

Alexander, Jacquelyne

From: Paulina Conn <pconnt43@cox.net>
Sent: Monday, May 02, 2016 6:45 AM
To: sbcob
Cc: Carbajal, Salud; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve
Subject: Agenda #6, May 3, 2016 Board Hearing

16-00277 6) Agenda Item HEARING - Consider Case No. 15APL-00000-00017, an appeal filed by Bill and Lara Urbany and Audrey Pinkham of the County Planning Commission's approval of the Bonillo New SFD project (Case Nos. 14LUP-00000-00144 and 14BAR-0000-00063), a 0.18-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-172-001, located at 849 Cheltenham Road in the Mission Canyon area, First District, as follows: (EST. TIME: 45 MIN.) a) Deny the appeal, Case No. 15APL-00000-00017; b) Make the required findings for approval of the project, case numbers 14LUP-00000-00144 and 14BAR-0000-00063, including California Environmental Quality Act (CEQA) findings; c) Determine that approval of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303; and d) Grant de novo approval of the project, case numbers 14LUP-00000-00144 and 14BAR-00000-00063. COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

2612 Foothill Rd.
Santa Barbara, CA 93105

May 1, 2016

Dear Board of Supervisors,

Please uphold the Urbany/Pinkham appeal. The Mission Canyon Community Plan is at stake. This home design does not conform to the Mission Canyon Community Plan Design Guidelines for Mission Canyon.

The home is too large for the lot. It's size, bulk and scale overpowers the dwellings all around it. Look at the story poles. The home is a massively tall vertical shoe box design with no architectural features that would qualify it for an exemption of any sort. The second floor bedroom cantilevers into the side yard set-back space which should never be permitted in any design. The Mission Canyon Community Plan guidelines indicate that second floors need to be set closer to the inside of a lot than the first floor to allow for space. This building plan does just the opposite.

Please send this project back for a redesign to conform with the Mission Canyon Community Plan Guidelines.

Thousands and thousands of community volunteer hours and thousands and thousands of dollars were spent to have the Mission Canyon Community Plan be an acceptable neighborhood plan that meshed with the County Planning documents.

Please insist that the Mission Canyon Community Plan be adhered to. If the document is not enforced it is useless.

Thank You.

Paulina Conn
Mission Canyon resident of 44 years. My husband and I live about four blocks from the project.

Alexander, Jacquelyne

From: Emily Carey <emilycarey1@gmail.com>
Sent: Sunday, May 01, 2016 9:00 PM
To: sbcob
Subject: Urbany/Pinkham Appeal of the Bonillo New SFD

May 1st, 2016

RE: Urbany/Pinkham Appeal of the Bonillo New SFD

Dear Honorable Supervisors of the County of Santa Barbara,

I love Mission Canyon and am very concerned about the impact the proposed home at 849 Cheltenham Road will have on the surrounding neighborhood. This proposed house ignores the Mission Canyon Design Guidelines and Community Plan.

I am very familiar with the project. It is too tall, boxy and bulky for the narrow lot and is incompatible with nearby houses while towering over them. I feel this house would set a bad precedent for Mission Canyon's future.

I strongly feel this house does not fit well in the neighborhood and needs to be made smaller and redesigned. I respectfully request that the appeal be upheld and to send the proposed house back to the Board of Architectural Review and conform to the Mission Canyon Design Guidelines.

Sincerely,

Emily Carey

Alexander, Jacquelyne

From: Jennifer Ellison <jellison@rpm-mtg.com>
Sent: Sunday, May 01, 2016 12:32 PM
To: sbcob
Subject: Appeal/ for Mr. Carbajal

Dear Mr. Carbajal,

I am writing to you about the Urbany/Pinkham appeal of the Bonillo New SFD.

I have lived in Mission Canyon most of my life and enjoy its natural environment and unique neighborhood setting. It has always been a quiet place dotted with smaller cottage-like homes that conform well to the mountainous landscape.

The new proposed house is too big, tall, bulky, and has too much volume by the property lines. It does not fit well in the neighborhood and needs to be made smaller and redesigned.

The Mission Canyon Residential Design Guidelines were ignored for this house and, the community is counting on the Mission Canyon Residential Design Guidelines to guide how the Canyon is built out.

Sincerely,

Jennifer Ellison
2643 Montrose Place

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Alexander, Jacquelyne

From: Adele Menichella <adelejm@aol.com>
Sent: Sunday, May 01, 2016 10:10 AM
To: sbcob
Subject: Appeal of Bonillo project

Dear Mr. Carbajal,

I am writing to you about the Urbany/Pinkham appeal of the Bonillo New SFD.

I live in Mission Canyon and appreciate how the natural environment shapes this neighborhood's unique character.

The proposed new house, which bloats to maximal height and volume by the property lines, fits with neither the environment nor the neighborhood. If the new house were redesigned to be smaller and set back from its neighbors, it would comply with the Mission Canyon Residential Design Guidelines.

The community looks to The Mission Canyon Residential Design Guidelines to guide the building of new homes. I am asking you to uphold these Guidelines for the proposed new house.

Sincerely,

Adele Menichella

2811 Palomino Ridge Lane

Santa Barbara, CA 93105