenue and adjacent streets.

a. Architectural Style

- i. The flat roof modern style is not compatible with San Rafael Avenue and adjacent streets.
- ii. A dune fence to be placed loosely along perimeter of front yard is not in character with the neighborhood neither along Shoreline Drive nor San Rafael Avenue and adjacent streets.

b. The FAR is calculated without including the ADU and JADU.

- c. The proposed project brings the building to six feet from the boundary of 106 San Rafael Avenue. Currently there is a backyard on the other side of our boundary line.
 - i. This will make a big difference in solar access.
 - ii. The dark wood siding will lessen the appearance of light. White stucco would be reflecting more light.

3. 106 San Rafael View of the Ocean

The proposed project has no consideration for loss of ocean view for 106 San Rafael Ave.

Respectfully Yours,

Dawn McGrew
Patrick Wade

February 26, 2022

Single Family Design Board
Irma Unzueta, Design Review Supervisor
630 Garden St.
Santa Barbara, CA 93101

Re: 1336 Shoreline Drive

Dear Members of the Single-Family Design Board,

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.** Below are some of our specific comments.

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 disrupting pedestrian and bicycle access. 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, slight dune elevation and periodic boulder placement which are used as a natural yard barrier rather than a front yard fence that we have seen on other Shoreline Drive redevelopments.

ADU and Junior 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 cramped in. Because this project is a complete redevelopment of the property, they have the unique opportunity to integrate both a ADU and Junior 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 ability to include both a ADU and Junior 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 ADUs.

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 comment on how much I 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