



Update on Accessory Dwelling Units

As you are aware, we sent an electronic survey to all our members just a few weeks ago to bring to everyone's attention the new California State law regarding allowing the permitting of Accessory Dwelling Units. Our current City of Santa Barbara Zoning Code refers to them as "Secondary Dwelling Units" and they are also known as "granny units". This new State Law supersedes any local laws and has been put into place to increase the amount of housing available in all areas of the State including all city and county single-family zoned properties.

Our survey has recorded more than 90 responses to date. If you were able to view and respond to that survey, the UEA board of directors certainly appreciates each and every response. In the survey we asked a few questions. Of the responses over 52% of you disapprove of this new law and many believe that it will have a negative effect and change the character of our neighborhood. An overwhelming 80% of you were supportive of the UEA board of directors taking a position on this issue based upon the majority of responses for or against. As such, the board has indicated that it will now watch very carefully the City Council direction to staff to begin the process of bringing back to the Council's Ordinance Committee a new zoning ordinance that will address this issue as allowed under this new State law. Although this new law is very restrictive regarding what local jurisdictions have the authority to weigh in on, there may be some allowances to address such issues as to restricting how these Accessory Dwelling Units are rented, such as restrictions for vacation rentals and allowance for occupied ownership. There may be other components that might allow for more local control.



Because this law is driven by the State legislature, we have made arrangements to meet with our State Assembly representative's office. It is our hope that we may find more ways in which the local jurisdictions will have more control such as assuring these types of units will be compatible with the neighborhood in which they will be placed. We also are aware that we are not the only neighborhood association or city that is concerned about the local control limited by this law, allowing us to join forces for a larger voice in Sacramento.

We will certainly continue to keep you informed. If you have not yet had a chance to respond and you'd like your voice to be heard on this issue, please click [here](#) to complete the survey. It will take only a few minutes. If you completed it previously, there's no need to do it again.

Neighborhood Watch

We held a neighborhood watch gathering on March 16th at the home of Ron and Andrea Gallo. They welcomed us with tacos, water, lemonade and wine by their lovely poolside garden. The meeting was well attended and very informative. We heard a useful presentation on home safety and the role of the neighborhood watch program by Santa Barbara police officer Beth Lazarus. Neighbors also shared stories of their own experience with crime on the Upper East Side. Many people came away inspired to volunteer as the block watch captains for their own block.

On May 3rd, we held a block watch captain orientation meeting to help twenty new block watch captains set up programs on their block. The next orientation will be held in the fall. If you would like to volunteer as a block watch captain and get started sooner, contact Kathryn Hinsch at khinsch@mazama.net and she will be happy to answer any questions you have about the program. Our goal is to have a captain on every block.

Early on the morning of April 14, on day two of a termite extermination, an upper eastside neighbor's home was burglarized. The tent was still up. The neighbor reports that based on what was stolen the perp(s) was in her home for an extensive amount of time and carefully combed through everything. More than ever we need the eyes and ears of our neighbors to help keep our neighborhood crime free.

Oversized Vehicle Ordinance Update

The implementation of this ordinance, sometimes referred to as the "RV ordinance," is still in progress. Several members of our UEA board, I and many of our Upper East residents attended the informational meeting conducted on Wednesday evening May 10th at the council chambers as hosted by our city attorney Ariel Calonne. Several members of the public spoke, but a predominant set of speakers of those were there lobbying on behalf of the "Sprinter" owners. As some of you may know, these vehicles that have the same width and length as most cars but are exceptionally high (think Mercedes Benz campers) are strongly opposed to the implementation of this ordinance because of the height restriction. Several of the speakers were sports enthusiasts and many were contractors and maintenance folks, such as Cox Cable, who object to the current ordinance wording that targets oversized vehicles based upon three measurement criteria including height. My sense is that these "Sprinter" owners may prevail at some point with the City Council. However, Mr. Calonne indicated that type of change will require a new ordinance, or at least some sort of addendum to the current ordinance.

In the meantime we are still waiting for the City Attorney's office to appear before the Council with an actual implementation date. We will try and keep you posted as we learn more.

Looking for New Board Member

Two of our recently elected Board members, Steve Hinkley and Isaac Madarieta, have job opportunities elsewhere leaving the remainder of their terms, which end December 31, 2018, open. We are very grateful to Kathryn Hinsch for her willingness to serve on the Board, with her primary responsibility as Neighborhood Watch coordinator.

We still have a Board vacancy to fill. It's a great opportunity to learn about your City and neighborhood. We especially need someone familiar with Google Forms to create surveys and ballots. Please call or text Fred Sweeney (805) 448-4392 to discuss.

Walking With Mo

It has been some time since Mo and I have shared our walks with all of you, but this is certainly the time of year to go on lots of walks. The sun is out this Sunday morning of Mother's Day where all the spring blooms are in full, extraordinary colors, particularly at the Rose Garden at the city's Mission Historical Park.

Which reminds me of something Mo and I encounter on our walks; that is the care and feeding of our "parkways." These are the areas in front of our houses that start at the curb and come to the sidewalk. It has always been interesting that the "parkways" are really within the city right of way and are governed, not by the public works department, but by the parks department. As property owners we are obligated to maintain and keep them up. As Mo and I walk, we observe some "parkways" that are wonderfully kept and some that still are in need of some tender loving care. Even the ones that are beautifully tended are by no means meeting the requirements of the city's regulations. Many of you probably are not aware that plants within the parkway are not supposed to grow any higher than eight inches, except for trees. So take a look and see if you meet that requirement.

As for those trees in the parkways, they are supposed to be blessed by the city and cannot have hard surfaces around their trunk or drip lines. As a result of the drought, however, efforts to plant new trees or replace damaged trees have been on hold. Let's hope that this recent winter will allow us to return to caring for, adding to, or replanting damaged trees. But before Mo and I walk away from this subject, he would like to put out the word that it's really not conducive to our neighborhood to leave your unwanted trash, particularly furniture, out in those parkways for others to pick up. This has become particularly worrisome along our beloved streetscape along State Street between Mission and Constance Avenue.

Let's hope that all of us continue to keep our "parkways" clean and beautiful (and yes please carry your doggy bags and take them home with you). For those that have yet to address refurbishing



your own parkway, we hope you take advantage of the summer growing season to do so. The city parks department has some good suggestions for drought tolerant plants that meet the eight inch requirement.

The best from Mo and me as you continue your walks through this special neighborhood.

Fred Sweeney, 2016 Board President.



& Mo

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