



UPPER EAST ASSOCIATION SANTA BARBARA

Upper East News

February 2020

www.sbuppereast.org

UEA Co-Presidents' Message

The Upper East Association (UEA) held its required annual meeting on November 10, 2019 at the First Presbyterian Church. Around 100 members attended. After the obligatory reports, local historian Neal Graffy entertained us with a program entitled, "History of Water in Santa Barbara." As the Board already is starting to plan next year's event, let us know if there is a topic of interest about which you'd like to learn more.

The Board continues to monitor State mandates on Accessory Dwelling Units (ADUs) and Average Unit Density (AUD), both of which may have impacts on the historic nature of the Upper East. We all know that thousands of visitors from around the world visit the Mission and enjoy this historic neighborhood as part of their travels. It is our collective responsibility to preserve the Upper East for successive generations.

Finally, the Board meets the second Tuesday of every month. We are always looking for prospective Board members. If you want to see the agenda or would like to attend, please mail us at ueacomm@gmail.com

The Upper East Association Board of Directors wishes you a safe, healthy and productive 2020.

Steve Forsell
Rod Hersberger
Co-Presidents

Average Unit Density (AUD) Projects

After a series of public meetings & Planning Commission workshops, City staff will be returning to City Council with final recommendations to update the AUD ordinance.

This includes consideration of a new zoning map showing expanded locations for AUD projects. One of those areas newly designated for higher density are those commercial properties situated on either side of State Street from Arrellaga Street to Mission Street. The area on the east, or mountainside of State, is part of our Upper East neighborhood.



Figure 1



Figure 2

To understand what this new zoning overlay map might mean for this portion of our neighborhood, “before and after” three-dimensional sketches show just one block on State Street, bounded by Pedregosa, Anacapa, and Islay streets. Figure 2 shows the neighborhood as it exists today. Figure 1 shows that same block and how it might look if the proposed rezoning of the commercially designed properties along State were to be allowed to construct mixed-use projects of first floor commercial space, with multi-story housing units above.

Under the existing city’s zoning laws with this proposed AUD ordinance overlay, this would allow for three- and four-story residential units above commercial space, up to 48 feet from street level. As viewed in Figure 1, those potential buildings would extend to 48 feet over adjacent residential structures of one and two stories. Large structures would cast long shadows on adjacent dwellings, because of the east/west orientation of the sun as it travels along our coast.

https://civicaweb.santabarbaraca.gov/services/planning/mpe/aud_program/audprogramphases/other_amendments.asp

If you want detailed information on how this project may affect your neighborhood, or to get on a mailing list to receive notices for upcoming City Council adoption hearings scheduled in the spring, contact City Planning staff, Jessica Metzger (805) 564-5470 ext. 4582.

Accessory Dwelling Units (ADU)

Several new state laws enacted over the last few years allow Accessory Dwelling Units (ADUs) to be constructed on, or added to, existing residential properties throughout the state. Assembly Bills AB68, AB671, and AB881, contain rules that will reduce local oversight for the construction of these units in single-family neighborhoods.

Those bills:

1. Eliminate owner-occupancy requirements for the main residence where ADUs are located.
2. Allow up to two ADU units (one “junior ADU” within a main residence, in addition to one separately located on a property.)
3. Allows an ADU structure to be as close as four feet from a property line.
4. Do not allow any provision for a jurisdiction to replace off-street or garage parking.
5. Allow ADUs to be built up to residential height limits, which in most of Santa Barbara is thirty feet.
6. Do not allow for any architectural review of such structures, with the exception of an “objective” list of architectural elements reviewed by staff.
7. Require a minimum square footage of 800 square feet for an ADU unit

City staff are now working on an “emergency ADU ordinance update” to retain as much local control as possible before the state mandated legislation will override such ordinances. City Council has also directed staff to return with a report on the fire danger and potential evacuation problems during a fire, if these units are allowed to be built in High Fire District areas, such as those on the Riviera.

2020 Upper East Association Board

The votes are in and UEA members elected Greg Brown, Lisa Burns, Rod Hersberger and Robert Mislant to two-year terms beginning January 2020. On January 14, 2020, the Board elected the following officers:

Steve Forsell and Rod Hersberger - Co-Presidents
Fred Sweeney - Secretary
Robert Mislant – Treasurer

(Since the Board has been operating with Co-Presidents for several years, the Vice-President position is intentionally left vacant.)