



Public Comment Received for: 229 Vista del Mar Dr., (PLN2021-00474)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
Anthony Chaves	✓	
Jennifer & Norman Gardner	✓	
Cameron Porter	✓	
Erich Fock	✓	
Haig Fisher	✓	
Paul Margolis	✓	
Daryl & Jo Ann Metzger	✓	
Paula Firth	✓	
Linda Ness	✓	
Ann Marx	✓	
Dan & Ramona Escobar	✓	
Jennifer Forbes	✓	
Libby McLaughlin	✓	
Cheryl & Michael McRae	✓	
Juliana & Ed Kayda	✓	
Susan Brodie	✓	
Margaret Holt	✓	
Krista Hauser	✓	
Maureen Braun	✓	
Kevin Moore	✓	

Staff Hearing Officer Meeting of: 03-23-2022

Kimberly and Jeff Harris	✓	
Sal and Ruth Bourquin	✓	
Ben and Naomi Bollag	✓	
Laura Nanna	✓	
Sabine Steinhardt & James McMath	✓	

From: [ANTHONY CHAVES](#)
To: [Stephanie Swanson](#); [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar ADU proposal
Date: Monday, March 14, 2022 6:37:26 PM

EXTERNAL

Hello Stephanie,

I have recieved a blue NOTICE TO NEIGHBOR regarding an ADU proposed that you will soon be making a decision on. I am concerned after looking at the plans and see this ADU has 4 bedrooms and 4 bathrooms this reminds me of my college days where 6 students packed into a four bedroom 2 bath. After seeing these plans, I also remembered meeting the owners and they are owners of several apartment complexes in Los Angeles. Also, I have noticed that they are planning on converting the garage into a rental as well. This is very concerning as I live 2 doors above and find that parking can be challenging and more concerning is the curve of the street at 229 Vista Del Mar, where it is already challenging to see on-coming traffic, I cant imagine 6 to 8 more cars at this location. This neighborhood is impacted by overflow parking from Hendry's beach every day this should be considered also.

This proposed build will change this neighborboods dynamic for the worse in many ways. This is a quite family neighborhood whose residents are all fixing up their properties, the last thing needed are LA folks to cram a bunch of rentals in a neighborhood that doesnt support that style of living. Please list me on the interested party list so I can recieve updates. Thank you for your time.

Best,

Anthony Chaves
Thane Construction
Ph: 805-450-1840
www.thaneconstructionco.com
Lic.# 975170

From: [Jennifer & Norman Gardner](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista del Mar Drive
Date: Tuesday, March 15, 2022 10:47:12 AM

EXTERNAL

I strongly object to the proposal to build an additional Accessory Dwelling Unit on this property next door. We have lived here for 40 years and this has always been a quiet family neighborhood, a Mesa sanctuary which has recently been greatly enhanced by the Arroyo Burro Open Space and the Las Positas/Modoc pedestrian walkway.

Over the past 15 years, the City has used effort and money to get green, open space in this area and now a Los Angeles contractor wants to come in and change this area to high density – totally incongruous with the stated goals of the City.

This plan will destroy the quality of life that has always been in this neighborhood by:

- reducing the value of the current homes;
- adding at least eight people on one lot;
- creating more traffic;
- creating more noise;
- adding parking issues (City Ordinance 10.44.060 limits street parking to a consecutive period of 72 hours).

Jennifer & Norman Gardner

From: [Stephanie Swanson](mailto:Stephanie.Swanson)
To: [Community Development SHOsecretary](mailto:Community.Development.SHOsecretary)
Subject: FW: 229 Vista del Mar Dr
Date: Tuesday, March 15, 2022 11:03:46 AM

From: Cameron Porter [mailto:cameron.porter1@gmail.com]
Sent: Tuesday, March 15, 2022 10:20 AM
To: Stephanie Swanson <SSwanson@SantaBarbaraCA.gov>
Subject: 229 Vista del Mar Dr

You don't often get email from cameron.porter1@gmail.com. [Learn why this is important](#)

EXTERNAL

Hello Stephanie,

I am writing you today over the many concerns I have about the new detached two-story ADU being proposed at 229 Vista Del Mar Dr. I want to start off by saying I am not in opposition to development or ADU's in general. More over, I too have recently done extensive remodel on what was an ageing home right next door. However, I kept my addition to a modest footprint increase and I also decided I did not want an additional ADU. I know many others have done ADU's in the neighborhood and I am fine with that. However, when reviewing the plan for 229 Vista Del Mar a few major concerns have come up.

First off, this looks to be a very small 4 bedroom ADU with an already existing 4 bedroom home and if I am understanding this correctly that would mean a total of 10-15 people possibly living at this single property, if not more. With the potential for that many people living at one location I am very concerned about, noise, parking, additional traffic, and the impact this might have on my 2 young children I will be living with just next door.

This neighborhood is made up of all local people some who have been here for over 70 years. I myself have lived in this quiet neighborhood for over 7 years and the quiet factor was/is the main draw for my wife and I in choosing this location. It is a place that is very quiet and a good place to raise our kids. However, now with the possibility of this many people living next door, our life's effort to achieve the place we wanted to live will be severely degraded by this new addition. The noise impact to our neighborhood could become intolerable if the wrong set of say 15 people move into this proposed place.

Secondly, I am concerned about the parking situation. Again, with the possibility of so many people living at this property there is no possible way all the vehicles can fit on the property. This could cause cars to back up and down the hill in addition to all the cars from parking for Hendry's beach. The impact of so many people living there could also cause other problems which this neighborhood already experienced.

About 5 years ago our whole neighborhood was terrorized by an out of control tenant in this very part of the neighborhood. This person would drive through our neighborhood at 40-50 miles an hour and even hit someone and was arrested for doing so. Now, my concern is with that many people living next door and the possibility of tenants possibly moving in and out we will end up with some people that do not respect our neighborhood speed limits or the residents living here.

With two kids I am also very concerned about this basically being a possible apartment building or student housing. With the influx of so many people just down the street I am concerned for my two daughters who will grow up with the possibility of noise violations, parking and speed violations and the sheer overconcentration of people on one property.

Lastly, I do not feel comforted by the fact that this new property owner did not do the neighborly thing and discuss their plans with any of the surrounding neighbors, myself included. That would also include their new tenants who just moved in last week. Sadly, they just were made aware of these plans after they had already signed the lease and started moving in. With an owner who is so apparently concerned about making money over the neighborhood they just bought into leaves me very concerned about who they will possibly choose as tenants and what type of neighbor relations we can expect from this new owner.

This ADU in my opinion is quiet aggregates and does not fit the quiet neighborhood that we so love. I am asking that the owner scale back their plans to something more modest. I could understand a 1 or 2 bedroom ADU but, 4 bedrooms, 3 bath is a whole other single family home. It is my hope is that the City will see this is a gross overreach by this new property owner and firmly request the reduction of scale for this addition.

Thank you for your consideration on this matter.

Regards,

Cameron Porter
216 Vista Del Mar Dr.
Santa Barbara CA 93109

From: [Erich Fock](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar Dr., Santa Barbara
Date: Tuesday, March 15, 2022 7:47:05 PM

You don't often get email from erichfock@gmail.com. [Learn why this is important](#)

EXTERNAL

To whom it may concern:
Please note my strong disagreement with any additional building/construction in this area.

--

Erich E. Fock

185 Vista Del Mar Drive
Santa Barbara, CA 93109
805-845-3453 Office
erichfock@gmail.com

+++++

This communication, with its contents, is sent by an attorney and may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Applicable privileges are not waived by virtue of this information having been sent by e-mail.

+++++

From: [Haig Fisher](#)
To: [Community Development SHOsecretary](#)
Subject: 229 VISTA DEL MAR DR
Date: Thursday, March 17, 2022 8:20:43 AM

EXTERNAL

Hi,

It has come to my attention that the new owners of 229 VISTA DEL MAR DR. have submitted plans for a 4 bedroom and 4 bathroom house on their existing lot. I am sending this email STRONGLY OBJECTING allowing this to happen.

I am a home owner on this street about 7 houses from this property. This will be a disaster for our neighborhood. This plan screams of a rental to 4 individuals with possible significant others. This means parking problems for the neighborhood, noise problems for the neighborhood, over density problems for the neighborhood.

Please do not allow this to happen to our neighborhood!

Sincerely,

Haig Fisher, CEO
Trademarks, Etc.
www.trademarksetc.com
805.687.1038

Haig Fisher
Paralegal
Santa Barbara Paralegal Association
805.687.1038

From: [paul margolis](#)
To: [Community Development SHOsecretary](#); [Stephanie Swanson](#)
Subject: how can this be?!
Date: Thursday, March 17, 2022 5:38:07 PM

Some people who received this message don't often get email from pmargo3@gmail.com. [Learn why this is important](#)

EXTERNAL

re: kevin moore/tonisch family trust
PLN2021-00474

I very strongly object to this project.

8 bedrooms, 6 bathrooms, and only 2 useful parking spaces in a quiet family neighborhood!
Unconscionable.

This is a student rental or separate room rental waiting to happen. Lots of cars and almost no on site parking.

The site has a steeply sloping driveway which realistically will not be used for on site parking, leaving only the two car garage.

Also, the southern part of the project sits way too close to an unstable and eroding hillside. The downhill neighbor may have problems for which the project will be the cause.

Please do anything you can within your purview to scale back this project.

Again, I strongly object.

Paul Margolis
235 Vista del Mar

From: [Daryl Metzger](#)
To: [Community Development SHOsecretary](#)
Subject: Proposed ADU at 229 Vista Del Mar Drive
Date: Friday, March 18, 2022 10:32:16 AM

EXTERNAL

Hello,

I am writing regarding the plans to build a 4 bedroom, 4 bath accessory dwelling unit adjacent to the existing 4 BR 2 bath home already present at 229 Vista Del Mar Drive, near Arroyo Burro beach.

My wife and I oppose this plan. It threatens to drastically change the character the neighborhood. It will increase traffic, create parking problems and clutter the street with cars along an already-difficult curve.

The ADU appears to be designed as rental housing for multiple unrelated renters, likely introducing non-permanent dwellers, along with their friends, thereby increasing the chances of noise and crime.

I have lived here for 28 years. My wife, Jo Ann, has lived here since the 1970s. This has always been a quiet, family-centered, out-of-the way neighborhood with little traffic. We would very much like to keep it that way.

Please, please, do not approve this plan.

Sincerely,

Daryl and Jo Ann Metzger

178 Vista Del Mar Drive

darmetsb@cox.net

From: [Paula Firth](#)
To: [Community Development SHOsecretary](#)
Subject: Fwd: FW: Planned Development at 229 Vista Del Mar
Date: Friday, March 18, 2022 3:12:19 PM

You don't often get email from pcfirth56@gmail.com. [Learn why this is important](#)

EXTERNAL

----- Forwarded message -----

On 3/18/2022 2:00 PM, Paula Firth wrote:

Thanks very much for this Daryl.

Aren't we zoned to prohibit additions for the sole purpose of renting? I know the other neighbors with the fountain in front have also added on for the sole purpose of renting, but only one unit.

I, unfortunately, cannot be at the hearing. But, here are my comments you are most welcome to share from a long-time resident:

- Isn't their zoning in place to prevent this?
- Parking will create a mess in our quiet neighborhood, not to mention, a potential increase in traffic accidents.
- I am very concerned about noise if this is rented to a younger population.
- Isn't there a law in place to prevent this from happening due to refuse management? There will likely be an increase in trash and odor. Will Marborg provide pick-up in this situation, since we aren't commercially zoned?
- How will this affect bandwidth for electrical within the neighborhood?
- Will this be an issue with the Fire Marshall? There is only one route by car out of the neighborhood?

We need to nip this in the bud so that others don't encroach with these ideas for financial gains.

----- Original message -----

From: Daryl Metzger <darmetsb@startmail.com>

Date: 3/18/22 10:20 AM (GMT-08:00)

To: lindaness2@gmail.com, libbymcgloughlin1@gmail.com, macdon2785@cox.net, adcloud2@cox.net, ckmcrae@cox.net, jeff@buffalobrothers.com, kharris@buffalobros.com, "Norm & Jen Gardner, 225 Vista Del Mar" <thor17@cox.net>

Subject: Planned Development at 229 Vista Del Mar

Hi Neighbors,

Thanks to Norm and Jennifer Gardner at 225 Vista Del Mar and comments submitted to the SHO by other neighbors, I've learned some additional information about the planned accessory dwelling unit at 229 Vista Del Mar.

The new owner lives in Los Angeles and owns several rental properties there. The people who are moving into the existing house are renters, not owners. The planned 4 BR, 4 bath addition can be nothing more than additional rental space. Apparently, they may also be planning to convert the existing garage into another rental unit, adding to what will be a real mess in terms of street parking.

You can view the plans and see the comments that have already been submitted at www.SantaBarbaraCA.gov/SHO. Scroll down the page to Public Comments to view those.

We need to act quickly. The hearing is scheduled for this coming Wednesday, March 23rd, at 9:00 a.m. Please spread the word.

Email your comments to SHOSecretary@SantaBarbaraCA.gov.

Daryl Metzger
178 Vista Del Mar

From: [Linda Ness](#)
To: [Community Development SHOsecretary](#)
Subject: Comment on 229 Vista Del Mar New Detached two-story ADU
Date: Friday, March 18, 2022 3:24:36 PM

You don't often get email from lindaness2@gmail.com. [Learn why this is important](#)

EXTERNAL

I received notice in my mailbox Thursday, March 17, 2022 from City of Santa Barbara "Notice to Neighbor" re: 229 Vista Del Mar ADU development decision. I had no notice until now that this was in the works. It's troublesome that to access information about this application one had to scan the QR Code on the notice to be able to read anything about this project. I don't think every neighbor who received this notice would be able to use the QR scan on the notice. Why not include the information on the flier? I am sending an email as I don't see any other alternative for sending a timely response to the Staff Hearing Officer before the hearing on March 23rd. It's a problem that neighbors have less than a week to retrieve the information, read it and give feedback!

This project does not seem congruent with the stated goals of Santa Barbara development, or addressing the affordable housing problem. This neighborhood is very small and parking is already a huge issue. This lot, besides sitting on a steep hill (like many lots on this street), would not accommodate TWO 4 bedroom houses very well, nor parking spots for this many residents, let alone construction equipment and trucks. It also looks like this is a project that will take many months, if not a year, to complete. The parking of construction trucks on this part of the curved small street would be dangerous, as well as impacting parking for the neighbors who already live here. There are at least 4 houses in remodel construction right now on Vista Del Mar. If I didn't have a driveway to park my car, I would have trouble parking from all the construction trucks out front. The mail truck has trouble getting to mailboxes. Also, the neighbors on both sides of this lot would lose all quiet and privacy they have enjoyed for years.

There is only one way to drive in and out of this neighborhood, which is via Alan Road. This has been discussed as a problem for this neighborhood already, before this project. More congestion only makes this worse, especially if there were an evacuation or other kind of exit emergency, or first responder help needed.

This project is too big. It allows for too many individuals to live on this one site. There are more appropriate properties for this kind of development. It's out of place in this neighborhood of 1950's tract family homes .

I hope you will decline this application. The scale of the project, design and safety are all problems for this project in our family neighborhood.

Sincerely,
Linda Ness

From: Ann Marx
To: Community Development Staff Secretary
Subject: Public Comment - 229 Vista Del Mar Dr. PLN2021-00474
Date: Saturday, March 19, 2022 10:46:58 AM

You don't often get email from annmarie@silcom.com. [Learn why this is important](#)

EXTERNAL

Subject: Public Comment on 229 Vista Del Mar Drive (PLN2021-00474)
To: Staff Hearing Officer

I have reviewed the plans and Staff Hearing Officer Staff Report dated March 17, 2022 for 229 Vista Del Mar Drive and submit the following comments related to the development of the proposed ADU.

The property at 229 Vista Del Mar Drive is located within the City High Fire Hazard Area, Coastal Zone <https://www.google.com/url?client=internal-element-cse&cx=016496605923450102112:vIxdweig7u&q=https://www.santabarbaraca.gov/civicax/filebank/blobload.aspx%3FblobID%3D120278&sa=U&ved=2ahUKEwIwzool2dL2AhWEI0QIHQXuAekQFnoECAcOAO&use=AQyVaw2YHKYWgwKfela2yg8L88B>. Current plans do not address Fire or Building Department requirements that apply to High Fire Hazard Area development. The project was not adequately reviewed by the Fire Department or Building Department to apply:

1. High Fire Hazard Area Defensible Space Requirements https://www.google.com/url?client=internal-element-cse&cx=016496605923450102112:vIxdweig7u&q=https://www.santabarbaraca.gov/civicax/filebank/blobload.aspx%3FblobID%3D164798&sa=U&ved=2ahUKEwIwOjly9L2AhVnEFQIH7_CvrOFnoECAcOAO&use=AQyVaw0w8ghApeO8a7LWCv9CYjh
2. High Fire Hazard Area Landscape Requirements <https://www.google.com/url?client=internal-element-cse&cx=016496605923450102112:vIxdweig7u&q=https://www.santabarbaraca.gov/civicax/filebank/blobload.aspx%3FblobID%3D120308&sa=U&ved=2ahUKEwIwMnyfytL2AhUzD0QIHQQLCHrQFnoECAcOAO&use=AQyVaw18SV2rxES9l76F3072ydz>
3. High Fire Hazard Area Building Construction Standards <https://www.google.com/url?client=internal-element-cse&cx=016496605923450102112:vIxdweig7u&q=https://www.santabarbaraca.gov/civicax/filebank/blobload.aspx%3FblobID%3D232714&sa=U&ved=2ahUKEwIwMnyfytL2AhUzD0QIHQQLCHrQFnoECAMAO&use=AQyVaw3AthlYk1wwCFGS8ahV2Q>
4. The Staff Report under section C. Coastal Consistency, 1. California Coastal Act states in error that "The property is not located in an area of flood or fire hazard", when it is located within the Coastal Zone of the City High Fire Hazard Area.
5. Even though this area is designated as Coastal High Fire Hazard Area and does not historically have the severity of wildland fire events as severe as the designated Very High Fire Hazard Areas, the continued drought, the effects of climate change (wind events, drought and vegetation stress) and the existence of dead and decadent amounts of native vegetation within the Las Positas Valley will increase the likelihood of a wildland fire burning within this High Fire Hazard zone. The majority of existing structures within this neighborhood were built with approximately 20 feet spacing between structures, reducing the likelihood of structure to structure ignitions in the event of a wildland fire. The distance of the proposed ADU to the existing structure is shown as 8 feet from the existing structure. The existing structure was built prior to High Fire Hazard Area Building Construction Requirements. In the event a wildland fire burns the existing structure, a structure-to-structure ignition (existing structure to proposed ADU) is likely to result due to their close proximity. Increasing the distance of the ADU from any existing structures will decrease the likelihood of structure to structure ignition.

Sincerely,

Ann Marx
184 Vista Del Mar Dr.
Retired City of SB, Wildland Fire Specialist

From: [Ramona](#)
To: [Community Development SHOsecretary](#)
Cc: thor17@cox.net; [Ramona](#)
Subject: 229 Vista Del Mar purposed building
Date: Saturday, March 19, 2022 12:27:32 PM

EXTERNAL

All,

We have become aware of the purposed addition of a 4 bedroom home adjacent to and ON THE SAME LOT(!) as the recently purchased 229 home.

We are adamantly against building onto an already built on lot in our neighborhood. Please hear our input.

Our neighborhood has already been hit by many homes being rented to multiple roommates. This change has added cars and people in an inappropriate number to our already busy streets.

With the newly added walk path, we are also already seeing lots of foot traffic and bikes through our neighborhood.

I invite you to come visit our neighborhood any day the sun is out. Parking is not to be found with all the beach goers. Add to that the turn around that was put in on Cliff Drive a few years ago. It is all but impossible to make a left hand turn onto Cliff from Alan Road. WHEN cars stop for pedestrians, they do not have the insight to stop back far enough so that perhaps one car can get off the block. God help us in an emergency evacuation situation.

Adding another home onto an already built on lot is just NOT good for our neighborhood. How will this affect property values? Who is next, my neighbor?

PLEASE do not let this project happen in our already crowded, busy neighborhood.

I appreciate you reading this all the way through and thank you in advance for your consideration.

Dan and Ramona Escobar
Residents on Alan Road since 1978

Sent from my iPhone

From: jenormfamily@gmail.com
To: [Community Development SHOsecretary](#)
Subject: 229 Vista del Mar Proposed Development
Date: Sunday, March 20, 2022 2:03:24 PM

You don't often get email from jenormfamily@gmail.com. [Learn why this is important](#)

EXTERNAL

I have been reading the Notice To Neighbor on the 229 Vista del Mar property, I see that the applicant/owner is listed as Kevin Moore/Tonsich Family Trust. I don't think this is accurate.

The Tonsich Family moved north in January 2021 when the patriarch passed away. The property was sold to two attorneys who told us they purchased it as a real estate investment and were going to rent the house, On the drawings, the owner is listed as Vista del Mar LLC which I'm assuming is comprised of these two attorneys. Kevin Moore is the architect of these plans.

I am frustrated and angry at what seem to be underhanded steps to try and destroy a historic Mesa neighborhood which has stood as a quiet family community for more than 60 years. Adding another dwelling of 4 bedrooms and 4 baths on the same lot that already has 4 bedrooms and 2 baths, adds a lot of people with no room for parking, no allowance for noise or additional traffic in this neighborhood with only one inlet and one outlet

This would also adversely affect the entire neighborhood of Alan Road, Solano Court, Wade Court and Vista del Mar which are already over-populated, have only one inlet and one outlet and have tremendous parking and crowding issues due to beach parking and now the pedestrian walkway down Las Positas.

This is already a very scary situation and would have a major impact during any emergency evacuation scenario. This area is classified as a City High Fire Hazard. Perhaps the Fire Department could do an assessment of this area for safe evacuation?

Adding insult to injury, additional plans were submitted to the Coastal Zone Review to convert the garage into a rental apartment with the comment "parking will be provided for the residence in the existing driveway."

The driveway can hold two cars and currently does with the rental family living there. There is no room for any other vehicles.

By my calculation, the existing house (4 bedrooms), the proposed garage rental unit (1 bedroom) and the additional proposed building (4 bedrooms) could accommodate up to 18 people if you assume 2 adults per bedroom and that could mean 18 cars for this one lot.

The argument that the tenants could easily walk to the bus on Cliff Drive is laughable if you have ever walked up and down the Vista del Mar hill. Buses on Line 5 run about every hour from about approximately 6:30 am to 7:30 pm weekdays, depending on which direction you are going. Your choices are from Arroyo Burro Beach Park to the downtown Transit Center or Arroyo Burro Beach

Park to State & La Cumbre. Weekends and holidays, of course, has fewer buses.

Jennifer Forbes

From: [Libby McL](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Sunday, March 20, 2022 5:16:59 PM

You don't often get email from libbymclaughlin1@gmail.com. [Learn why this is important](#)

EXTERNAL

I am writing regarding the proposed ADU on the property at 229 Vista Del Mar Drive. My family and I have lived at 210 Vista Del Mar Drive, a few houses away for 22 years. After reviewing the plans I do not believe the location is suitable for such a large unit. This property is located on what is essentially a blind curve and appears to have no new off street parking. The street parking necessary for such a large dwelling as this is bound to create a dangerous situation where accidents will occur.

Additionally this unit is completely out of character with the neighborhood. It appears to be designed to maximize the number of people living on the property, and from my calculations it could house as many as 12 people on a traditionally single family lot.

A reasonable ADU would be another home in the same style of the neighborhood for a single family, not what appears to be a student property designed to maximize profits for a LA developer.

I urge the board to consider alterations to this ADU to consider traffic and parking issues as well as the characteristics of this quiet family neighborhood.

Sincerely,

Libby McLaughlin

March 20, 2022

SHOSecretary@SantaBarbaraCA.gov

To whom it may concern:

RE: 229 Vista del Mar Drive

Santa Barbara, CA. 93109

Application #PLN2021-00474

We have resided at 162 Vista del Mar drive since February 1978. When we bought our property we assumed we would always be living in a single family unit neighborhood. Over the past forty years many homeowners as well as we have remodeled/upgraded our properties but the neighborhood has remained a single unit tract. This is what we expected when we bought our property and we expect it to continue to remain so. This new project will be the beginning of an environment that we did not buy into.

The congestion at the only entrance/exit to our neighborhood at Cliff Drive and Alan Road is already at the worst it's ever been. Visiting beachgoers using our streets like a parking lot and boardwalk as well as racing around competing for parking spots.

This massive rental project does not fit into our single home neighborhood. This will benefit only the wealthy builder from Los Angeles as we will see our property values drop as he reaps the benefits from encroaching on our quiet and peaceful neighborhood which is why we purchased our property years ago.

Please do not let this project go forward as planned as we have the right to expect our neighborhood to remain what we always expected it to be, a single residence per lot neighborhood.

Remember Pearl Chase? Her vision makes more sense now more than ever!!!

Cheryl and Michael McRae

162 Vista del Mar Drive

Santa Barbara, CA. 93109

City of Santa Barbara Staff Hearing Officer,

This is in regards to the two story, 4 bedroom, 4 bath Accessory Dwelling Unit being proposed at 229 Vista Del Mar Dr.

Our family has lived in this neighborhood since it was built in 1954.

We strongly oppose building a two story, 4 bedroom, 4 bath house on a lot that already has a 4 bedroom 2 bath home. We do not consider this an ADU, this is a second house on a lot designed for a single family home.

The parcel is on a vertical cliff with homes directly below. This cliff erodes yearly and is unstable to the homes below. Developing a two story structure would further destabilize the cliff and threaten the homes below.

Every home in this neighborhood is a single family residence. The proposed development of a 2 story house, which would then have 2 houses on one parcel, is not compatible with the development in our neighborhood.

This would be equivalent to an apartment building with 8 bedrooms and 6 baths, and that could have potentially 2 people per bedroom along with 2 cars per bedroom. We could have 16 people and 16 cars or more for one property!

There is only parking for two cars in the driveway. The property is on a blind curve and cannot have cars parked on the street. This is a quiet street with only one single lane road in and out of the neighborhood. It has always been a huge concern if there was a need to evacuate.

The owner is a developer from Los Angeles who lives in Los Angeles not on the property. He owns several apartment buildings. He is only interested in further developments, and not even considering our neighborhood.

Juliana and Ed Kayda

From: [Community Development SHOsecretary](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Monday, March 21, 2022 11:08:53 AM

-----Original Message-----

From: Suz Brodie [<mailto:suzbrodie@icloud.com>]
Sent: Tuesday, March 15, 2022 11:20 PM
To: SHOsecretary@SantaBarbaraCA.gov-missing
Cc: Stephanie Swanson <[SSwanson@SantaBarbaraCA.gov](mailto:sswanson@SantaBarbaraCA.gov)>
Subject: 229 Vista Del Mar

[You don't often get email from suzbrodie@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

EXTERNAL

As a resident on Vista Del Mar drive I strongly object to the plans at 229 Vista Del Mar for yet another two story "ADU" in our neighborhood. Vista Del Mar is a hilly loop and as such is quite a contained and densely populated neighborhood. On warm weekends beach goers park their cars all the way up the street to use Arroyo Burro beach. Now that the Las Positas bike and walking path have been completed there are more people using the new park at the end of Alan road and thus more foot traffic and parking issues. This has made the small loop of Vista Del Mar even more crowded and more dangerous as people seek parking and recreation in our formerly quiet neighborhood. Additionally, this neighborhood historically was one of one story three or four bedroom bungalows. There are more than four new two story units that I see from my property at 53 Vista Del Mar alone. Adding yet another within sight of my home means less privacy as they look over my yard, less street parking, more noise and light pollution and more people accessing a once quiet and peaceful neighborhood. Please allow us to maintain the quality of life we have all worked so hard for. Please deny the permit to build a detached two story ADU in this historic neighborhood of single story single family homes.

Thank you
Susan Brodie

Sent from my iPhone

From: [Margarite Holt](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar development
Date: Monday, March 21, 2022 4:45:50 PM

[You don't often get email from cadeauetjoie@hotmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

EXTERNAL

I strongly oppose the development proposed for 229 Vista Del Mar.

I saved for too long to buy into this quiet neighborhood. Now suddenly I've been told that someone is trying to destroy our peace and quiet.

Marguerite Holt
48 Vista Del Mar

From: [Krista Hauser](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Monday, March 21, 2022 4:48:44 PM

You don't often get email from kristakayhauser@yahoo.com. [Learn why this is important](#)

EXTERNAL

I am writing in with my strong opposition to the two story 4 bed/4bath ADU for 229 Vista Del Mar. I am a direct neighbor who is fairly new to the neighborhood as of 2019. This is a FAMILY neighborhood. It is not the right thing to do to the people who live in this neighborhood. Not only does this ruin the integrity of this neighborhood it creates serious safety concerns. This creates possible crime concerns, parking concerns, driving concerns, noise concerns, erosion concerns, fire concerns, evacuation concerns and over-all spatial concerns. We have worked hard to fix up our property congruous to the neighborhood's integrity. We live here. This is our home that we have worked really hard for. The owners of 229, do not live here and are not considering that an additional 4bd/4ba rental in addition to the existing house does not work in this neighborhood. It feels like 4 bedrooms with their own bathroom each, is designed to be a living situation with unrelated tenants with a common living room/kitchen. The fact that they wanted to also do another living space in the garage is telling what the intentions are with these owners.

We would like our safe, quite, single family neighborhood to remain, PLEASE.

219 Vista Del Mar

From: sacash@aol.com
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Monday, March 21, 2022 8:40:19 PM

You don't often get email from sacash@aol.com. [Learn why this is important](#)

EXTERNAL

City of Santa Barbara Staff Hearing Officer,

I have lived on Vista Del Mar Drive for 49 years. Through the years, this unique neighborhood of single family homes provided a lovely, quiet environment to raise our family.

I completely object to the proposed building of a 2 story, 4 bedroom, 4 bath house in front of the existing 4 bedroom, 2 bath original home at 229 Vista Del Mar. The development of a second house on a single parcel of land is not compatible with our neighborhood. This is not an ADU but a potential apartment style living development. This parcel of land is on a cliff, and I am also very concerned about soil erosion to the homes below on Alan Road.

Please know that this proposed development would definitely impact our quality of life on Vista Del Mar with more traffic, parking issues, and noise.

Your responsible consideration and attention to the above stated issues is required to get this travesty rectified before permanent damage ruins the neighborhood that we have known and cherished for many decades.

Maureen Braun



Memo:

To: **Stephanie Swanson**
City of Santa Barbara
From: Kevin Moore
Date: 03/21/2022
Subject: 229 Vista Del Mar PLN2021-00474
CC: File

Stephanie,

As outlined in the Staff Report this project conforms to the current Zoning Ordinance, Coastal Land Use Plan and State Law. The project will provide vital new rental housing within the City of Santa Barbara in an area where numerous ADUs have been constructed or are proposed. The proposed project is compatible with the neighborhood as:

1. Zoning allows for up to 30 feet in height. This project is well below this and many other large two story houses exist within the immediate neighborhood.
2. The project is set well back from the street and the existing house which maintains the front yard and minimizes the visibility of the ADU from the street.
3. If you were to include the proposed ADU 1,200 sf in the total floor area the site would still meet the 50% of maximum guideline for FAR.
4. As the elevations show, the exterior of the ADU utilizes traditional materials like stucco and board/batt siding in order to match the existing house and nearly all others found in the neighborhood.

We hope you agree with the Staff recommendation to approve the project.

Respectfully submitted,

Kevin Moore

From: [Kimberly Harris](#)
To: [Community Development SHOsecretary](#)
Subject: Comment on 229 Vista Del Mar New Detached two-story ADU - Objection
Date: Tuesday, March 22, 2022 9:38:25 AM

You don't often get email from kharris@buffalobros.com. [Learn why this is important](#)

EXTERNAL

Attn: Stephanie/SantaBarbaraCAGov:

We strongly object to the proposal to build an additional Accessory Dwelling unit at 229 Vista Del Mar Drive, SB, 93109. There are many reasons why this is dangerous & hazardous to our community/neighborhood. The City/County of Santa Barbara should be held liable if these current plans move forward based on the following issues/concerns of this community.

The existing house (4 bedrooms), the proposed garage rental unit (1 bedroom) and the additional proposed building (4 bedrooms) could accommodate up to 18 people if you assume 2 adults per bedroom and that could mean 18 cars for this one lot. That alone should cause hesitation to the City/County to proceed with approving.

We agree with the other neighbors that a reasonable ADU would be another home in the same style of the neighborhood for a single family, not what appears to be a student property designed to *maximize profits for a LA developer*.

ISSUES/CONCERNS:

- Major Parking issues – property is located on what is essentially a blind curve and appears to have no new off-street parking (possibility of minimum of 10-15+ people living at this single property). Where are all these additional cars supposed to park, there is not another street over.
- Traffic issues/speed of cars – very concerning with an additional 6-8 vehicles to one property (possibility of minimum of 10-15+ people living at this single property)
- Congestion -overcrowded & dramatically changes the characteristics of this quiet family neighborhood (possibility of minimum of 10-15+ people living at this single property)
- Pollution – with additional vehicles (possibility of minimum of 10-15+ people living at this single property)
- Utility usage – Significant increase in demand on an already overutilized grid, our community cannot withstand the current usage (possibility of minimum of 10-15+ people living at this single property)
- Noise/Over Density -This would also adversely affect the entire neighborhood of Alan Road, Solano Court, Wade Court and Vista del Mar which are already over-populated, have only one inlet and one outlet and have tremendous parking and crowding issues due to beach parking and now the pedestrian walkway down Las Positas.
- Crime – neighborhood has been affected by an increase in robbery/theft, potentially worsens with more people/exposure to our neighborhood (possibility of minimum of 10-15+ people living at this single property)
- Water – Increased Water usage/demand with possibly 10-15+ people living at this single property, & this type of addition being approved should NOT be acceptable during this long CA drought
- Trash/Odor – Excessive increase in trash with the possibly 10-15+ people possibly living at this single property

From: sacash@aol.com
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Tuesday, March 22, 2022 1:29:37 PM

You don't often get email from sacash@aol.com. [Learn why this is important](#)

EXTERNAL

City of Santa Barbara Staff Hearing Officer,

I strongly disagree to the ADU plan for 229 Vista Del Mar Drive. Being an original owner, I have lived here 68 years!

I am very upset about this proposed development! Our neighborhood parcels are only designated for one dwelling. There is not enough parking to have anymore cars on our street. It is difficult to drive in and out of our neighborhood due to the congestion as it is now. There is only one way in and out of our area.

We have a major drought and should not have any new development that drains our water resources.

Please do not approve this project.

Sal and Ruth Bourquin
149 Vista Del Mar Drive
ruthculbertson4321@gmail.com

- Fire Hazard Zone– City needs the Fire Dept. to adequately review evacuation/emergency exit, High Fire Area Defensible Space Requirements, High Fire Hazard Area Building Construction Standards, increase of Las Positas Valley likelihood of wildland fire burning within this High Fire Hazard zone..

This project does not seem congruent with the stated goals of Santa Barbara development or addressing the affordable housing problem. We have lived in this neighborhood for over 30 years and seen the changes to housing in Santa Barbara not all for the good. Allowing this type of ADU is grasping at new measures to provide affordable housing, however the City/County is not clearly thinking through the ramifications of these poor decisions.

Thank you,

Kimberly & Jeff Harris

Kimberly & Jeff Harris

167 Vista Del Mar Drive

SB, CA 93109

kharris@buffalobros.com

From: [Ben Bollag](#)
To: [Community Development SHOsecretary](#)
Subject: Vista Del Mar city planning 229 Vista Del Mar
Date: Tuesday, March 22, 2022 1:58:53 PM

You don't often get email from ben@benbollag.com. [Learn why this is important](#)

EXTERNAL

We, Benjamin and Naomi Bollag, owners of 205 Vista Del Mar fully and 100% agree with all the comments made by Mr. and Mrs. Gardner on the attached letter.

Ben and Naomi Bollag
205 Vista Del Mar
Santa Barbara Ca. 93101

**Don't let this lovely, peaceful neighborhood turn into a
noisy, over-populated community.**

We have lived on Vista del Mar Drive for 40 years and this has always been a quiet family neighborhood, a Mesa sanctuary. This is now being **THREATENED** and we need **YOUR** help to keep the status quo.

The recent buyers of **229 Vista Del Mar** have submitted a plan to the City to build a 4 bedroom, 4 bath home adjacent to and on the same lot as the current 4 bedroom, 2 bath home. This plan will go before THE STAFF HEARING OFFICER ON MARCH 23, so our response needs to be **NOW**.

This plan will **destroy the quality of life** that has always been in this neighborhood by:
reducing the value of the current homes;
adding at least eight people on one lot;
creating more traffic;
creating more noise;
adding parking issues (City Ordinance 10.44.060 limits street parking to a consecutive period of 72 hours).

Over the past 15 years, the City has used effort and money to get green, open space in this area and now a Los Angeles contractor wants to come in and change this area to high density –
TOTALLY INCONGRUOUS WITH THE STATED GOALS OF THE CITY.

**Let the City know TODAY that you strongly object to this proposal
by!**

EMAILING: SHOSecretary@SantaBarbaraCA.gov

**WRITING TO: SHO Secretary, PO Box 1990, Santa Barbara
93102-1990**

**Norm & Jen Gardner
225 Vista del Mar
805-682-9876
thor17@cox.net**

From: [Laura Nanna](#)
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Tuesday, March 22, 2022 3:53:54 PM

You don't often get email from laura.nanna@gmail.com. [Learn why this is important](#)

EXTERNAL

I join with my neighbors in objecting to the proposed unit to be built at 229 Vista del Mar. In addition to the arguments they make, I am concerned because my property is below the proposed unit. Landslides have occurred in this area. I fear that disruption of the ground could result in a landslide into my backyard.

Laura Nanna
541 Alan Rd
Santa Barbara, CA 93109

From: sacash@aol.com
To: [Community Development SHOsecretary](#)
Subject: 229 Vista Del Mar
Date: Tuesday, March 22, 2022 3:58:06 PM

You don't often get email from sacash@aol.com. [Learn why this is important](#)

EXTERNAL

City of Santa Barbara Staff Hearing Officer,

We love our neighborhood! We walk our dogs daily, greeting the neighbors along the way, stopping for dog cookies, and being happy to have learned over time the names of our fellow neighbors and all their 4 legged companions as well. We wave to each other as we drive by and always slow down for the older neighbors that walk in the middle of the street because of our crooked sidewalks. Children play freely in front of their homes. It is a neighborhood you want to cherish --- not destroy.

We are completely opposed to building a 2 story, 4 bedroom, 4 bath house on the same property as the original 4 bedroom, 2 bath home located at 229 Vista Del Mar which is on a very steep cliff. We have concerns about how building this structure will impact soil erosion, increase traffic, parking, and noise level in this quiet neighborhood.

Sabine Steinhardt and James McMath
jameslmcmath@msn.com