Public Comment Received for:

Item 4: 650 Rockwood Dr.

(PLN2021-00491)

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<th>Name of Sender</th>
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<td>1. Todd Christopher</td>
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<td>2. Todd Christopher</td>
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<td>3. Anna Yomtov</td>
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650 Rockwood Drive Santa Barbara CA 93103
June 21, 2022 SFDB Meeting

Facts & Concerns regarding the size and scope of this project:

Dear Santa Barbara SFDB Members:
My name is Todd Christopher. I own the property at 706 Rockwood Drive which abuts the proposed project at 650 Rockwood Drive. The purpose of this email is to voice the many concerns that my family and I have with the size and scope of the proposed project as it currently stands.

We welcome the addition of a new beautiful home in our neighborhood, as long as it complies and adheres to the characteristics of the existing homes in this serene 60 year old neighborhood. Below are 9 important facts regarding the neighborhood and the reasons why modifications to the current plan design is necessary.

1. Cielito Oaks homeowners association (COHA) was established in 1963. The CCR’s have many covenants, restrictions and bylaws pertaining to lot use, tree preservation and home design. Coastal live oaks, olive trees and abundant vegetation are prevalent throughout our COHA neighborhood.

2. There are 28 Lots in total. 25 homes were built between 1963-73 which established the pastoral aura of the neighborhood as originally planned by the founders of the Cielito Oaks homeowners association. Since then, only 2 homes have been erected.
3. The last home completed in 2022 at 712 Rockwood Drive is approximately 2200 square feet. The owners submitted home design plans to the SFDB and COHA that were appropriate to the land size as well as to the existing characteristics of their lot which included many Coastal Live Oaks. In their approval, the SFDB and COHA forbade the removal of any Coastal Live Oaks or any other trees preserving the original precedence of the natural landscape in the neighborhood. The only exception was to remove a Eucalyptus tree which was endangering another home and according to the fire department posed a dangerous fire hazard to the area.

4. 650 Rockwood Drive is the last lot available to build on in this quaint neighborhood nestled amongst many Coastal Live Oaks and other distinguished trees. Trees that took decades to grow to maturity and create privacy and tranquility to the homeowners. There are very few trees on this property. The remaining trees are mainly situated on the perimeter of the lot creating some privacy. The entire center of the lot is without trees. **This property needs more trees not less.**

5. There is very little privacy between our home at 706 Rockwood Drive and 650 Rockwood Drive. Currently, there are only 4 trees that would separate our homes. One tree is a Eucalyptus which needs to be removed, thus leaving 3 trees. The proposed project at 650 Rockwood Drive wants to remove a decades old Coastal Live Oak growing beautifully between rocks that is the providing the most privacy of all. **The removal of this tree is unacceptable.**

6. The average square footage of a home in Cielito Oaks (COHA) is 2625 feet. The proposed project at 650 Rockwood Drive includes a 3,420 sq foot home, 767 sq foot detached dwelling (SDU) and a 500 square foot garage. A total of 4,687 square feet of new construction. This is approximately 80% larger than the average square footage of all the other homes in
our homeowners association. **The size of this home is unacceptable.**

7. The 650 Rockwood Drive owners are proposing to **remove 5 beautiful Coastal Live Oak trees along with several precious Acacia trees.** Trees that have taken decades to grow and have been providing privacy and peace to my family and other neighbors. Planting new Coastal Live Oaks is a disingenuous act as we all know that these new plantings will take decades to grow into maturity. Privacy and tranquility would be lost for years with the removal of these trees. Additionally, the soil in this area is poor and growing any new vegetation many times fails. **The removal of these trees is unacceptable.**

8. The property owners are proposing to use 99% of the legal capacity to build a mansion, guest house and garage that is more suited for a new development community rather than our unique 60 year old neighborhood.

9. We are requesting that SFDB instruct the owners at 650 Rockwood Drive that they need to modify their home plans by reducing the square footage of the home as well as forbidding them to remove the Coastal Live Oaks and Acacia trees. **There is recent legal precedence by SFDB for prohibiting the removal of Coastal Live Oaks and other trees in our neighborhood as noted in item 3 for the home at 712 Rockwood Drive.**

Thank you for your immediate attention to this matter.

    Todd Christopher
    706 Rockwood Drive
    Santa Barbara, CA 93103
    tatemoney@gmail.com
650 Rockwood Drive Proposed Plans for 06/21/22 SFDB Meeting

Dear Santa Barbara SFDB members:

Good afternoon, my name is Todd Christopher and I am the owner at 706 Rockwood Drive.

Thursday June 16, 2022, I emailed the SFDB secretary a letter outlining the Facts and Concerns my family has regarding the size and scope of the proposed project at 650 Rockwood Drive. I also emailed this letter to Pilar on June 17, 2022. Did each of the board members receive this email letter from the Secretary or Pilar? Have you had a chance to review it?

I state in my email that the current project proposal from the owners at 650 Rockwood Drive blatantly violates the City of Santa Barbara’s mandate for single family home construction with respect to:

1. **Size and design.**
2. **Preserving the city’s natural and historic charm.**

Their proposal also contradicts the Cielito Oaks Homeowners Association CCR’s intentions in regard to building size on a lot and tree preservation.

I have reviewed the City of Santa Barbara’s website and the Single Family Design Board mandate. “The Single Family Design Board was created in 2007 by Santa Barbara Municipal Code 22.69.010 to promote the general welfare, protect and preserve the City’s natural and historic charm and enhance the City’s aesthetic appeal and beauty.”

The board’s function is to:

1. Ensure that single family residential unit projects are compatible with the surrounding neighborhood in size and design.
2. Protect public visual resources.
3. Promote ecological sustainability.
The SFDB has a legal obligation in upholding these City mandates.

Based on your written mandate we conclude the following:

1. You must instruct the owners to reduce the square footage of their home. **This will ensure the home fits in naturally within the 60 year old neighborhood and preserve Coastal Live Oak trees.**

2. You must forbid the owners from removing any trees. **This will preserve the natural beauty and privacy of the neighborhood and protect the public’s visual resources as mandated by the City. There is previous precedence with your decision for forbidding tree removal in our neighborhood at 712 Rockwood Drive.**

3. You must deny the owners request for a Special Access Dwelling Unit. **This will ensure that a single home fits in organically within our neighborhood, that Acacia and Oak trees are saved, thereby preserving the natural beauty of our City.**

Thank you for your attention to this matter

   Todd Christopher  
   706 Rockwood Drive  
   Santa Barbara, CA 93103  
   tatemoney@gmail.com
The current project proposal from the owners at 650 Rockwood Drive violates the City of Santa Barbara’s mandate for single family home construction with respect to:

1. Size and design.
2. Preserving the city’s natural and historic charm.

Their proposal also contradicts the Cielito Oaks Homeowners Association CCR’s intentions in regard to building size on a lot and tree preservation.

I am aware that your board’s function is to:

1. Ensure that single family residential unit projects are compatible with the surrounding neighborhood in size and design.
2. Protect public visual resources.
3. Promote ecological sustainability.

Your board has a legal obligation in upholding these City mandates.

Based on your written mandate and our neighborhood CCR’s:

1. You must instruct the owners to reduce the square footage of their home.

2. You must forbid the owners from removing any trees.

3. You must deny the owners request for a Special Access Dwelling Unit.

These 3 modifications will preserve the natural beauty and privacy of the neighborhood and protect the public’s visual resources as mandated by the City. There is previous precedence with your decision for forbidding tree removal in our neighborhood at 712 Rockwood Drive.

Anna Yomtov
Rockwood Drive