

**PATTERSON AREA NEIGHBORHOODS  
ASSOCIATION, INC.**

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To: County of Santa Barbara Board of Supervisors

Re: Development Standards for 2<sup>nd</sup> Unit Ordinance

The Board of Supervisors received input from the Montecito Planning Commission and the Santa Ynez Valley GPAC regarding their concerns about 2<sup>nd</sup> units. But there is a large swath of the unincorporated areas throughout the county which have not benefited from any such discussion and input. Regrettably, there has been little attention made to require a larger community dialogue in order to ensure that community input is heard and received. We regret that the county has not been more aggressive in reaching out to these areas and seeking their input. Thus, on behalf of the unincorporated areas of the eastern Goleta, Patterson Area Neighborhoods Association would like to make the following comments regarding you're proposed ordinance on 2<sup>nd</sup> units.

Fundamental to this ordinance should be the recognition that development standards may need to vary throughout the county. From the perspective of unincorporated Goleta, it will be the neighborhoods of older, traditional single family homes where most of the 2<sup>nd</sup> units will be built because many newer developments in this area have CCRs which prohibit this type of construction. The opportunity to add a 2<sup>nd</sup> unit is not equal throughout the various zone districts and this inequality will impact unincorporated Goleta's neighborhoods the hardest.

Here, in the traditional single family neighborhoods, the 2<sup>nd</sup> unit ordinance will, without heightened standards, forever change neighborhood character. Also, the expediency of any standards devised for where 2<sup>nd</sup> units should go is not as important as the practical concerns that already exist in any particular neighborhood. Indeed, 2<sup>nd</sup> units may accelerate the deterioration of many neighborhoods because of added parking demands. Many streets are already blighted with the overflow of an assortment of vehicles parked or stored on the street. And there are cul-de-sacs with strictly limited on-street parking, where additional parking burden from 2<sup>nd</sup> units will cause health, safety and welfare concerns.

It is imperative that 2<sup>nd</sup> units be compatible with the existing neighborhood to preserve their integrity. To help ensure that neighborhood character is improved, and not degraded by 2<sup>nd</sup> units, carefully crafted development standards are needed.

The following comments are written from the perspective of neighborhoods in the unincorporated eastern Goleta area and are in addition to those which the county has already written:

- The 2<sup>nd</sup> unit should be subordinate to the principal residence on the lot in terms of size, location and appearance and be at the rear of the lot. Its exterior appearance and character should reflect that of the principal dwelling, using the same exterior materials, roof covering, colors, and other architectural features.

- Manufactured homes proposed as a DRSU shall be identical in terms of siding and roof materials, roof pitch, roof eaves and color to the principal dwelling.
- Solar access, view protection, privacy, noise, and visual impacts shall be considered as part of the review for neighborhood compatibility.
- Upon receipt of application for a RSU, the county should require sufficient documentation verifying that the principal dwelling is owner occupied. The property owner shall enter into a restrictive covenant with the county regarding such owner-occupancy requirements which shall then be recorded against the property. If the owner ceases to reside on the property, use of the 2<sup>nd</sup> shall be discontinued and the unit converted into a portion of the principal dwelling. There needs to be some discussion or provision regarding the granting of temporary relief from this owner-occupancy requirement for yet-to-be established periods of time due to hardship.
- There must be enhanced noticing to those living within 300 yards of the proposed 2<sup>nd</sup> unit. Just posting on site is not sufficient to ensure that neighbors are informed about what is occurring so they can participate in the design review process to ensure that design development standards are being carried out.
- PANA has heard no discussion of the effect of garage conversions, legal or illegal, in relation to 2<sup>nd</sup> units and whether a 2<sup>nd</sup> unit will be allowed on such sites. Our concern is that parking standards are degraded with garage conversions and without adequate on-site parking for the garage conversion **and** the 2<sup>nd</sup> unit, neighborhoods will simply be blighted with more cars on the streets.

PANA supports the need for affordable housing and 2<sup>nd</sup> units may be one way in which to achieve this goal. However, unless the county can make assurances that these units will only be used for affordable housing, 2<sup>nd</sup> units may become destined to be market rate housing. While 2<sup>nd</sup> units may be desirable in areas with sufficient infrastructure and utility capacities, other areas lacking these conditions will not be able to support 2<sup>nd</sup> units. The efforts that have long gone into community planning and neighborhood development are forever altered by these 2<sup>nd</sup> units and only with most careful consideration of heightened development standards can neighborhoods be protected. Your attention to these items will help to ensure that unincorporated eastern Goleta's neighborhoods will see improvements, not deterioration, in changes brought by 2<sup>nd</sup> units.

Sincerely,

Tim Schmidt  
President