

#4

de la Guerra, Sheila

Public Comment - Group 1

From: Ristig, Ciara
Sent: Thursday, September 26, 2019 3:50 PM
To: Lenzi, Chelsea
Subject: FW: Ni Tennis Court Appeal: Letters of support
Attachments: Dr. Frank Letter.pdf; Ron Letter.pdf; Interim Plans with Ella's Garden.pdf; Public Comment Letters.pdf



Hi Chelsea,

I had asked the agent for the applicant, Wayne Ni, to send these letters to the Clerk of the Board directly but it seems that didn't happen.

I hope that they can be included for the hearing Tuesday.

Please let me know if there is anything you'd like me to include or provide in addition.

Thanks,
Ciara

From: Frances Romero <francesr@formacompanies.com>
Sent: Tuesday, September 24, 2019 3:35 PM
To: 'cristig@co.santa-barbara.ca.us' <cristig@co.santa-barbara.ca.us>
Subject: Ni Tennis Court Appeal: Letters of support

Dear Ciara,

I hope you are well. Just checking in to see if any comment letters or other material has been submitted regarding the upcoming appeal hearing. If so, I'd like a copy please.

I'd like to resubmit the attached letters of support for inclusion in the BOS packet.

Do you have time for a quick call sometime between now & Monday?

If I have a thumb drive available the morning of the hearing will that work or do I need to email the presentation to the Clerk of the Board ahead of time?

Let me know.

Thanks,

Frances Romero
Director

FORMA Design, Inc.
Planning|Design|Landscape Architecture
Phone 805.720.1120

SB County Planning Commission

Case # 18CDP-00000-00062

To Whom it may concern:

Our Community of friends from Montecito to Carpenteria

Welcome the proposed Tennis Court on Mr. Ni's property with excitement and enthusiasm.

The game of Tennis offers so many benefits to our Community. Great health and exercise for all ages while promoting togetherness, friendship and social gatherings.

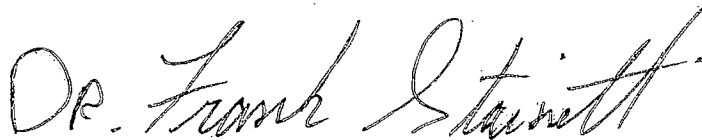
Tennis is a low impact sport and coming together. The best community benefit, whether singles play (one on one) or doubles play (two on two), is that during play - all players must maintain their inner peace; hence tennis is a quiet sport. This quality makes tennis very comparable in a residential setting.

We especially want to give Mr. Ni our accolades for his thoughtfulness to raise the tennis court by 2 feet in this revision from the original plan, for this will allow several of my patients and friends to have wheelchair access, as well as making the slope gentler and less challenging for them. They now can readily access the court and able to play wheelchair tennis to further their health.

As a good neighbor, Mr. Ni has also eliminated lights and put the tennis court at the far corner of his property away from his neighbors, although his family and friends would now travel a greater distance to access the court.

We praise Mr. Ni's generosity and willingness to contribute to our community. If there any question, please don't hesitate to call me 805-319-1777.

Dr. Frank Stainetti
Infinite Health
SOULMERGING.COM
P.O.BOX 1777
Montcito, CA 93150



Ron Mousouris
USPTA certification 70494
1020 Cindy Lane Suite # 4
Carpinteria, CA 93013

To the Commissioner of Planning & Development

Re: Ni Tennis Court Project at 1221 Lomita Lane, Carpinteria
No. 18CDP-00000-00062

Dear Sir/Madam:

As a lifelong tennis lover, my family, friends and I wholeheartedly enjoy the benefits of the sport it brings to our lives in the dimensions of social, health, and the creation of inner peace. My brother coached and I trained with the 1977 US Open Junior Champion Mike Falberg in the 70's. Many other highly ranked young players have developed from programs like the Santa Barbara Tennis Patrons junior tennis program that I currently teach in Carpinteria.

As you may be aware, Santa Barbara County in general has a severe shortage of tennis courts. Unless one belongs to a prestigious club, it is next to impossible to find an available court whether is during a weekday or otherwise.

This is why the small tennis circle I am in is sincerely welcoming the proposed tennis court on Mr. Ni's property with all the anticipation and gusto imaginable.

After reviewing Mr. Ni's plans, I would like to give Mr. Ni kudos for his thoughtfulness to make the tennis court handicap-accessible! This is not only important to play wheelchair tennis, but also great for all of us! Who is not getting older every year? And who can say that someday they would not want wheelchair tennis as an option to their social gatherings and exercising? They now can further their health and happiness through continued playing.

To my disappointment, however, being a thoughtful neighbor, Mr. Ni has eliminated court lighting and plan to install the sunken tennis court at the far

side of his property away from his neighbors, although all of us guests must now walk a longer distance to access his tennis court. ☺

Mr. Ni has been a community member in Santa Barbara for over forty-five years, and he has never stopped sharing his bigheartedness and eagerness to contribute to the beautiful Santa Barbara County where we all call home sweet home!

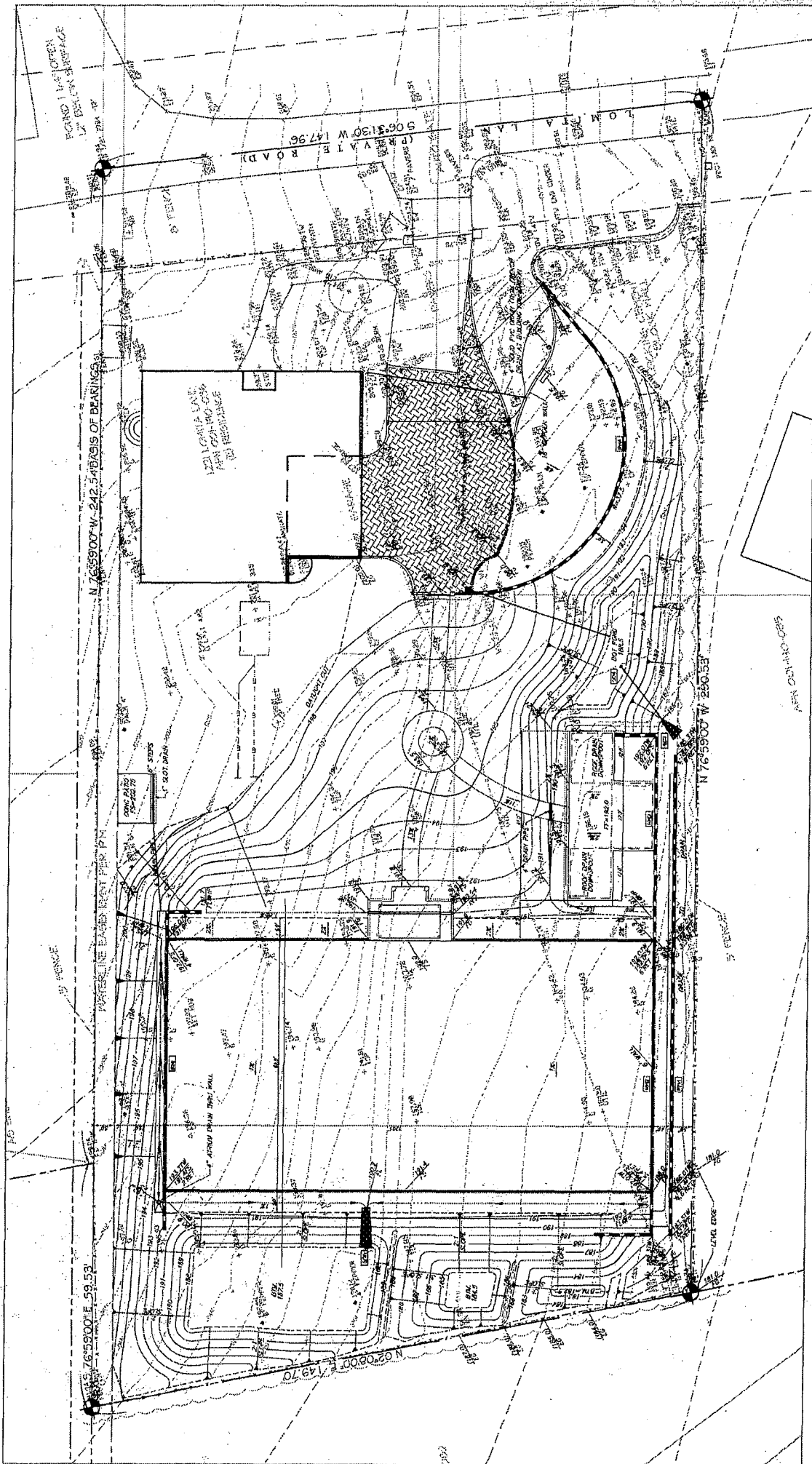
Please help us all live better and healthier by approving this project.

Sincerely yours,

A handwritten signature in cursive script that reads "Ron Mousouris".

Ron Mousouris

rmousouris@aol.com
C: 805-403-7475



SB County Engineering Bldg
123 E. Anapamu Street, Room 17
SB, CA 93101

<u>AGENDA ITEMS</u>	
ITEM #:	2
MEETING DATE:	6/26/19

To the Planning & Development Commission:

First and foremost, my wife and Ella and I would like to thank Ciara, Tony, David and the Planning Commission for their thorough plan check and assistance throughout this revision process.

We have been a community member in Santa Barbara County for over four decades.

Being thoughtful neighbors, we never hesitated to put ourselves in our neighbors' shoes. That's precisely why we eliminated all lighting for our proposed tennis court, and planned to install our tennis court at the far side of our property -- away from our neighbors' houses, although all of us including guests must now walk or wheelchair themselves a longer distance to access our proposed new tennis court.

In order to make the tennis court wheelchair accessible, we had to revise the original plan in order to create a gentler slope for our yard. The two feet raise within our yard affects absolutely no one with the tennis court still remaining 4 feet + sunken into the original slope/yard on the north -- with the top of the tennis court fence *still* 4 feet below the northern neighbor's floor of their house. Otherwise, our plan's configuration did not change from the previously County approved plan of March 27, 2018, which all neighbors already approved last year.

For this revision, we hired one of the most prestigious engineering firms with 45 years of experience in the field. Since 1974, Lewis Engineering has delivered a diverse portfolio of civil and municipal engineering services to clients throughout Southern California. Our engineers worked with County Inspector Mr. Bohnett every step of the way and tirelessly incorporated his advises into this revision, include a comprehensive drainage plan. Along the way, we have had over 30 inspections to date between County Inspector Bohnett and Soil Engineering Inspectors.

In summary, Mr. Wang's appeal is frivolous and misleading. This project benefits the entire neighborhood by up-scaling it while at the same time eliminate virtually all the combustible dry-grass areas during the wild fire season on our property. It also reduces water consumption for irrigation needs in this historically drought-infested County.

Please review and approve this heartfelt project revision so that we can maintain a healthy life style, and put in place our retaining walls, rain gardens and drainage system, before the rainy season.

Sincerely,

Wayne & Ella Ni

RECEIVED

JUN 17 2019

S.B. COUNTY
PLANNING & DEVELOPMENT
HEARING SUPPORT

de la Guerra, Sheila

From: sbcob
Subject: FW: BOS Hearing on Tuesday
Attachments: Realtor Letter.pdf

From: Alexander, Jacquelyne <jralexander@countyofsb.org>
Sent: Thursday, September 26, 2019 5:00 PM
To: sbcob <sbcob@co.santa-barbara.ca.us>
Subject: FW: BOS Hearing on Tuesday

Please post for the Ni Appeal that's Agendized on 10/1.

Thank you,



Jacquelyne Alexander
Chief Deputy Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Suite 407, Santa Barbara, CA 93101
t: 805.568.2245 f: 805.568.2249

One County. One Future.

Sign up for news and announcements from the County at www.countyofsb.org.

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Taryn Martin

Ca BRE 01995591

1105 Coast Village Road, Suite C
Santa Barbara, CA 93108
T 805.636.6442 F 805.969.9376

May 29, 2019

County of Santa Barbara Planning Commission
and/or Applicable Authorities

RE: Site improvements at 1221 Lomita Lane, Carpinteria

To whom it may concern:

My name is Taryn Martin and I am with Sotheby's International Realty in Montecito. I am writing with respect to the tennis court and landscaping improvements proposed at 1221 Lomita Lane in Carpinteria. It is my professional opinion that the improvements proposed in the plans provided to me prepared by Lewis Engineering dated 12/11/2018 will be a significant improvement to the value and exterior aesthetic of the subject property and the surrounding homes.

Kindly,



Taryn Martin
805-636-6442
taryn.martin@sothebyshomes.com

de la Guerra, Sheila

From: Frances Romero <francesr@formacompanies.com>
Sent: Friday, September 27, 2019 10:04 AM
To: sbcob
Cc: Lenzi, Chelsea; de la Guerra, Sheila; Ristig, Ciara
Subject: Submittal for Ni Tennis Court Appeal 10/1 Board Agenda #4
Attachments: 1221 Iomita In TOPO.pdf; Ni GRADING PLAN -SECTIONS.pdf; Ni GRADING PLAN COLOR SITE PLAN.pdf

Importance: High

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Jacquelyne,

Please accept the attached documents for inclusion with the above-referenced agenda item for distribution to the Board of Supervisors. We feel that the topo will be helpful. The grading plan sections & the color site plan are the same plans in the existing posted packet, but have been colored for readability.

Please let me know if you have any questions.

Warmest regards,

Frances Romero
Director

FORMA Design, Inc.
Planning|Design|Landscape Architecture
Phone 805.720.1120

(805) 648-1353

City of Ventura Certified Green Business 2017-2019



TOPOGRAPHIC SURVEY
OF 1221 LOMITA LANE
A.P.N. 001-190-036
IN THE COUNTY OF SANTA BARBARA
BEING PARCEL C OF PARCEL MAP 11,719, BK. 11, PG. 58 SB.CO.
OCTOBER 2017 SCALE 1" = 16'

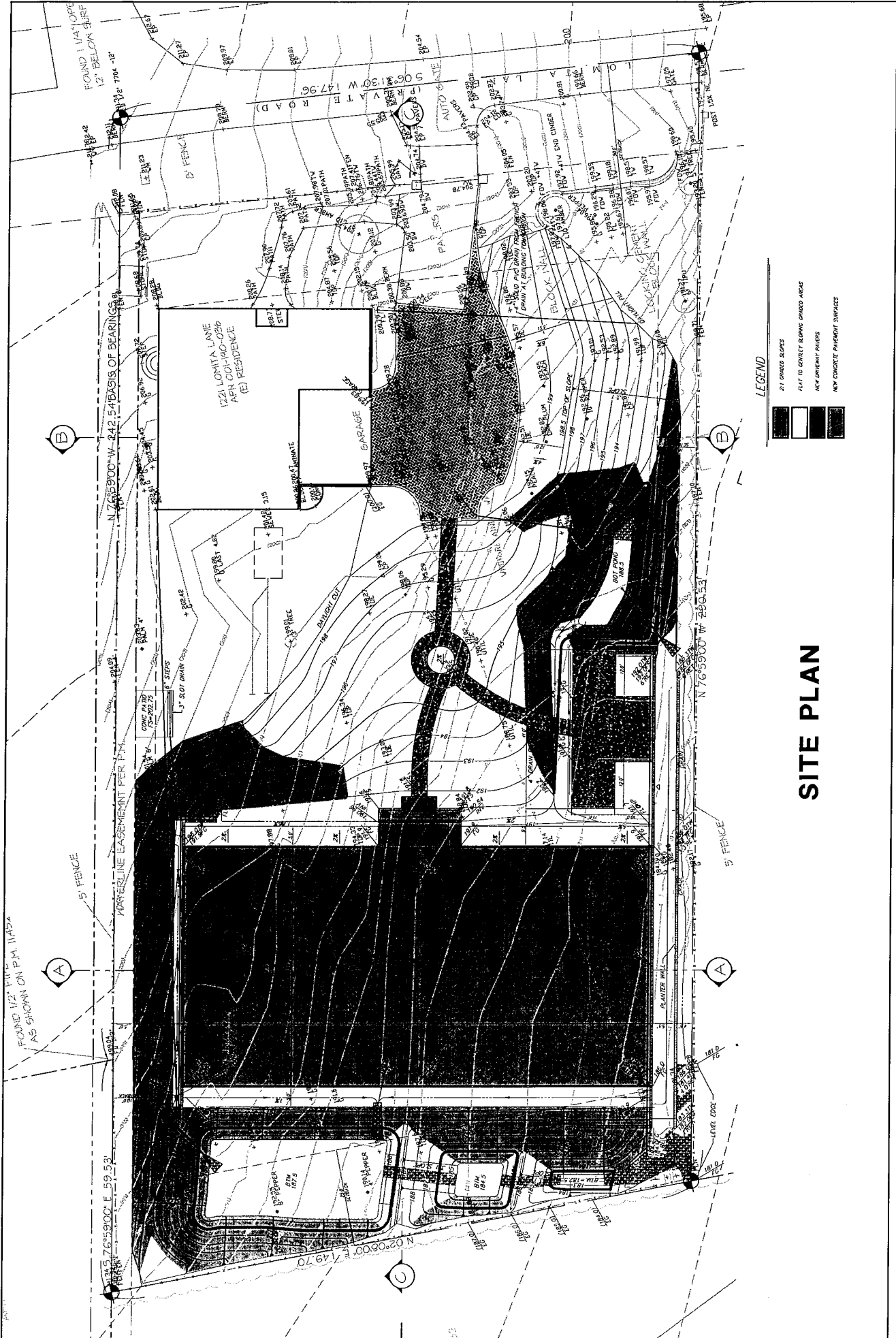
- LEGEND:**
- X - FENCE
 - - - - - FENCING LINE
 - D - - - - - UNDERGROUND UTILITY LINES
 - - - - - HEDG (EQUIDISTANT)
 - * - SCHEMATIC TREE
 - REFLECTING WALL
 - DRIVEWAY
 - WATER VALVE

- LEGEND:**
- BY THE BEEL OF PAVEMENT
 - TC = TOP OF CURB
 - CONCRETE
 - FOAM = FACE OF WALL
 - BLDG = BUILDING CORNER
 - DM = DRIVEWAY
 - W = WATER VALVE

BOUNDARIES:
 BOUNDARY AS BASIS OF BEARINGS, SHOWN PER PARCEL MAP BOOK 11, PAGE 58
 AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR
 BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" ONLY GPS OBSERVATION
 DATUM: NAD 83
 WATERLINE AND PRIVATE ROAD EASEMENTS SHOWN PER PARCEL MAP
 EASEMENTS PER CURRENT TITLE WORK NOT SHOWN.



Gilmour Land Surveying Inc.
 7127 Hollister Ave, #25A-301
 Goleta, CA, 93117
 ph. 805.685.4500
 info@gilmourlandsurveying.com



LEGEND

- 2" GRADES SUPPS
- FLAT TO GENTLY SLOPING GRADED AREAS
- NEW DRIVEWAY PAVERS
- NEW CONCRETE PAVEMENT SURFACE

SITE PLAN

de la Guerra, Sheila

From: Hunter Yegendorf <yegkingler@gmail.com>
Sent: Friday, September 27, 2019 12:15 PM
To: sbcob
Subject: 1221 Lomita Ln, Assessor Parcel Number 001-290-036

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

This morning on Friday, September 27th 2019 our neighbor came to our house, 1229 Lomita Ln, requesting support for his case appeal to build a tennis court. While the house owner did NOT sign (and will not sign), one of the residents Hunter Yegendorf did. He, Hunter Yegendorf, wants it on record that he does not, in fact, support this project and was half sleep and ill when he signed the document. He wishes to retract his support.

If further information is needed you can contact:

Hunter Yegendorf at yegkingler@gmail.com

or the house owner

Libby Yegendorf at huntabel@gmail.com

This is the sign in front of the house if it helps:

Notice of Proposed Development

COUNTY OF SANTA BARBARA
CALIFORNIA

COUNTY OF SANTA BARBARA
Planning and Development
www.sbcountyplanning.org

Case Name: Ni Tennis Court Grading Case #: 18CDP-00067

Applicant: W. Ni Date Filed: 12/31/19

Address: 1221 Lomita Lane APN: 001-190-03

Proposal: Revised - 12/31/19
and 4 drawings

Case Planner: _____ Phone #: 51 200

Please check frequently for project status updates on our website at www.sbcountyplanning.org

de la Guerra, Sheila

From: sbcob
Subject: FW: BOS Hearing on Tuesday
Attachments: Neighborhood Street Numbers.pdf; Signed Support Letters.pdf

From: Frances Romero <francesr@formacompanies.com>
Sent: Friday, September 27, 2019 12:53 PM
To: Allen, Michael (COB) <allen@co.santa-barbara.ca.us>
Cc: Alexander, Jacquelyne <jralexander@countyofsb.org>
Subject: RE: BOS Hearing on Tuesday

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hello Jacquelyne,

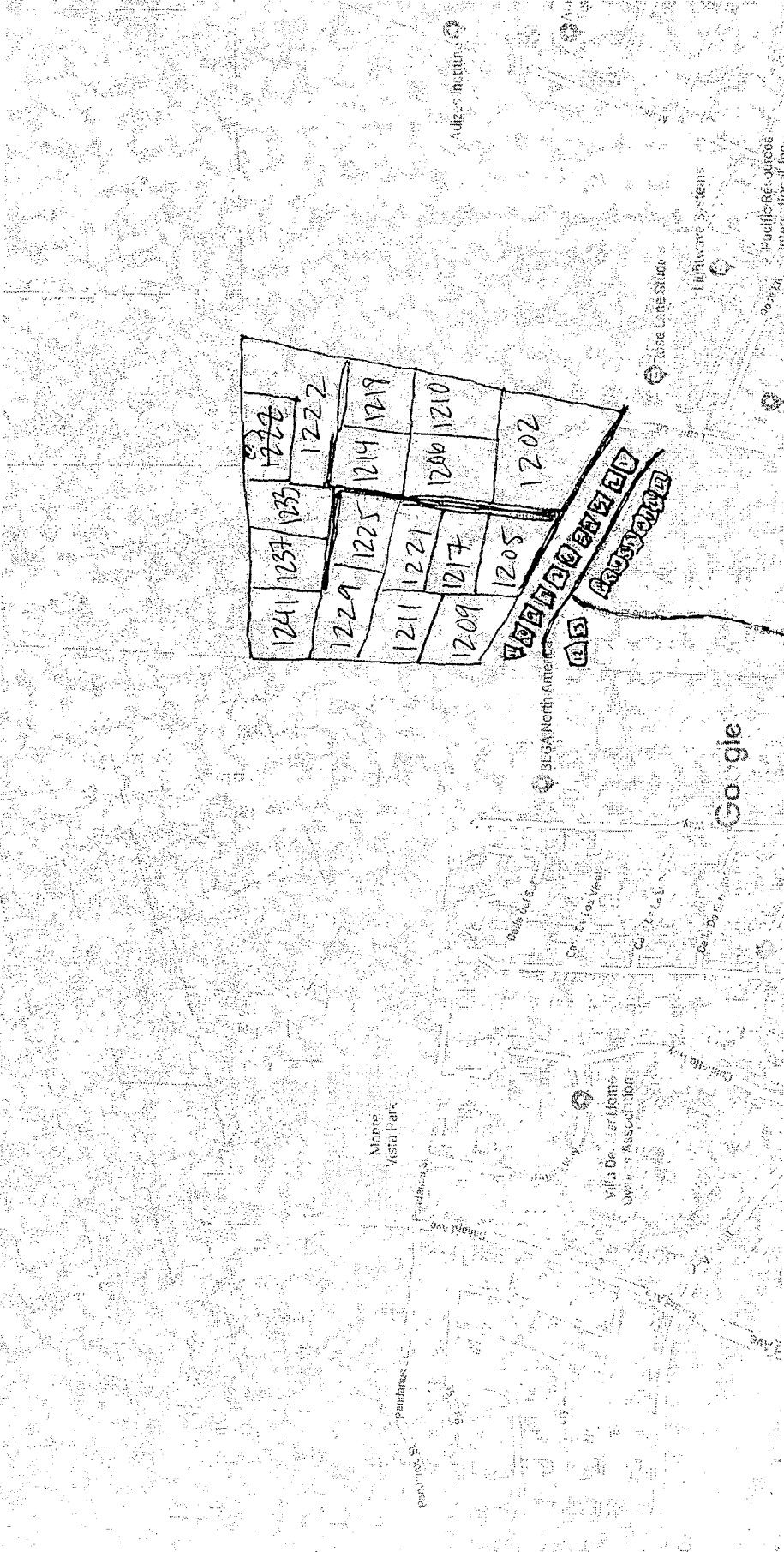
My apologies for submitting past noon, I just received the attached by email from my client at 12:49 pm

These letters of support are for Item 4 on the BOS Agenda for 10/1, Ni Tennis Court Appeal

Thank you,

Frances Romero
Director

FORMA Design, Inc.
Planning|Design|Landscape Architecture
Phone 805.720.1120



Key:

1. 6394 Langunitas Ct.
2. 6342 Langunitas Ct.
3. 6388 Langunitas Ct.
4. 6384 Langunitas Ct.
5. 6380 Langunitas Ct.
6. 6376 Langunitas Ct.
7. 6372 Langunitas Ct.
8. 6368 Langunitas Ct.
9. 6364 Langunitas Ct.
10. 6360 Langunitas Ct.
11. 6356 Langunitas Ct.

Map data ©2019 200 ft

12. 6355 Langunitas Ct.
13. 6359 Langunitas Ct.
14. 6367 Langunitas Ct.
15. 6371 Langunitas Ct.
16. 6375 Langunitas Ct.
17. 6379 Langunitas Ct.
18. 6383 Langunitas Ct.
19. 6387 Langunitas Ct.
20. 6391 Langunitas Ct.
21. 6395 Langunitas Ct.
22. 6399 Langunitas Ct.

September 27, 2019

Hon. Steve Lavagnino, Chair
Board of Supervisors
Santa Barbara County
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101

RE: Wayne & Ella Ni Tennis Court at 1221 Lomita Lane, Carpinteria

Dear Chair Lavagnino and Members of the Santa Barbara County Board of Supervisors,

I support the Wayne & Ella Ni Tennis Court project because I believe that a homeowner should be able to do a project on their property. They have a one acre lot & there is plenty of landscape on the south side of their lot to block the view of their neighbor. If I had their house, I would want a better driveway area in front of their garage to turn around if needed. I'm not an engineer, but it looks like their proposed basins are a big improvement to their lot & would benefit the neighbors to the west & south.

I hope that the Board of Supervisors will support Wayne & Ella's project & deny the appeal because they have designed a project that is allowable & has been permitted.

Thank you for your consideration.

Respectfully,

Hunter K Yegendorf 1229 Lomita Ln
Hunter K Yegendorf

September 27, 2019

Hon. Steve Lavagnino, Chair
Board of Supervisors
Santa Barbara County
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101

RE: Wayne & Ella Ni Tennis Court at 1221 Lomita Lane, Carpinteria


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I hope that the Board of Supervisors will support Wayne & Ella's project & deny the appeal because they have designed a project that is allowable & has been permitted.

Thank you for your consideration.

Respectfully,


S.D. GRABER
6392 LAGUNITAS CT
CARPINTERIA, CA

September 27, 2019

Hon. Steve Lavagnino, Chair
Board of Supervisors
Santa Barbara County
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101

RE: Wayne & Ella Ni Tennis Court at 1221 Lomita Lane, Carpinteria

Dear Chair Lavagnino and Members of the Santa Barbara County Board of Supervisors,

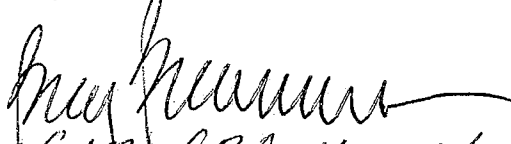
I would like to voice my support of their project that has already been approved three times. All they want to do is to improve the driveway in front of their garage by widening it 10'-12', install a tennis court, and improve the drainage on their property with a system of basins to collect rain water.


While I do not live next door to the Ni family, they are not proposing lighting with this court and they have added a planter to soften the appearance of the retaining wall to the south. If I did live next door, I feel that these are reasonable measures to be a good neighbor.


I hope that the Board of Supervisors will support Wayne & Ella's project & deny the appeal because they have designed a project that is allowable & has been permitted.

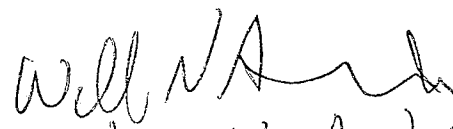
Thank you for your consideration.

Respectfully,


GARY BEAMAN
6384 LAGUNITAS CT.
CARPINTERIA, CA 93013


6372 LAGUNITAS CT.
CARP. CA 93013
IRIS ARNOLD


TRACEY LARVENZ
6380 LAGUNITAS CT.
CARPINTERIA, CA 93013


William N. Anderson
6368 Lagunitas Ct
Carp CA 93013

Bradley McMahon
6353 Lagunitas Ct
Carpinteria, Ca. 93013
Bradley McMahon

M. J. Yardley
6367 Lagunitas Ct
Carpinteria, CA
M. J. Yardley

Michelle Durtche
1117 Calle Lagunitas
Carpinteria, CA 93013
805 895 1991
Michelle Durtche

Christian Mason
6391 Lagunitas Ct
Carpinteria, CA
Chris Mason

Dan Miloff
Dow Miloff
6387 Lagunitas
Carpinteria, CA

Rachelle Gahan
6355 Lagunitas Ct.
Carpinteria CA. 93013
Rachelle Gahan

Connie Thompson
6395 Lagunitas Court
Carpinteria, Ca. 93013