

UPPER EAST ASSOCIATION SANTA BARBARA

Upper East News

Fall 2021

<https://sbuppereast.org>

A Message from Board Co-Presidents Rod Hersberger & Steve Forsell

In last year's message we observed that it had been "a year like no other for the Upper East Association and our community." Unfortunately, 2021 has not reverted to the pre-pandemic normalcy for which many of us hoped. There have been continued challenges your Board has worked hard to overcome. Nevertheless, the Association's membership and finances remain strong and most UEA work continues virtually. In-person gatherings have been one of the casualties of COVID-19. Due to the virus, we are not having our annual meeting and social scheduled for November 2021. Hopefully next year we will resume this popular and informative event.

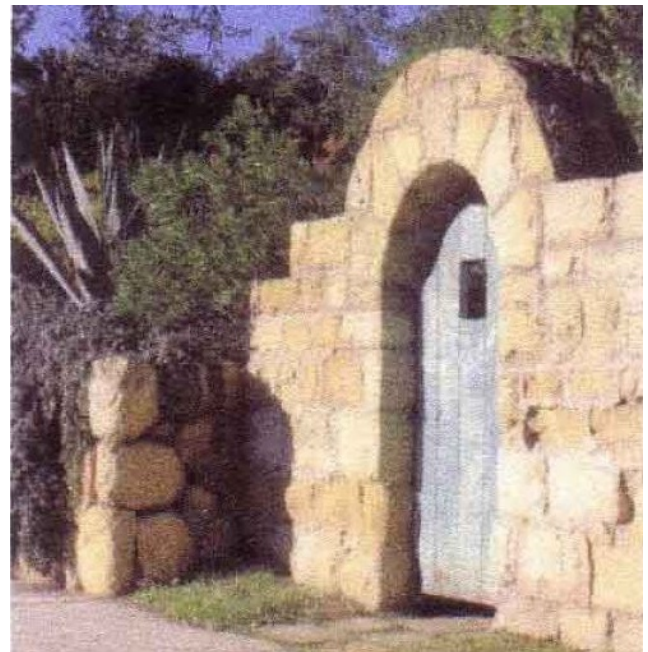
Meanwhile, we are pleased to report we have four new board members who are actively engaged in ongoing UEA activities and issues: Ryan Newell, Pat Saley, Deb Trauntvein and Jim Morouse. We are fortunate to have our neighbors step up to participate on the Board. The Association's by-laws set the number of Board members between nine and 13. There are currently nine serving members. There is room for additional neighbors to join the Board. If you are interested, send an email to board@sbuppereast.org to get more information. At this point we are still meeting by Zoom.

The Board continues to monitor and deal with issues which affect the Upper East. Some of these issues include Average Unit Density and Accessory Dwelling Units; traffic and speeding on our streets; the transformation of State Street and various historical status proposals including the State Street Parkway; the Community Wildfire Protection Plan; and emergency preparedness. There are updates related to several of these matters in this newsletter.

Thanks to all our Board members and staff for their work in these difficult times. We hope all our neighbors and friends are safe and following the coronavirus protocols.

Current UEA Board and Staff

- Rod Hersberger, Co-president & Interim Treasurer
- Steve Forsell, Co-president
- Fred Sweeney, Secretary
- Barbara Harley, Membership Communications
- Beth Perry, Annual Newsletter
- Deb Trauntvein
- Pat Saley
- Jim Morouse
- Ryan Newell
- Eric Torbet, Database/Website Consultant



New Residential Housing Laws

Senate Bill 9 and Senate Bill 10

By Fred Sweeney

In mid-September the California legislature sent to the Governor two housing bills for his signature. Those two bills have now become law and will have an effect on all cities and counties within the state. Below are some highlights from each bill:

Senate Bill 9

Single family residential zoning is very common in California. In the past few years, laws have been passed to allow Accessory Dwelling Units (ADUs) or "granny flats" on these parcels with little or no review. SB 9 allows single-family zoned properties to be split in two and to have at least one dwelling unit on each property and two additional ADUs that would meet the following requirements:

- Lot splits will be allowed to create two lots with a minimum size of 1200 square feet each with minimal local oversight. A new house on that new lot would have to be a minimum of 800 square feet.
- Even without a lot split, a homeowner can build one additional unit and two ADUs. However, the owner must live on the property for three years. This would allow up to four units on what is now considered a single-family zoned parcel.
- No additional parking is required if the existing and new houses are within ½ mile walking distance from a bus stop. If located more than ½ mile from a bus stop, one parking space is required for each new and existing housing unit, not including ADUs.
- Setbacks from property lines are reduced to four feet.
- No discretionary zoning or architectural review is allowed. Only staff-administered objective design and zoning review is required prior to submittal for a building permit.
- No coastal zone approval or environmental review is required.
- These lot splits will not be allowed in designated high fire areas or historical districts.

Senate Bill 10

This bill is voluntary, meaning the city or county would have to decide to implement it. It essentially would allow 10 or more units on parcels, even single-family lots, in areas that can be rezoned along "Transit-rich areas" or a "High-quality bus corridor." No subjective zoning, environmental, or architectural review is allowed, only review of objective standards by staff. Cities have essentially been given a green light to up zone residential property with little or no local oversight, except for city council action to implement SB 10.

Local Impact

In monitoring recent housing forums, news articles, and other available information, it appears that the Upper East neighborhood could be affected by these new laws, particularly for those properties along State Street from Sola Street to Constance Street. As many are aware, the city's Average Unit Density (AUD) ordinance, which has allowed those large projects Downtown with many new rental units that are rented at market rates, will be up for renewal by the city council before the end of this year. The changes currently proposed to this ordinance would allow up to four-story mixed commercial/residential buildings to be built along State Street between Sola and Mission Streets, with only 10% of the units set aside for moderate income renters. The rest of the units would be subject to market rents which are very high. The four-story units on the mountain side of State Street between Sola and Constance Streets could build right up to the lot line and would shade the one- and two-story single-family homes that are just off State Street.

In addition to adding more units without consideration of parking, sewer, and water capacity, there may be a few issues that surface with SB 9 and SB 10 with respect to potential lot splits and property access within the Upper East. Some Upper East lots were laid out in an egalitarian fashion that has produced block layouts that contain mid-block alleys, flag lots, and small or very large and odd-shaped lots. This geometry may present challenges for lot splits including easements and other access

New Residential Housing Laws, Cont'd...

issues to serve the new lot layouts.

In addition, the financial lending market has not weighed in on whether their lending requirements will recognize these new laws.

Finally, Santa Barbara has several potential historic districts that have been waiting to become officially recognized by the city. Obviously, it is the intent of the laws that these areas are not subject to the additional high-density housing to preserve their integrity. It is not clear whether cities or counties may designate new historic districts and whether they would then be exempt from these new laws.

For more information as the implementation of SB 9 and SB 10 moves forward, follow local and state news coverage and city council action.



View of "Crocker Row" from the Mission, circa 1910

Emergency Preparedness

Hello Neighbors,

Shortly after the last newsletter, three members indicated their willingness to be on our UEA Safety and Emergency Preparedness Committee. Some previously had been on board prior to the pandemic. Thank you!! I am still in need of additional members interested in serving on this important committee, so feel free to e-mail me. I hope to have a fun, informative get-together with volunteers shortly after the first of the new year.

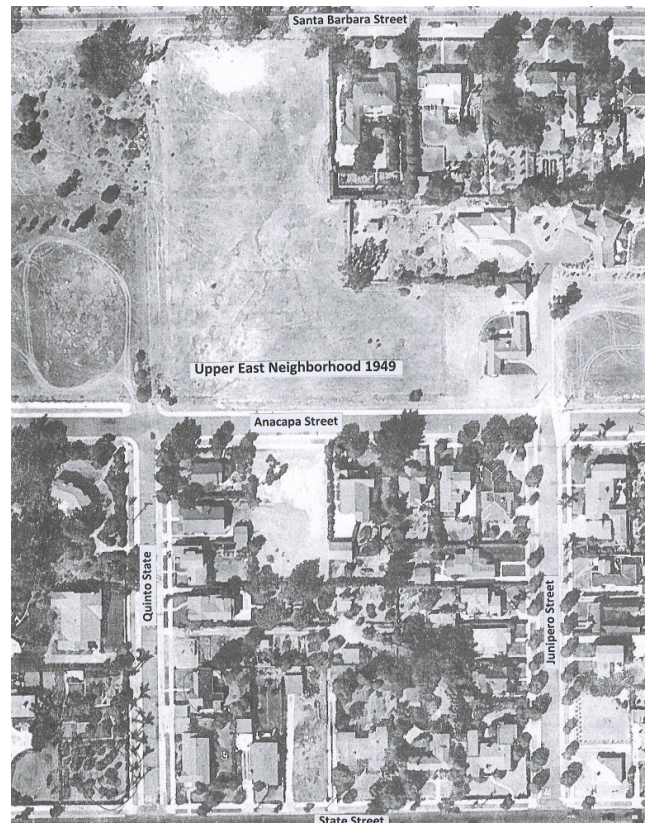
Thank you. Please stay well and safe!

Deb Trauntvein – tdr1213@aol.com

Upper East Association Mission Statement
*To preserve and enhance the spirit
and essence of this historic
neighborhood and its quality of life.*

Call for History Buffs!

The Santa Barbara Library has announced a cache of photos and other materials that includes fascinating parts of the early history (1900- 1940) of the Upper East, with two shown on this page. The UEA Board has expressed interest in establishing a History Corner in its newsletter and on its website. UEA members who would like to research and write short entries – individually, with a group, or as a group lead – are invited to contact Board member Jim Morouse: jim@morouse.net. A meeting on the project will be held in mid-January with a delivery date of March 1 for the first two submissions. This will be an ongoing activity of the Upper East Association offering opportunities for member involvement.



Aerial view of the Upper East, circa 1949

Board Member Elections for 2022

Nominations are now open to fill four UEA board positions for the 2022-2024 two-year term. If you are interested in meeting with a Board member to discuss what we do, or would like to nominate someone, please contact us by November 30, 2021 via email board@sbuppereast.org or by mail to P.O. Box 30696, Santa Barbara, CA 93105. Information about the UEA is online at sbuppereast.org. We hope that your continuing interest and participation in our Upper East neighborhood stays robust and engaged.



Watercolor by Fred Sweeney

Membership Appeal

The time has arrived for the more than 500 homeowners in the Upper East to renew your memberships or start a new membership in the Upper East Association for 2022!

We Need You!

The more homeowner voices the UEA represents, the more others will listen.

The more members who contribute the small annual membership fee of \$25, the more the UEA is enabled to work on your behalf, publish newsletters, and offer special events.

The more we hear from you our UEA Members, the more of your concerns we can share with the rest of Santa Barbara – its City Council, its service organizations, other neighborhoods.

You Need Us!

The more homeowners we represent, the stronger our efforts on your behalf:

- SHARING local history
- ALERTING you to new problems and opportunities
- GATHERING opinions on key issues
- ADVOCATING with government officials and other civic leaders
- BEAUTIFYING and PRESERVING our historic neighborhood
- PREPARING for emergencies and disasters
- COOPERATING with other Santa Barbara neighborhood associations

Act Immediately – Before the Holidays Overwhelm Us All

Review the insert envelope for details on how to join UEA or renew your membership for 2022. The Membership page of our website can be especially helpful:

sbuppereast.org/membership

We are seeking at least 500 memberships this year. Can we do it? Join us now and strengthen our efforts and increase Our Voices.