

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

2016 JUL 14 PM 3: 55

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

Regarding: Support of Montecito Planning Commission (MPC)  
#14CDH-00000-00014

Dear Honorable Supervisors,

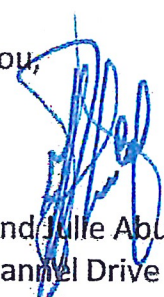
We live at 1132 Channel Drive, two homes west of the proposed project at 1154 Channel Drive (only 180 feet from the project). We wrote a letter in opposition to the doubling of the size of the second story on December 10, 2014 and again on January 13, 2016. We still are against the new home since it doubles the size of the second story.

My wife and I walk along Channel Drive almost daily and depending on the angle where one looks to the mountains, the doubling of the second story will decrease the public mountain view with the added bulk and size on an especially undersized lot (.44). We would be in favor for this project if the second story were not double in size.

We especially like the modest atmosphere and serenity of Channel Drive and think the additional two story mass will stand out too much in proportion to the existing homes along Channel Drive. We, like many of our neighbors, live full time in Montecito and I understand the applicant has a couple of homes on the East Coast and probably will be a part time absentee owner.

I think the applicant and their request should be more sensitive to the neighbors as we have not had any conversations with the applicant.

Thank you,

  
Hayim and Julie Abulafia  
1132 Channel Drive  
Montecito, CA 93108

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of Montecito Planning Commission (MPC)  
#14CDH-00000-00014

Dear Supervisors of Santa Barbara County,

I have lived in Montecito for many years and swim and sunbathe on Butterfly Beach often. I am against any buildings that involve additional second story structures on an undersized lot.

The project that is being proposed at 1154 Channel Drive, is doubling the amount of the second story structure. This must impact mountain views from Channel Drive as one walks along Channel Drive from the east or west. I don't want our coastline to begin looking over crowded with enlarged two story homes like Malibu has become.

I will try to be at the Board of Supervisors meeting to further explain my opposition to any structures that obstruct mountain views or give the appearance of oversize buildings on a small lot.

Please abide by the 3 hearing decisions made by the Montecito Planning Commission.

Thank you,



Michelle Ison

Jonathan Weiss  
810 Cima del Mundo Road  
Montecito, California 93108  
818.321.1271

July 6, 2016

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of the Montecito Planning Commission (MPC) decisions  
#14CDH-00000-00014

Dear Honorable Supervisors,

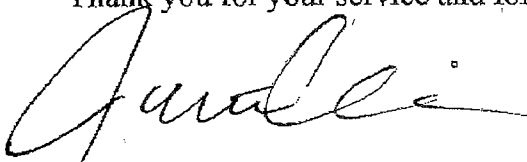
Our family has lived in and enjoyed Montecito for some years. Although we do not live on Channel Drive, we often walk along the street and as with the millions of other visitors, enjoy the ocean and mountain views in this charming neighborhood.

Whenever we have guests, we always seem to end up on Channel Drive and Butterfly Beach. Although Santa Barbara has numerous sites, vistas and attractions, the consistent beauty and character of Channel Drive and Butterfly Beach make this, literally, the "Jewel of Montecito". It has been that way for over a century, and I sincerely desire you share my hope that it remains so.

I have reviewed the proposal for the tear down and new home proposed at 1154 Channel Drive. Having extensive experience in architecture and landscape design, it is obvious that if approved, this incredible picturesque neighborhood will lose much of its appeal should oversized two story homes become commonplace. And while I have no objection to building a new home on this small lot that *facilitates the continuation of the neighborhood's historic place* in our community, I believe when doubled in size on the second story and diminishing our views, it would be highly detrimental and a significant negative for what is presently a perfect neighborhood.

Please follow your own Montecito Planning Commission ruling since it denied the applicant on three occasions and deny this appeal.

Thank you for your service and for continuing to protect what is beautiful.



Jonathan Weiss

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of Montecito Planning Commission (MPC)  
#14CDH-00000-00014

Dear Supervisors of Santa Barbara County,

My wife and family live adjacent and immediately northeast of the proposed 1154 Channel Drive project. We are not against a new home adjacent to ours as long as the bulk, size, and mass of the second story are not increased from the present existing home.

As you know, this project was reviewed by the MPC on three different occasions, at each of those 3 hearings, the majority of the Planning Commission stated that they were not in favor of doubling the size of the present second story with a new building.

Unfortunately, the applicant still continued, even after the request by the Planning Commission, advised them to not increase (double) the size of the second story.

Please keep in mind the following:

1. Properties immediately east and west of the project were previously told "No" when requesting a second story.
2. The previous owners, the Chase Family, at 1154 Channel Drive, were not allowed any more second story mass than what exists presently when they requested a larger second story.
3. The applicant's reason for more space on the second story is for a future caregiver (although, I can relate to that at my age) is not a valid reason to increase the bulk, size, and mass of the structure.

Please read the Montecito Community Plan Policies "Goal LV-M-1: In Order To Protect The Semi-Rural Quality of Life, Encourage Excellence In Architectural And Landscape Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public View, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean".

This community plan was adopted many years ago and should be followed when at all possible. Surely, the doubling of the second story mass as proposed doesn't meet any of the guidelines. We urge you to follow your planning commission denial of the project and not overturn their decisions.

Thank you,



Michael Hair, Sr.  
1169 Hill Road  
Montecito, CA

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Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

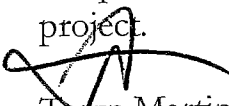
Regarding: Support of Montecito Planning Commission (MPC)  
#14CDH-00000-00014

Dear Supervisors of Santa Barbara County,

I have lived at 1126 Hill Road for the past 6 years and enjoy my exercise and runs along Channel Drive and Butterfly Beach. Channel Drive and Butterfly Beach are special to me and my neighbors along with many world visitors to our community.

On three different occasions I have noticed story poles on the 1154 Channel Drive property which in each case at least doubled the mass of the present homes' second story. On all occasions, there was a blocking of public mountain views. It appears that this home would be better suited to a much larger lot size. The proposed structure will overwhelm with its presence at 1154 Channel Drive.

I request that you agree with your Montecito Planning Commission and deny the project.



Taryn Martin  
1126 Hill Road  
Montecito, CA

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of Montecito Planning Commission (MPC)  
#14CDH-00000-00014

Dear Supervisors of Santa Barbara County,

My name is Noah benShea, and I have lived in Montecito for the past 40 years. For almost all of that time I have lived within minutes of Butterfly Beach and Channel Drive. And like many people in our community, I frequently walk along the Drive and beach, enjoying both the ocean views and mountain views. For many years I walked there almost every day.

My understanding is the proposed new home will be at least double the size of the present second story.

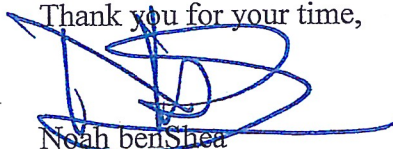
Presently, there are some trees that presently block some of the mountain view, but trees eventually die or are removed whereas the enlarged second story will be permanent. I think this is important to consider and represents too much of a residential "sky-scraperization" along this street.

To my mind, the mass and architecture of the new second story is too great with its imposing contemporary architecture. I think the enlarged two story mass would be much better placed on a larger lot at a different locations away and without robbing the natural beauty of Butterfly Beach.

I have attended the Montecito Planning Commission meetings concerning this issue and feel the MPC, after much deliberation, was correct in denying Grabowski's increased second story plans.

Please deny the appeal of this project and follow the directions by your own Montecito Planning Commission who was not in favor of this project during 3 different public hearings.

Thank you for your time,



Noah benShea

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of Montecito Planning Commission (MPC)  
#14CDH-00000-00014

Dear Supervisors of Santa Barbara County,

I was previously the owner of 1159 Hill Road, directly behind 1154 Channel Drive, the project in question. I am about to make an offer on another Hill Road home. My wife and I are very familiar with the proposed project since it was initially proposed directly in front of our home.

Presently, the second story is 661 square feet and the absentee owners now want to double it to 1,331 square feet. This is doubling the size and mass of the second story.

I believe that the house, as first proposed, was obviously not acceptable and although some small changes have been made, the bulk, mass and volume of the second story is still wrong. The proposed project will no doubt create obstruction to mountain views from the public's view from Channel drive and also obstruct private ocean view to three homes immediately adjacent to the proposed, enlarged second story.

In addition to the objections above, I feel that a modern type home, although it may be attractive in some locations, is not the correct architecture for Channel Drive. Maybe this type of home would fit better on a larger lot in the hills of Montecito.

Please give the project careful scrutiny as Channel Drive is a special place in lovely Montecito. We don't want an oversized 2-story structures along our beachfront.

I plan on speaking against this project at your board meeting if your time permits on July 19<sup>th</sup>. Hopefully you will concur with the MPC and not overturn the 3 decisions by MPC against this project.

Thank you,

  
David Cornwall

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of the Montecito Planning Commission (MPC) decisions  
#14CDH-00000-00014

Dear Honorable Supervisors,

I live on the same block as this property. My address is 115 Hill Rd. Even though our address is on Hill Rd, our property borders Channel Drive and Butterfly Lane.

We have a cottage style home of 2700 sq feet on a .68 acre lot. We have many concerns about the plans for an even larger house at 1154 Channel Drive. The existing one looms over the property, neighbors and obstructs views with a large second floor.

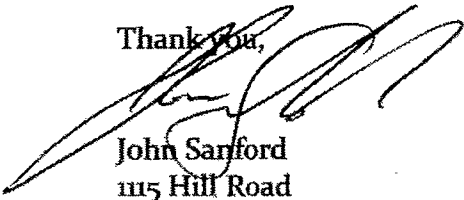
We are also starting to lose the pristine, rural nature of the Butterfly beach area. The property on 1154 Channel Drive is another example of a project that doesn't belong. Modern architecture doesn't fit in with the neighborhood. No other house in this area is of that severe in style.

Every homeowner has the right to improve their property. We think it should be done with thoughtful planning and add to the neighborhood, not stick out and be an eyesore.

We were hoping to meet Mr. Grabowski and that he would be more open to input and reach out to his new neighbors. I understand that he doesn't live on this coast. That is unfortunate. This is our main residence and we live here full time. So we have to see the results of your decision every day. The Montecito Planning Commission has rejected this project at three commission hearings after long serious deliberations. I hope you will not overturn your planners and disapprove this appeal.

Feel free to contact me if I may provide further input.

Thank you,



John Sanford  
115 Hill Road  
Montecito, CA 93108  
805-300-3161



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105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of the Montecito Planning Commission (MPC) decisions  
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Dear Honorable Supervisors,


My family owns the home behind the applicant, just to the West. We currently enjoy a partial ocean view over a portion of the applicant's single story structure. If the proposed project is built we will not only lose this ocean view but all individuals that enjoy walking along Channel Drive will also lose additional precious mountain views.

From day one, it feels that this project has been "jammed down our throats" and with no regard to the impact of the neighbors or community. Actually with total disregard to my next-door neighbor, for they will totally lose all ocean views to the West. In addition, it was my understanding that the planning commission had asked the applicant to reach out to neighbors in hopes of achieving a mutually acceptable revised plan. Unfortunately the applicant, nor their architect, has ever reached out to me.

In my opinion, the applicants numerous revised proposals are still in excess of acceptable mass, scale and bulk. Most of the space has been shifted to the top floor where it visibly impacts views in all directions for all concerned except the applicant!

I or my son, hope to be at your board meeting on July 19<sup>th</sup>, to voice our opposition to the revised proposal as it affects the Channel Drive/Butterfly Beach Community. This project feels wrong in so many ways. It is my hope that you reject the project and follow and reaffirm the Montecito Planning Commissions denial of the 1154 project.

Sincerely,



Eric Stille  
1155 Hill Road

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of the Montecito Planning Commission (MPC) decisions  
#14CDH-00000-00014

Dear Honorable Supervisors,

I frequent Butterfly Beach often and feel this unique portion of Channel Drive needs to maintain all mountain views by minimizing or restricting second stories.

At one of the 3 Montecito Planning Commission meetings regarding this project, Commissioner J'Amy Brown commented, "when you take a big boot and try to put it in a glass slipper, you have a problem". I think this sums up all of the problems with doubling the 2 story size on a .44 acre parcel.

After 3 hearings and an in depth evaluation, by the MPC, of this project (including many hours of hearings), I strongly ask you to agree with the MPC study.

Sincerely,



Maureen McDermut

To: The Clerk of the Board  
Santa Barbara Board of Supervisors  
105 E. Anapamu Street  
Santa Barbara, CA 93101

Regarding: Support of the Montecito Planning Commission (MPC) decisions  
#14CDH-00000-00014

Dear Honorable Supervisors,

Our family has resided in Montecito for many years and recently relocated to a new home at 90 Butterfly Lane adjacent to Channel Drive.

We are strongly in favor of the Montecito Planning Commissions decision to deny the proposed doubling of the second story at 1154 Channel Drive.

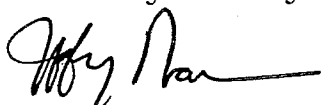
The project with the doubling of the second story size is in direct contradiction to the Montecito Community Plan Policies adopted by the community many years ago.

The goal of the plan (Goal LV-M-1) is to "protect residential privacy, public views and to maximum extend feasible, private views of the mountains and ocean."

Please reaffirm your own Montecito Planning Commissions (MPC) denial of the project.

This project was heard on 3 occasions by the MPC and was denied at all 3 hearings.

Thank you for your consideration,



Jeffery Newman  
90 Butterfly Lane, Montecito

WILLIAM GUSTAFSON  
INVESTOR ❖ DEVELOPER

July 12, 2016

Santa Barbara Board of Supervisors  
c/o Clerk of the Board  
105 East Anapamu Street  
Santa Barbara, CA 93101

Re: Support Letter of Montecito Planning Commission  
New Single Family House (Olsten Montecito Trust)  
1154 Channel Drive, Santa Barbara (Case Number: 14CDH-00000-00014)

Dear Chairman Adams and Supervisors,

I write today to support the Montecito Planning Commission and to inform your Board of the communication and reaction the new house project at 1154 Channel Drive has received from the general public. For the past two years, I was the residential tenant residing at the home located at 1154 Channel Drive, Montecito. During this entire time, the applicants for the above project were my landlords.

I lived at the property during the entire planning process and was witness to the larger Montecito community as they walked, ran, biked and drove by and saw the various story poles for the various versions of the project. I was in a unique position to have the public tell me their opinions openly and freely after they learned I was not the property owner. The public very much wanted to share their opinions.

Many times while the story poles were up, strangers would enter the property and knock on my front door to discuss the project. 100% of the time the comments were negative. 100% of the time the specific language used described how big it looked and how visible the project would be from Channel Drive. I received many letters of complaint, some anonymous and some signed, in my mailbox. I was also confronted by various people while leaving the property who wanted to ask why the house was going to be so big and asking if "I" (the owners) would consider changes. All of this feedback I shared with the owners and their agents. They have known through out the process that the majority of the community and 100% of those people that contacted me did not think the project was appropriate for the property. The Montecito Planning Commission heard my testimony about this community response and they reviewed the project themselves and they came to the correct conclusion that the current project is not right for this property.

Thank you for taking the time to consider this information and for protecting the Montecito community.

Sincerely,



William Gustafson

1230 COAST VILLAGE CIRCLE, SUITE K  
SANTA BARBARA, CA 93108  
(805) 448-3552 [willgus@cox.net](mailto:willgus@cox.net)