

## Alexander, Jacquelyne

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**From:** Jim McDonald <jimmcdonald@group100.com>  
**Sent:** Friday, February 12, 2016 11:25 AM  
**To:** SupervisorCarbajal  
**Cc:** Wolf, Janet; Farr, Doreen; Adam, Peter; sbcob  
**Subject:** Casa Dorinda Master Plan Approval

Supervisor Carbajal,

I am a relatively new resident of Montecito, having moved to Casa Dorinda in March, 2012. I am an industrial real estate broker with 52 years experience in all phases of industrial real estate, including transforming raw land into productive uses and building industrial buildings. Over the years I have been involved in the need for EIRs (Environmental Impact Reports) for projects I was involved in.

The Los Angeles Public Library website says the following about EIRs:

"Environmental Impact Reports (or EIRs) are reports to inform the public and public agency decision-makers of ***significant environmental effects*** (emphasis added) of proposed projects, identify possible ways to minimize those effects, and describe reasonable alternatives to those projects."

It is incomprehensible to me how the Montecito Planning Commission can justify its assessment that the replacement of an existing 100 year old single-lane bridge with a new two-lane bridge in the same location could result in "significant environmental effects". I submit the following arguments in favor of replacing the existing bridge:

- AGE: A bridge designed for horse-drawn carriages (and some horseless carriages) is not structurally sufficient for the much heavier 21st century delivery vehicles or fire trucks which visit this property on a daily basis. In addition, in the opinion of some structural engineers, the bridge is at the end of its useful life.
- TRAFFIC SAFETY: This bridge is located at the 4-way traffic-controlled intersection of Coast Village Road and Hot Springs Rd. Due to the 4-way stop signs, it was decided for safety reasons to make this the exit from the Casa Dorinda property. Vehicles entering the property must use a second bridge to the North. To enter the property at that bridge, South-bound vehicles on Hot Springs Rd. must slow at the end of a blind curve and wait for oncoming traffic before making a left-hand turn to enter the property. In doing so, every South-bound vehicle crosses a double yellow line in Hot Springs Rd. **The new two-way bridge would enable all vehicles both to enter and leave the property at the traffic-controlled intersection.**

I believe that these factors fully justify a negative declaration with respect to the proposed EIR.



Jim McDonald, SIOR, BCCR



Broker's Lic. #00447838

1937 Goodyear Ave., Suite 706  
Ventura, California 93003

Tel 818 887 0600 Fax 818 591 3498

www.group100.com

## Alexander, Jacquelyne

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**From:** Betty Fussell <bettyfussell3@gmail.com>  
**Sent:** Friday, February 12, 2016 10:52 AM  
**To:** SupervisorCarbajal  
**Cc:** sbcob; kayars@cox.net; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve  
**Subject:** Letter to Supervisor Carbajal and other members of the Board of Supervisors

Dear Supervisor Carbajal and all members of the SBCBOS:

I moved from NYC to Santa Barbara in 2012 to the state where I was born and raised 88 years ago. I chose Santa Barbara, and the Casa in particular, because of the beauty of this region's ecology which has been preserved in stark contrast to the way in which my birthplace of Riverside & the Inland Empire have been destroyed.

In my career as a journalist for the New York Times and many national magazines, I am well aware of the conflicting interests involved in the preservation and development of any desirable community. I have attended more Planning Commissions and Zoning Commissions and Landmark Commissions than I care to count.

In this context, the Casa's project to replace a bridge which needs replacing for environmental reasons and has already gained the support of a diversity of the area's immediate neighbors---including Montecito Association, American Heart Association, Music Academy of the West, Santa Barbara Symphony, Boys & Girls Club---is not only reasonable but necessary.

The request of 3 members of the Montecito Planning Commission for an EIR (requiring further delay and a large sum of money) seems arbitrary and unreasonable, particularly since that request is apparently based on aesthetics (personal taste in design) rather than on fulfillment of the Environmental Quality Act.

Therefore, I beg you to overturn the request of the MPC and allow the Casa to move its meticulously planned and environmentally safe project forward.

Sincerely,

Betty Fussell

Casa Dorinda B-40, 300 Hot Springs Rd., SB CA 93108

## Alexander, Jacquelyne

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**From:** sbcob  
**Subject:** FW: overturn the request by 3 members of the MPC for an EIR on Casa's proposed bridge replacement

**From:** Carbajal, Salud  
**Sent:** Thursday, February 11, 2016 10:53 PM  
**To:** Allen, Michael (COB)  
**Subject:** Fwd: overturn the request by 3 members of the MPC for an EIR on Casa's proposed bridge replacement

Sent from my iPhone

Begin forwarded message:

**From:** Sue Colin <[drsioux@me.com](mailto:drsioux@me.com)>  
**Date:** February 11, 2016 at 4:26:31 PM PST  
**To:** <[supervisorcarbajal@sbcbos1.org](mailto:supervisorcarbajal@sbcbos1.org)>, <[stevelavagnino@countyofsb.org](mailto:stevelavagnino@countyofsb.org)>, <[peteradam@countyofsb.org](mailto:peteradam@countyofsb.org)>, <[jwolf@sbcbos2.org](mailto:jwolf@sbcbos2.org)>  
**Cc:** Kirsten Ayars <[kayars@cox.net](mailto:kayars@cox.net)>, <[sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)>  
**Subject:** **overturn the request by 3 members of the MPC for an EIR on Casa's proposed bridge replacement**

Dear Board of Supervisors, please stop the 3 members of the MPC for requesting an EIR for Casa Dorinda bridge replacement because the decision is based on the personal design preferences of a few Commissioners and NOT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, the community, neighbors, and many non profits in Montecito who have supported this plan.

An additional study means excess time (1 year delay) and money (\$500,000 +)

As you know Casa Dorinda serves the senior citizens in Santa Barbara and is a jewel in the community. Many seniors in Santa Barbara want to live at Casa and receive the kind of care their families, who don't live in SB know and have peace of mind that their parents are well taken care of.

Many years ago I stood before the Supervisors asking them to ban junk guns when they were voting on whether to allow "junk guns" in our community. The NRA thought it would be a good thing for Santa Barbara. Of course, that was also a "no brainer" and the Supervisors made the right choice for our community. I am hoping you will feel the same about this appeal and allow Casa Dorinda the opportunity to complete their master plan as approved, without adding extra time and expenses and move our project forward.

Sincerely, Sue Colin, Phd.

## Alexander, Jacquelyne

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**From:** sbcob  
**Subject:** FW: Request to uphold Casa Dorinda's appeal and move the project forward (hearing 2/16/16)

**From:** Carbajal, Salud  
**Sent:** Thursday, February 11, 2016 10:28 PM  
**To:** Allen, Michael (COB)  
**Subject:** Fwd: Request to uphold Casa Dorinda's appeal and move the project forward (hearing 2/16/16)

Sent from my iPhone

Begin forwarded message:

**From:** Paul Jepson <[jep@pacific.net](mailto:jep@pacific.net)>  
**Date:** February 11, 2016 at 2:08:54 PM PST  
**To:** <[SupervisorCarbajal@sbcbos1.org](mailto:SupervisorCarbajal@sbcbos1.org)>, <[sbcob@co.santa-barbara.ca.us](mailto:sbcob@co.santa-barbara.ca.us)>  
**Cc:** <[peter.adam@countyofsb.org](mailto:peter.adam@countyofsb.org)>, <[steve.lavagnino@countyofsb.org](mailto:steve.lavagnino@countyofsb.org)>, "Ayars Kirsten" <[kayars@cox.net](mailto:kayars@cox.net)>, Munoz Kendra <[kmunoz@casadorinda.org](mailto:kmunoz@casadorinda.org)>, Jepson Pam <[pmjepson@pacific.net](mailto:pmjepson@pacific.net)>, <[dfarr@countyofsb.org](mailto:dfarr@countyofsb.org)>, <[jwolf@sbcbos2.org](mailto:jwolf@sbcbos2.org)>  
**Subject:** Request to uphold Casa Dorinda's appeal and move the project forward (hearing 2/16/16)

Supervisor Salud Carbajal,

This communication is in support of the Casa Dorinda project which is sorely needed and enjoys wide community support. Your expedition of the process without further delay would be greatly appreciated. Please do not hesitate to contact me if you would like to discuss the issue further. Thank you for your consideration.

Paul M. Jepson, M.D.  
Santa Barbara, CA

**Alexander, Jacquelyne**

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**From:** Pam Jepson <pmjepson@pacific.net>  
**Sent:** Thursday, February 11, 2016 5:23 PM  
**To:** SupervisorCarbajol@sbcbos1.org  
**Cc:** sbcob; Lavagnino, Steve; Ayars Kirsten; Munoz Kendra; Jepson Pam; Farr, Doreen; Wolf, Janet  
**Subject:** Request to uphold Casa Dorinda's appeal and move the project forward (hearing 2/16/16)

> Supervisor Salud Carbajal,

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I am writing regarding the Casa Dorinda proposed project of which I am wholeheartedly in favor. I am hopeful you will see the benefits of moving forward with this much needed improvement for the Senior Citizens of Montecito and Santa Barbara.

Most sincerely,  
Pamela Jepson  
Santa Barbara

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