

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
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Michael L. Matkins
E-mail: mmatkins@allenmatkins.com
Direct Dial: 213.955.5522 File Number: 999903-11000/LA1132145.01

Via Electronic Mail: dwilliams@countyofsb.org

August 16, 2018

Supervisor Das Williams
County Administration Building
Board Hearing Room, Fourth Floor
105 East Anapamu Street
Santa Barbara, CA 93101

**Re: Development of Residence at 755 Sand Point Road, Carpinteria, CA
(the "Project")**

Dear Supervisor Williams:

I reside at 685 Sand Point Road, Carpinteria, California. I am a neighbor of Janice Feldman, who is undertaking the above-referenced Project. The development of the Project is to be reviewed by the Board of Supervisors on August 28, 2018.

My wife and I are very supportive of the Project.

While residing on Sand Point Road, we have been fortunate enough to get to know Janice and we consider her to be a wonderful neighbor. Janice's personal design skills are renowned and she has proven her passion for design by engaging the world-renowned architect, Hugh Newell Jacobsen, to design the Project. As I am sure you know, he restored our U.S. Capitol and the Smithsonian Institute.

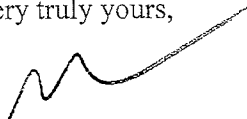
We have reviewed the size and design of the Project and we are overjoyed with what the Project will add to our neighborhood. Janice's efforts regarding the Project demonstrate that she is a very thoughtful, responsible and patient homeowner. Her efforts and the Project should be applauded.

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Supervisor Das Williams
August 16, 2018
Page 2

What I do not understand is the bureaucratic runaround that appears to have occurred in Janice's attempt to obtain approval of the Project since 2013. I hope the Board of Supervisors will get the "political" out of the process and recognize that the Project is one that we as neighbors and citizens who care about Carpinteria should embrace and encourage.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael L. Matkins". The signature is fluid and cursive, with a long, sweeping line extending upwards and to the right.

Michael L. Matkins

MLM:rp

cc: Clerk of the Board (sbcob@co.santa-barbara.ca.us)

Supervisor Das Williams

County Administration Building
Board Hearing Room, Fourth Floor
105 East Anapamu Street
Santa Barbara CA 93101

Dear Supervisor Williams,

My husband and I have a home at 591 Sandpoint Road in Carpinteria, and have owned it since 2010. I am also a member of the Sandyland Protective Agency, our Home Owners Association.

I understand that Janice Feldman's project at 755 Sand Point Road will be reviewed at the Board of Supervisors meeting tomorrow, August 28, 2018. I have seen the project and plans, and think that it will be a great asset to our neighborhood. The designer is Hugh Newell Jacobsen who is a world-renowned architect. As you may know, he was the architect who restored our Nation's Capitol as well as the Smithsonian Institute.

The size and design of the house will go beautifully on our Road. We know Janice Feldman to be a thoughtful and responsible homeowner and neighbor, and see no reason why her plans would not be approved without further delay.

I strongly encourage the Board of Supervisors to approve this project.

Very truly yours,

Laura M. Williams

August 21, 2018

Honorable Board of Supervisors
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

Subject: Appeal of Feldman Residence; 745 Sand Point Road; 14APL-00000-00010

Dear Honorable Board of Supervisors:

As a neighbor on Sand Point Road, I am writing this letter in support of Janice Feldman's request to build a new residence on her property and request that your Board deny the appeal of the Planning Commission's approval of the Feldman residence.

Janice Feldman has worked diligently with her neighbors and the Homeowners Association throughout the County review process, adhering to the Homeowners Association building envelope and view corridor requirements, and has obtained the support of both the County Board of Architectural Review as well as the County Planning Commission. This has been a long, arduous process but it has been completed in the interest of addressing Homeowner, County, and Coastal Plan policies.

I support a property owner's right to build on their property as long as they follow the guidelines and process that helps protect all affected parties, including the landowner. Please deny the appeal and allow Ms. Feldman to move forward with completion of her new home.

Sincerely,

Sarah Argyropoulos
711 Sand Point Road
Carpinteria, CA

Subject: Fwd: Letter Supporting Building Home at 755 Sand Point Rd., Carpinteria
Date: Friday, August 24, 2018 at 12:08:23 PM Pacific Daylight Time
From: Dorothy Largay <dlargay@gmail.com>
To: Ann Douglass <ann@janicefeldman.com>

Ann, Here is a copy of the email I sent to Das Williams and the Clerk for the Board of Supervisors
Hope all goes well next week!
Dorothy

Begin forwarded message:

From: Dorothy Largay <dlargay@gmail.com>
Subject: Letter Supporting Building Home at 755 Sand Point Rd., Carpinteria
Date: August 24, 2018 at 9:22:05 AM PDT
To: dwilliams@countyofsb.org, sbcob@co.santa-barbara.ca.us
Cc: Janice@janusetcie.com, Wayne Rosing <wrosing@lco.global>

To Supervisor Das Williams and Clerk of the SB Board of Supervisors,

My name is Dorothy Largay. My husband and I own a home on Sand Point Road in Carpinteria, which is our primary residence.

We are neighbors of Janice Feldman, who has been seeking to build a home at 755 Sand Point Road for some time now. I understand her project will be reviewed at the Board of Supervisors meeting on August 28th, 2018. I have reviewed the house plans, and I fully support the project.

The size and design of the house will go beautifully on Sand Point, and we will feel fortunate to have a home of such quality and beauty on our lane.

We know Janice Feldman to be a thoughtful and responsible homeowner and neighbor. The house project has been approved by our homeowners association, and Janice has responded to requests with great diligence and in good faith. Despite her extraordinary efforts, the house project has been met with unreasonable delays.

I strongly encourage the Board of Supervisors to approve this responsible and beautiful home to be built without any further delay!

*Respectfully,
Dorothy Largay
625 Sand Point Road
Carpinteria, CA 93105*

Sent from my iPad



Subject: 755 Sand Point Road
Date: Monday, August 27, 2018 at 6:31:34 PM Pacific Daylight Time
From: Melissa Kamen
To: Ann Douglass
CC: Ken Mineau
Attachments: 755 Sand Point Rd.docx

Dear Ann,

Please see below email from Marc in regards to Janice's hearing tomorrow. Ken mentioned that we should send to you since we are down to the last day now, but please let me know if you would like for me to send directly to Das Williams and the Clerk. I also attached a copy as a word doc to this email.

Thank you,

Melissa Kamen
Project Administrator
Appleton Partners LLP
117 W. Micheltorena Street
Santa Barbara, CA 93101
(805) 965-0304
[Website](#) | [Facebook](#) | [Instagram](#)

Dear Supervisor Williams and the Board,

My name is Marc Appleton, I am a resident of Santa Barbara County, I have known about Janice Feldman's diligent and conscientious efforts to have her proposed home approved for some time, and, as a local architect, am familiar with the plans and how responsive they are to the site, neighborhood and environment.

Since first approved by the South County board of Architectural Review in 2013 and subsequently by Zoning in 2014, this project has been needlessly challenged and appealed by one neighbor at great expense to both the Applicant and the County.

I am all for the public review process, but this is a spurious appeal motivated by selfish interests, and the appeal has been adequately addressed. A site plan comparison between the Applicant's existing and proposed new home indicates a clear improvement to the neighbor's ocean views. The site plan also indicates

that the Applicant's proposal maintains significantly more open space for wetlands restoration than neighboring parcels do, the proposed footprint of the new home covering less than 3% of the lot.

The scale of the architecture, representing several smaller separate forms rather than a single combined mass has also been sensitively designed. I believe the project complies with County Zoning and Coastal land use regulations, is respectful of the wetlands environment, and deserves to be approved by the Board.

Please approve this project, and let's get on with more important matters!

Respectfully submitted,

Marc Appleton, A.I.A. principal, Appleton Partners LLP - Architects

WINICK ARCHITECTS

LETTER OF SUPPORT
TO SANTA BARBARA BOARD OF SUPERVISORS
RE: 755 Sandpoint Road

August 25, 2018

Dear Chair Williams & Santa Barbara County Board of Supervisors:

I am pleased to be writing to you in support of the project at 755 Sandpoint Road in Carpinteria.

As some of you know, I am the principal of the local firm Winick Architects, and recently completed serving as the Vice Chair of the Santa Barbara City Historic Landmarks Commission and served several years ago as the AIA SB Chapter president and continue to serve on the AIA Executive Board. In my practice as well as in my public service, I have supported sustainable design, the protection of our environment, and the consideration of others' enjoyment of our unique coastal setting.

I've had the opportunity to review the proposed project to be located at 755 Sandpoint Road and I feel that the it is sensitive in site planning, scale and design that it fits into its context and is an exemplary addition to this coastal setting. The client and design team are stellar with Mr. Jacobsen's inspired design based on his historic interest and understanding of the Carpinteria beachside vernacular. As I recently completed a residence at Sandpoint, I greatly value this neighborhood and know that the approvals process, though arduous is very well calibrated. Only well designed and considered projects emerge from the SBAR and the Planning Commission . This project has very sensitively and successfully evolved through the process with a great result.

I urge the Board to approve this design knowing you that you have skilled professionals on SBAR who have helped to shape the project. And most importantly the project merits approval as it respects all zoning requirements, it doesn't have a visual impact on the mountain views from the ocean, and it fits in exceptionally well with the character of this seaside neighborhood.

Sincerely,



Barry Winick, AIA, NCARB, LEED AP
Principal, Winick Architects, Inc

*2015 President of AIA Santa Barbara
American Institute of Architects*

the Warner Group

ARCHITECTS, INC.

Jack Lionel Warner AIA
Thiep H. Cung AIA

August 27th, 2018

Dear Mr. Williams & Board of Supervisors,

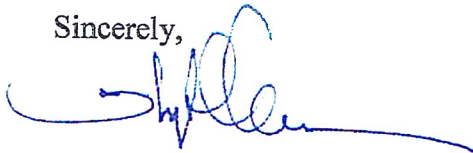
This letter is to voice my support for the proposed project at 755 Sand Point Road.

I am the principal of the local firm The Warner Group Architects, Inc. and currently serve on The Montecito Board of Architectural Review, as well as being a past member of The City of Santa Barbara Architectural Review Board. I have reviewed the progression of the project at 755 Sand Point Road and feel that it is appropriate in both scale and design to its unique coastal setting. The architects have created a project that is mindful of the Board, neighbors, and the community as a whole.

As an architect and a member of MBAR, I truly value the preservation of Sand Point's coastal neighborhood and know the process of approvals is well suited to create a pleasing balance between scale and aesthetics in each project. SBAR is made up of accomplished professionals who have guided this project through the approvals process and helped ensure that it will be a refreshing upgrade to the variety of architectural styles represented on Sand Point Road.

I believe this project will be a welcomed addition to the coastal community at Sand Point Road and I strongly urge the Board to approve the project at 755 Sand Point Road.

Sincerely,



Thiep H. Cung, AIA

1250 Coast Village Road, Suite J
Santa Barbara, California 93108
Telephone 805.969.5074
Facsimile 805.565.3797
www.wgarch.com

Subject: Support for Janice Feldman Sandyland project
Date: Friday, August 24, 2018 at 7:59:33 AM Pacific Daylight Time
From: Barbara Cleary <bedentzel@earthlink.net>
To: dwilliams@countyofsb.org <dwilliams@countyofsb.org>

Dear Mr. Williams,

My name is Barbara Dentzel Cleary. I want to write to you in support of Janus Feldman and her Sandyland home project. I think you will understand much more about who she is to our community by reading this letter. Thank you so much for taking the time to do so.

I've lived in Santa Barbara for most of my life and have known Janice Feldman for over 45 years. We were teenagers when we met. The Dentzel's, along with Fess Parker were the ones to make possible a carousel in Santa Barbara. My father, William Dentzel made the small carousel that ran for years in the Santa Barbara Zoo, having donated it to the Zoo. I painted those animals as a young woman. My mother cofounded the Art Walk at the Natural History Museum as well as cofounded the Flag Project on the breakwater with Paul Mills.

I met Janice Feldman as a new friend of my parents, (William and Marion Dentzel,) who had become fast friends with her on a bus ride to a Carousel Convention at Sandusky, Ohio. I think Janice was a mere 19 years old at the time she met my parents. She was there to speak about preserving American carousels. Though a non-typical young adult of our era, she was always deeply concerned with the environment. Everything Janice puts her talent, mind and business acumen to is fueled by her confident yet humble loyalty to doing the right thing.

Over thirty years ago Janice invented one of the early 'green' building products coming out, called JANUSwood, made from discarded milk cartons, and used to make city park benches. Her company, Janus et Cie designed and made all the public seating for Chase Palm Park, as well as for other clients in the Santa Barbara area.

We all know Santa Barbara has had many notable architects: Winslow, Smith, Moody, Wright, Green, Noitra, and Barton Meyers, and now we have Janice gifting our community with Hugh Jacobsen and his elegantly gestured design, a home that moves and dances gracefully with the mountain landscape between the mirroring roof lines. It is set back even farther than the existing house, enlarging the neighbors' views. It poetically hearkens back to earlier California coastal Ag buildings and embraces the expansive wetlands more than any other property on Sand Point. Jacobsen's design is a breathtaking aesthetic vision perfectly suited for this special place. Pearl Chase, John Muir, Lois Seidenberg, Mother Earth, and the Lord above, my parents and all of us will wear a smile on our faces here or in heaven looking out at or down on this thoughtful home. It will take our breath away not just for its beauty and genius but for awe of its exuberance of good energy. Let her build it now.

Thank you,

Barbara Dentzel Cleary

Barbara Dentzel Cleary

P.O. Box 5124

Santa Barbara, CA 93150 bedentzel@earthlink.net

SANTA BARBARA: h:805.962.5454/c:805/689-6080

MEXICO: U.S.Vonage:805/275-1504/TELMEX:+52-329/291-7165

Subject: FW: Sand Point Residence

Date: Monday, August 27, 2018 at 2:40:51 PM Pacific Daylight Time

From: Ken Mineau <KMineau@appleton-architects.com>

To: Ann Douglass <ann@janicefeldman.com>

Ken Mineau

Partner

Appleton Partners LLP

117 W. Micheltorena Street

Santa Barbara, CA 93101

(805) 965-0304

[Website](#) | [Facebook](#) | [Instagram](#)

From: Ken Mineau

Sent: Monday, August 27, 2018 2:02 PM

To: 'sbcob@co.santa-barbara.ca.us' <sbcob@co.santa-barbara.ca.us>

Cc: 'dwilliams@countyofsb.org' <dwilliams@countyofsb.org>

Subject: Sand Point Residence

Dear Clerk of the Board and Supervisor Das Williams

My name is Kenneth Mineau and I own property located at 140 Loma Media Rd in Santa Barbara. I am a long time resident, architect and planner practicing in Santa Barbara since 1982 and am a member of the GVPAC for supervisor Janet Wolf.

I have known Janice Feldman for some time, and am familiar with her plans for 755 Sand Point Road in Carpinteria. I understand her project will be reviewed at the Board of Supervisors meeting on August 28, 2018. I have reviewed the project and plans, and am impressed with the environmentally sensitive architecture.

The size and design of the house will go beautifully on Sand Point Road and we would love to have a home of such quality and beauty amongst us!

We know Janice Feldman to be a thoughtful and responsible homeowner and neighbor

She has been delayed in the building of her own dream home after a lifetime of work for reasons that seem totally unreasonable for a private residence.

I strongly encourage the Board of Supervisors to approve this responsible and beautiful home to be built without any further delay!

Ken Mineau

Partner

Appleton Partners LLP

117 W. Micheltorena Street

Santa Barbara, CA 93101

(805) 965-0304

Monday, August 27, 2018 at 11:17:25 AM Pacific Daylight Time

Subject: 755 Sand Point Residence

Date: Monday, August 27, 2018 at 11:14:28 AM Pacific Daylight Time

From: Barton Myers(SB) <b_myerssb@bartonmyers.com>

To: dwilliams@countyofsb.org <dwilliams@countyofsb.org>

CC: sbcob@co.santabarbara.ca.us <sbcob@co.santabarbara.ca.us>

Dear Supervisor Williams

Vicki and I write to support the application of Ms Janice Feldman to construct a beautifully conceived home at the above address and to urge you and the BOS to support it.

We have known Ms Feldman since the 1980's and can certify that whatever she undertakes she does to achieve excellence. We believe that the proposed house at 755 Sand Point, designed by the distinguished architect Hugh Newell Jacobson, FAIA with landscape by Mark Rios, FAIA, will be no exception to this goal.

As presented in handsome drawings and renderings, the proposed house is both Carpinteria "contextual" and architecturally contemporary, and well scaled with its neighbors.

We strongly encourage the Board of Supervisors to approve this beautifully designed home and allow Ms Feldman to move forward and see it realized.

Respectfully

Barton Myers, FAIA

Victoria Myers

Lenzi, Chelsea

From: Tamara Donohoe <tamara@intertexcompanies.com>
Sent: Monday, August 27, 2018 9:07 AM
To: sbcob
Subject: Feldman Proposed Residence

Dear Clerk of the Board,

We, Dale and Tamara Donohoe, own a home on Sand Point Road in Carpinteria and love everything about it! We are neighbors of Janice Feldman who is proposing to build a home at 755 Sand Point Road. We understand her project will be reviewed at the Board of Supervisors meeting on August 23, 2018. We have reviewed the project and plans and feel it would be a nice compliment to the already eclectic blend of homes that front the coastline in Sandyland. We know Janice Feldman and feel she has gone above and beyond to take into consideration each and every component that goes along with building in such a sensitive yet beautiful area. The delays in building her dream home seem unreasonable given the amount of research, time, effort and consideration she has put into each and every detail attempting to comply. We would encourage the Board of Supervisors to approve this project without any further delays.

Thank You,

Dale and Tamara Donohoe

Supervisor Das Williams, Clerk for the Board of Supervisors
County Administration Building

Re: Board Hearing Room, Fourth Floor Via email: dwilliams@countyofsb.org/08/15/18
105 East Anapamu Street
Santa Barbara, CA 93101

Re: 755 Sand Point, Carpinteria
Owner: Janice Feldman
Hearing: August 28, 2018

Dear Supervisor Williams and Colleagues of the Board of Supervisors:

Please consider this letter of endorsement on behalf of 755 Sand Point in Carpinteria, Janice Feldman, owner, as evidence of our enthusiastic support urging your approval of plans for this carefully planned home. We are homeowners at 770 Ladera Lane, Santa Barbara.

Ms. Feldman has built her professional reputation world- wide as a designer and manufacturer of beautiful furniture. This home project will be no less than superb in design, site sensitivity and execution. We are familiar with the work of Hugh Newell Jacobsen, the architect as well as that of Mark Rios, the architect of record.

We believe that the Supervisors will take great pleasure in their review of this project. Every detail has been anticipated, many, no doubt, in response to specific points of importance to be met prior to the Supervisors' approval as well as those of the neighboring community.

We know the Board will give this project the careful attention it deserves. Thanking you in advance,

Most Sincerely,

Dorothy and John Gardner

Lenzi, Chelsea

From: Patty MacFarlane <patty@macfarlanehome.com>
Sent: Monday, August 27, 2018 1:35 PM
To: sbcob
Subject: 755 Sand Point Road

655 Park Lane
Santa Barbara, CA 93108
September 27, 2018

Clerk of the Board
Santa Barbara County Board of Supervisors
County Administration Building
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

Dear Clerk of the Board of Supervisors:

My name is Patricia MacFarlane and I own property located at 655 Park Lane, Santa Barbara, CA 93108.

I have known Janice Feldman for 18 years, and have owned property adjacent to her Park Lane property that entire time. I understand her project at 755 Sand Point Road will be reviewed at the Board of Supervisors meeting on August 28, 2018. I have reviewed the project and plans, and am impressed with the environmentally sensitive design and architecture. I am equally impressed by her commitments to restore native habitat, improve ocean views for neighbors, and respond to concerns of the Coastal Commission and the Fire Department. I believe her project reflects a reasonable development of her parcel, at a more modest development percentage than others in the area, and the size and design will fit well on Sand Point Road.

I personally know Janice Feldman to be a thoughtful and responsible homeowner and neighbor. My home is immediately adjacent to a re-model project she did on her Park Lane property. While I admired her exceptional design, and quality of construction, I was far more impressed with the professionalism of her hired contractors, and her genuine sensitivity to the impact on neighbors – throughout the construction process.

I strongly encourage the Board of Supervisors to approve this responsible and beautiful home to be built without any further delay.

Sincerely,

Patricia MacFarlane

272 El Cielito Road, Santa Barbara, CA 93105
August 21, 2018

To: Das Williams, Supervisor
Clerk of the Board, Santa Barbara Board of Supervisors

I lived on Sandpoint Road for over two years, so I am familiar with all the properties in the community, including Janice Feldman's spectacular parcel.

I know Janice personally. She has an extraordinary sense of design and exquisite taste, so I wasn't surprised to learn that she had chosen internationally acclaimed architect, Hugh Newell Jacobsen, to create her dream beach house. As a student of architecture I have admired his work for years, particularly the homes he has designed at the water's edge, where he respects the environment and artfully blurs the lines between structure and setting. There is no doubt in my mind that a Hugh Newell Jacobsen home will blend in with the existing residences on Sand Point Road, and enhance the neighborhood.

I therefore urge the Board of Supervisors to approve the building of this beautiful home without further delay.

Thank you.

Yours sincerely,



Caroline Santandrea



ARIADNE
WEALTH MANAGEMENT

September 7, 2017

Ms. Nicole Lieu
Santa Barbara County Planning and Development
123 W. Anapamu Street 2nd floor
Santa Barbara, CA 93101

Dear Ms. Lieu,

It is a with great pleasure that my wife and I encourage you to approve the Feldman project at 755 Sand Point.

We have lived on Sand Point for 25 years. Janice is clearly passionate to get her beautiful project approved.

Frankly, we cannot understand why anyone who has taken the care and attention to detail in the design and development of such a perfectly beautiful home, on her own lot, cannot seem to get her project built.

Most of the other homes on Sand Point are normally built close to the road with a view of hardscape. In addition to supporting Ms. Feldman's plan to build a beautiful home and incorporate pure beach sensitive materials, we are appreciative of the wetlands restoration that she seeks to provide all of us on the street in front of the beautiful home that we hope to see soon.

Janice has worked with one of the most important and talented architects in the world, who is particularly habitat and ocean sensitive, to create a home that we will all be so proud to have on Sand Point Road. We all look forward to it being finished.

Sincerely,

Gene and Deanna Dongieux
721 Sand Point Road

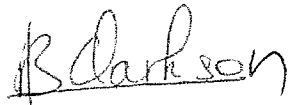
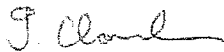
July 19, 2014

To whom it may concern :

My wife and I have carefully reviewed the wonderfully designed home to be built by Janice Feldman at 755 Sand Point Rd in Carpinteria. The classic Hugh Newell Jacobsen design is a major contribution to the neighbourhood and in keeping with the beach architecture.

We love the style and scale of the house and the fact the wetlands in front of the house will be restored to its natural habitat. We consider this a bonus for all the homeowners on Sand Pont Rd.

Sincerely,

Handwritten signature of B. Clarkson in cursive script.Handwritten signature of J. Cloud in cursive script.

Benedicte and Ian Clarkson
551 sand Point Rd
Carpinteria Ca 93013



Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
865 South Figueroa Street, Suite 2800 | Los Angeles, CA 90017-2543
Telephone: 213.622.5555 | Facsimile: 213.620.8816
www.allenmatkins.com

Michael L. Matkins
E-mail: mmatkins@allenmatkins.com
Direct Dial: 213.955.5522 File Number: 999903-17000/LA1089111.01

August 15, 2017

Ms. Nicole Lieu
Development Review Division
County of Santa Barbara
123 East Anpamu Street
Santa Barbara, CA 93013

**Re: Feldman Residence
755 Sand Point Road**

Dear Ms. Lieu:

My wife and I have lived in the house located at 685 Sand Point Road for approximately ten years. We truly enjoy our house and our neighborhood. During our time on Sand Point Road, we have witnessed the development of a number of larger, more modern residences, all of which have been tastefully designed notwithstanding that the scale of some are, in my mind, a little massive. However, for the most part, our neighbors are concerned with, sensitive to and protective of the wonderful beach and marsh environment in which we live.

I have known for some time that our neighbor at 755 Sand Point, Janis Feldman, has planned to demolish and develop a new residence on her property. Ms. Feldman was kind enough to share with me her plans and design for her new residence. As I am sure you know, the proposed residence is designed by a world-class architect, internationally recognized for homes built on the oceanfront and within sensitive beach habitats. Personally, I am very impressed with the design of the beach-style home, the materials to be used and the scale of the proposed residence. Ms. Feldman should be congratulated for her sensitivity to her neighbors and our environment. I am especially excited about the massing of the residence and the planned restoration of the marsh.

Recently, I inquired about the lengthy amount of time it has taken for Ms. Feldman to implement the development of her newly-planned residence. Ms. Feldman indicated to me that there were a number of factors causing the delay, including what she termed the "normal governmental approval process."

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Ms. Nicole Lieu
August 15, 2017
Page 2

I have been a real estate attorney for more than 45 years representing small and large-scale developers along the California coast. It baffles me that a single-family residence on a secluded, private road would take this long to be approved by the proper authorities. This is especially true of a residence designed with so much respect for its environment. For the good of our neighborhood, I hope that you will assist in the finalization of the approval process so that Ms. Feldman can complete her planned home which will be a very welcome addition to our neighborhood.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael L. Matkins". The signature is stylized with a large, sweeping initial "M" and a long, horizontal flourish extending to the right.

Michael L. Matkins

MLM:rp

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Ms. Nicole Lieu
August 15, 2017

Page 3

bcc: Ms. Janis Feldman ✓

July 30, 2014

To Whom It May Concern:

Janice Feldman has explained to us, in detail, the home she plans to build at 755 Sand Point Rd.

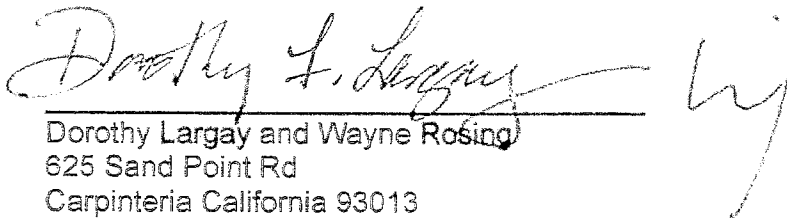
I understand the architect, Hugh Jacobsen, has designed ocean front homes throughout the world, always with great sensitivity to the environment as well as to other homes in same location.

Janice's home is beautifully designed and at under 6000 sq feet, this home is appropriately sized for the large lot it will be situated on. In fact, the "home to lot" ratio, is one of the smallest on Sand Point Rd .

The materials used for the home, the outside color and wood shakes are very much in keeping with the neighborhood.

We look forward to seeing the home completed and adding beauty and value to our neighborhood.

Respectfully,


Dorothy Largay and Wayne Rosing
625 Sand Point Rd
Carpinteria California 93013

Tuesday, August 8, 2017 at 4:12:16 PM Pacific Daylight Time

Subject: Fwd: Proposed new residence at 755 Sand Point Road
Date: Tuesday, August 8, 2017 at 4:05:56 PM Pacific Daylight Time
From: Janice Feldman <Janice@janusetcie.com>
To: Ann Douglass <adouglass@janusetcie.com>

Print and include in my packet of all letters of support

Janice Feldman
CEO
JANUS et Cie
+1-310 502-8133 US
+65-8121-2056 SG

Begin forwarded message:

From: Dale Donohoe <ddonohoe@intertexcompanies.com>
Date: August 8, 2017 at 3:40:48 PM PDT
To: Janice Feldman <Janice@janusetcie.com>
Subject: Proposed new residence at 755 Sand Point Road

Janice- Please accept this email as our letter of support for your proposed new residence at 755 Sand Point Road, Carpinteria, Ca. As you know I am a developer of Commercial and Industrial Properties and I expect to jump through numerous hurdles to gain entitlement approvals due to the size and complexities of our projects; however, to hear what extra reports and studies you have provided is admirable. Thank you for the time, effort and resources devoted to the design of your home. I reviewed your drawings and found the planned residence to be of the utmost quality and sensitive to the surrounding ecosystem and habitat. The architect is world renowned and his design and influence will contribute to and enhance the overall values and cache of Sandyland.

Good luck with the balance of your entitlement approvals.

Dale & Tamara Donohoe: 875 Sand Point Road, Carpinteria, Ca


Dale. R. Donohoe
Intertex Companies
28338 CONSTELLATION ROAD #900,
VALENCIA, CA 91355
(O) 661-702-2200
(F) 661-702-2201

CDP1



Jane Defnet
210 Penny Lane
Santa Barbara, CA 93108

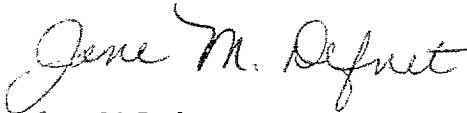
August 3, 2014

TO WHOM IT MAY CONCERN;

I am an owner of a house located at 867 Sand Point Road. Janice Feldman has shown me the plans for her future home located at 755 Sand Point Road. She has also explained all the efforts she has incurred to design and build with great sensitivity to the natural environment and wet lands.

Janice has advised me that her home is only approximately 8% of her land area and one of the smallest ratios of house to lot on the entire street on Sand Point Rd. I appreciate her requests for input from her neighbors and how she has been willing to spend time and expense to respond to those requests. I hope any issues can get resolved soon so she can move forward with her project.

Sincerely,

A handwritten signature in cursive script that reads "Jane M. Defnet". The signature is written in dark ink and is positioned above the printed name.

Jane M. Defnet

July 19, 2014

To Whom It May Concern:

My wife and I have carefully reviewed the plans for the home to be built by Janice Feldman at 755 Sand Point Road in Carpinteria. We have also studied a full-scale aerial of all of our Sand Point Road residences, their side-yard setbacks and the building to land ratios.

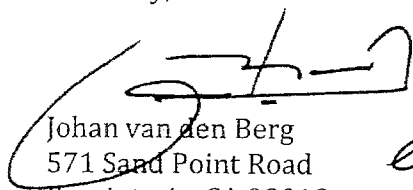
We were pleasantly surprised to find Janice Feldman's planned home has one of the smallest building to land ratios on Sand Point.

We love the materials and the color scheme to be used for the wonderful architecture.

Coincidentally, we were familiar with the world-renowned architect, Hugh Newell Jacobsen, his sterling reputation for building some of the most beautiful ocean front homes in the world and his sensitivity to the environment.

We truly look forward to seeing the completion of what will be a welcome addition to the neighborhood.

Sincerely,



Johan van den Berg
571 Sand Point Road
Carpinteria, CA 93013

e. mail: johan@montisbuba.be

Cell us - 520-603-3207

Cell Belgium - ~~520~~ 011-32-473-45-44-43

Address Belgium: Klinkeerdstraat 221
2950 Kapellen
Belgium

Home phone: 011-32-32-97-97-97



July 14, 2017

Development Review Division
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

Attention: Nicole Lieu

It is our pleasure to voice our support for Janice Feldman's Sand Point Lane Project. We have rented a house on Sand Point Lane for the past three years but have lived in the nearby area, (Padaro Lane) a total of 11 years. We truly love the neighborhood and completely appreciate its beauty. There is no question Ms. Feldman's project will be a great addition and asset to the neighborhood.

Currently we are constructing a house on Padaro Lane and are aware of how thoroughly the County reviews projects. We know how difficult it is to obtain approval from the Board of Architectural Review and County Staff given the numerous regulations and policies there are for beach front projects. Therefore, the fact that Ms. Feldman received overwhelming support from the BAR, the County Staff and the zoning administrator speaks volumes about the superior project before you.

We have known Janice Feldman for 10 years. She is an outstanding individual. Ms. Feldman is philanthropic, of great character and extremely talented. Her design sensibility and aesthetic is unsurpassed. She has hired a world renowned architect and a team that has been meticulous in working with County Staff and other involved parties.

We understand the need to construct a house that will be beneficial to the neighborhood and we believe Ms. Feldman's will do just that. She has been respectful of the wetland, fire department requirements that benefit not just her property but her neighbors as well; public and private views. For these reasons this project should be approved without hesitation immediately.

Respectfully,


Sheryl and Barry K. Schwartz

STONEWALL FARM Granite Springs New York 10527

Subject: Fwd: 755 Sand Point Road
Date: Friday, March 30, 2018 at 4:32:47 PM Pacific Daylight Time
From: Caroline <csantandrea@cox.net>
To: Ann Douglass <ann@janicefeldman.com>

From: Caroline <csantandrea@cox.net>
Subject: 755 Sand Point Road
Date: March 27, 2018 at 2:17:14 PM PDT
To: nlieu@countyofsb.org

To whom it may concern:

I lived on Sandpoint Road for over two years, so I am familiar with all the properties in the community, including Janice Feldman's spectacular parcel.

I know Janice personally. She has an extraordinary sense of design and exquisite taste, so I wasn't surprised to learn that she had chosen internationally acclaimed architect, Hugh Newell Jacobsen, to create her dream beach house. As a student of architecture I have admired his work for years, particularly the homes he has designed at the water's edge, where he respects the environment and artfully blurs the lines between structure and setting.

There is no doubt in my mind that a Hugh Newell Jacobsen home will blend in with the existing residences on Sand Point Road, and enhance the neighborhood. It will be understated, but a masterpiece never-the-less!

Yours sincerely,

Caroline Santandrea

Caroline Santandrea
272 El Cielito Road
Santa Barbara, CA 93105
(805) 452 0212

Janice Feldman Residence Building proposal on Sand Point

Barbara Cleary <bedentzel@earthlink.net>

Wed 3/14/2018 7:05 PM

To:nlieu@countyofsb.org <nlieu@countyofsb.org>;

Dear Planning Commission,

Our family has had the great privilege of knowing Janice Feldman for nearly fifty years and know her to be a designer and artist in league with the supremely talented and at the same time conscientiously successful. Since a very young women she has been a sensitive and responsibly contributing citizen and community member in the Los Angeles area and for many years in the Santa Barbara area.

I am personally pleased to see how her design is tastefully and exquisitely in keeping with the mood and style of the current residence, and thrilled to know that she has the remarkable Hugh Newell Jacobson as her Architect. There is nearly nothing that I know of that Janice has touched that is nothing less than eloquent, tasteful, thoughtful, groundbreaking and classy She has kept the poetic feel of the wetlands while introducing subtle architectural elements to enhance a mystic seaside location. It will be a delight to walk by it from the beach, or see it from afar from the road and hi-way. We are very excited for her and for the neighborhood.

Yours very warmly,

Barbara Dentzel Cleary

Barbara Dentzel Cleary

P.O. Box 5124

Santa Barbara, CA 93150 bedentzel@earthlink.net

SANTA BARBARA: h:805.962.5454/c:805/689-6080

MEXICO: U.S.Vonage:805/275-1504/TELMEX:+52-329/291-7165



WYATT
TECHNOLOGY

8800 Hollister Avenue
Santa Barbara, CA 93117
Tel: **805-681-9009**
Fax: **805-681-0123**
Web: www.wyatt.com

1 April 2018

Planning Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

Attention: Ms Nicole Lieu
Reference: 755 Sand Point Road, Carpinteria, CA

Dear Ms Lieu:

On behalf of my wife (Carolyn Wyatt) and me, we endorse and support strongly the approval of the proposed home of Ms Janice Feldman to be constructed at the referenced address above.

By way of background in these matters, we have participated in these types of reviews for ocean front homes a few miles down the coast at the Seacliff colony. The proposed home development by Ms Feldman far exceeds anything we have seen to date and represents a most remarkable exemplar of such a presentation. Of course, with architectural design by the reknown Hugh Newell Jacobson whose world class reputation for the design of such beautiful ocean front homes is well recognized, it would have been difficult to improve. The proposal is exceptionally compatible with the environmental needs of both the community and the County.

Please feel free to call me should you have any questions or further testimonial endorsement of the project. We look forward to visiting the completed project!

With warm regards.

Philip J. Wyatt, Ph. D.
Chief Executive Officer

Villalobos, David

From: Lieu, Nicole
Sent: Tuesday, March 27, 2018 1:47 PM
To: Villalobos, David
Subject: FW: 755 Sand Point Road, Carpinteria

Categories: Purple Category

For Feldman on Apr 4

1
4-4-18

From: Leonard Schwartz <lschwartz617@gmail.com>
Sent: Tuesday, March 27, 2018 1:36 PM
To: Lieu, Nicole <nlieu@co.santa-barbara.ca.us>
Subject: 755 Sand Point Road, Carpinteria

Planning Commission:

We were pleasantly surprised to find Janice Feldman's planned home has one of the smallest building to land ratios on Sand Point.

We love the materials and the color scheme to be used for the wonderful architecture.

Coincidentally, we were familiar with the world-renowned architect, Hugh Newell Jacobsen, his sterling reputation for building some of the most beautiful ocean front homes in the world and his sensitivity to the environment.

We truly look forward to seeing the completion of what will be a welcome addition to the neighborhood.

Sincerely,

*Leonard Schwartz
GM/Exec Chef/Lucky's*

Wednesday, March 28, 2018 at 10:11:40 AM Pacific Daylight Time

Subject: Janice Feldmans project. Sand Point.

Date: Tuesday, March 27, 2018 at 10:46:36 PM Pacific Daylight Time

From: Penelope Bianchi <penelopebi@me.com>

To: nlieu@countyofsb.org <nlieu@countyofsb.org>

Dear people in charge;

I am a total "taste police", "tree hugger", and "coastal watchdog"! I am completely against most things. Honest. I am also on the Board of the Montecito Association. We are known to be against lots of things!

This house and plans are exquisite. This proposed house sits "lightly on the land"; is less mass than the present house, and is designed by the stellar and breathtaking architect Hugh Newell Jacobson.

How did we get so lucky to have Janice Feldman decide to build on our lovely beach?

I live in Montecito.....our lane (not our house, blessedly) has been obliterated almost....and we are renting a family friend's house I grew up visiting in Sandyland Cove. I am from Pasadena.

I have been a decorator for 49 years (???!!!!) And I have known Janice literally my entire career.

I wholeheartedly support her beautiful plans....they will beautify our beach, enrich our community...and will be something everyone will be proud of for generations to come.

Please help this beautiful addition to our beach community to be built!

Penelope Bianchi
1721 East Valley Road
Santa Barbara. Ca. 93108

temporary address:
4509 Del Mar Ave.
Carpinteria, Ca. 93013

(Sandyland Cove)

www.mccormickinteriors.com

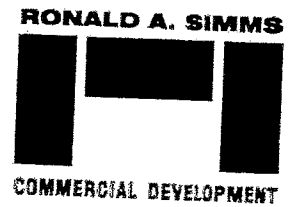
Take a look at my website and you can see my taste level....I think and hope!

This will be a jewel on our coast!

Thank you for your consideration!

Penelope Bianchi

Penelope Bianchi
805 969-1110
805 729-1600
www.mccormickinteriors.com



March 15, 2018

nlieu@countyofsb.org
Ms. Nicole Lieu
Planning Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara CA 93101

Dear Planning Commission:

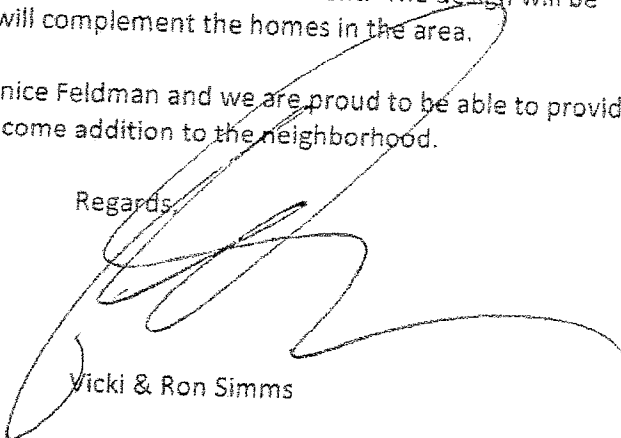
Vicki and Ron Simms hereby support Janice Feldman's project. Janice Feldman is our lifetime friend.

We appreciate the world class Architect she is working with and find that he will express her vision and desire to build something truly special which will add so much to the community.

It is important to acknowledge the overall benefit working with a world class Architect as he will be creating something everlasting and sensitive to the environment. The design will be beautiful and have the quality which will complement the homes in the area.

We have a great deal of respect for Janice Feldman and we are proud to be able to provide this letter of recommendation and we welcome addition to the neighborhood.

Regards



Vicki & Ron Simms

Friday, March 30, 2018 at 4:20:34 PM Pacific Daylight Time

Subject: FW: Vote of Confidence for Janice Feldman 755 Sand Point Rd
Date: Friday, March 30, 2018 at 11:13:34 AM Pacific Daylight Time
From: Serena Zahler <szahler@janusetcie.com>
To: Ann Douglass <adouglass@janusetcie.com>

FYI

From: Serena Zahler <serenazahler@gmail.com>
Date: Friday, March 30, 2018 at 11:12 AM
To: Serena Zahler <szahler@janusetcie.com>
Subject: Fwd: Vote of Confidence for Janice Feldman 755 Sand Point Rd

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

From: Serena Zahler <serenazahler@gmail.com>
Date: Fri, Mar 30, 2018 at 11:12 AM
Subject: Vote of Confidence for Janice Feldman 755 Sand Point Rd
To: nlieu@countyofsb.org

Dear Nicole,

I hope this email finds you well. I am writing to share my support of Janice Feldman building her home at 755 Sand Point Road. My husband and I are Santa Barbara County residents and work and enjoy leisure time on the Carpinteria coast often. I work in design and my husband is a contractor and we are excited at the possibility of a tastemaker such as Janice Feldman to build a custom home of unique and quality architecture in Sandy Land.

The home she is planning is designed by a world-renowned architect, Hugh Newell Jacobsen. I have seen another home he has design and the exterior and the way it interacts with the environment is stunning. I believe her proposed home will fit well into the existing community and add a future historical structure to the neighborhood. I know Janice well and that she wants only the best for her beloved community and her surrounding environment .

My husband and I support the building of Janice Feldman's new home, and look forward to seeing it become a reality.

Best regards,
Serena Zahler & Bailey Hochhalter

Friday, March 30, 2018 at 1:52:11 PM Pacific Daylight Time

Subject: Feldman's 755 Sand Point Road

Date: Monday, March 26, 2018 at 2:11:35 PM Pacific Daylight Time

From: MICHAEL MURPHY <murf64@cox.net>

To: nlieu@countyofsb.org <nlieu@countyofsb.org>

Nicole Lieu
Senior Planner
Development Review Division
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

Dear Nicole,

My name is Michael Murphy. I have called Carpinteria my home for the past 10 years and have known Janice Feldman since 2002.

I am sending you this email today to voice my support for one of the closest and dearest friends I have on this earth, Janice.

Her dream to create this Hugh Jacobsen "piece of art" Beach Home that is designed specific to the Sand Point location, replacing what is now at 755 Sand Point Road makes perfect sense for everyone involved. The Neighborhood, the City and the County will all see major benefits, through the installation of a much-needed Fire Hydrant to help service the area. Along with widening of a shared driveway. Not to mention the overall beautification of the property, the neighborhood, and the long-term benefits to the wetlands.

With that, I cannot see how anyone could not give 100% of their support as I am to Janice's vision for 755 Sand Point to become a reality, as soon as humanly possible!

Thank you,

Michael Murphy
853 Holly Ave.
Carpinteria, CA 93013
805-331-0348

Subject: FW: 755 Sand Point Road, Carpinteria CA 93013
Date: Monday, March 26, 2018 at 3:52:06 PM Pacific Daylight Time
From: Sarah Lubeck <slubeck@janusetcie.com>
To: Ann Douglass <adouglass@janusetcie.com>

From: Sarah Lubeck <slubeck@janusetcie.com>
Date: Monday, March 26, 2018 at 3:37 PM
To: "nlieu@countyofsb.org" <nlieu@countyofsb.org>
Subject: 755 Sand Point Road, Carpinteria CA 93013

Nicole Lieu
Senior Planner
Development Review Division
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

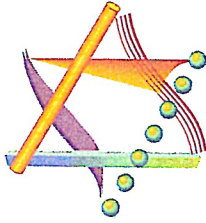
Dear Nicole,

As a local Carpinterian and friend of Janice Feldman, I would like to support her home building plan at 755 Sand Point Road.

I was born in Carpinteria and was fortunate to be able to return as a young mother twenty years ago to raise my son in the safety of this very tight-knit community. I, like many other locals, hold many things dear about Carpinteria and am always cautious to support new builds that might impact its natural beauty and sleepy serenity. That said, I do believe in the importance of being forward-thinking in our acceptance of change and growth so long as it is a benefit to the community and is planned with thoughtful consideration for its surroundings—both of which I believe to be the case in this instance. Having known Janice for several years, I can attest to the level of importance she places on design and craftsmanship, as well as environmental sensitivity. The new plan shows a style that suits the area, and Architect Hugh Newell Jacobsen has a record that speaks for itself; so I should think we will all be blessed to have a home of this caliber gracing our treasured little town.

Thank you for your time.

Sarah Lubeck
805-886-5970



Community Shul of Montecito and Santa Barbara
Post Office Box 994, Santa Barbara CA 93116-0994

FROM THE DESK OF RABBI ARTHUR GROSS-SCHAEFER

Date: March 25, 2018

To: Ms. Nicole Lieu, Planning Department, County of Santa Barbara
nlieu@countyofsb.org

Re: April 4th Hearing Date, Proposed Home for Janice Feldman at 755 Sand Point

I am strongly in support of approving the proposed home for Janice Feldman at 755 Sand Point.

I have known Ms. Feldman for over 32 years as her Rabbi both in Los Angeles and in Santa Barbara performing the funeral for her first husband, officiating at the subsequent wedding between her and her wonderful husband Mitchel, and performing the funeral for her mother. Obviously, we formed a close relationship which only strengthened during my 28 years as her rabbi in Santa Barbara. I can therefore confirm that her core values of honesty, integrity, fairness, promise keeping, commitment to the environment, responsibility and fairness are the foundations upon which she has built her life. I therefore know that she will keep the promises she made to protect the wetlands and that her proposal will improve ocean sight lines. I trust her word and I deeply trust her integrity.

In addition to my personal knowledge of her character, my wife and I understand and appreciate quality building designs. To be honest, my wife's sense of architectural esthetics is quite impressive as she has received nine awards from a division of the American Institute of Architects for her major ritual-based installations around the country. Simply put, the house designed by her award-winning architect is stunning and definitely fits within the environment of the rocks and the ocean in a most effective complementary fashion. It is obvious that the goal was to build a home on the ocean front that would be in harmony with our wonderful central coast setting between the mountains and the ocean. That goal was most beautifully accomplished.

For the reasons expressed above, it is obvious that I have a high regard for both Ms. Feldman and the design of the proposed projects. I therefore strongly support the approval of the proposed home at 755 Sand Point.

Respectfully,

Rabbi Arthur Gross-Schaefer, JD, CPA (inactive), MAHL

Professor/Rabbi Arthur Gross-Schaefer
Rabbi, Community Shul of Montecito and Santa Barbara
Professor of law and ethics, Loyola Marymount University
President of the Board, Avi Schaefer Fund

Friday, March 30, 2018 at 1:56:48 PM Pacific Daylight Time

Subject: 755 Sand Point Road, Carpinteria, CA
Date: Wednesday, March 21, 2018 at 11:29:19 AM Pacific Daylight Time
From: Ann Fitzpatrick <ann.fitzpat@gmail.com>
CC: Janice Feldman <janice@janicefeldman.com>

Sent from my iPad Pro

Ms. Nicole Lieu
Planning Department
County of Santa Barbara
nlieu@countyofsb.org
123 East Anapamu Street
Santa Barbara CA 93101

Dear Ms. Lieu,

I am sending this note in regards to Janice Feldman's proposed home at 755 Sand Point in Carpinteria, CA.

I have known Janice Feldman well for over 35 years. There has never been anything that Janice put her name to that has not been of the highest of high quality in taste, beauty and design. She is, herself, a global brand of excellence in design and manufacturing.

One of her most stellar qualities is her profound sensitivity and respect for the space in which her projects reside.

Janice would only ever seek to protect or enhance the natural beauty of this magnificent part of the coastline. We look forward to walking the beach and seeing her beautiful new home.

Sand Point will be greatly served by her presence.

Most Sincerely,

Ann Fitzpatrick

Subject: 755 Sand Point Road, Carpinteria CA 93013
Date: Monday, March 26, 2018 at 1:03:30 PM Pacific Daylight Time
From: Ann Douglass <adouglass@janusetcie.com>
To: nlieu@countyofsb.org <nlieu@countyofsb.org>

Nicole Lieu
Senior Planner
Development Review Division
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

Dear Nicole,

As a Santa Barbara County resident and frequent visitor to the Carpinteria coast, I would like to add my voice to many of Janice's neighbors who have written to support Janice's home building plan at 755 Sand Point Road.

The home is unquestionably a beautiful, timeless design and will fit in so well in relation to the other homes in the neighborhood. I know from my time spent with Janice that she very carefully worked with Hugh Newell Jacobsen to create a home that would be perfect for the very spot it is meant to be built on.

I wholeheartedly support the building of Janice's new home, and look forward to seeing it become a reality.

Thank you for your time.

Best regards,

Ann Douglass
805-868-8178
