

From: [Sally Saenger](#)
To: [sbcob](#)
Subject: Tuesday hearing: Urbany/Pinkham appeal
Date: Monday, May 02, 2016 6:05:13 PM

Dear Mr. Carbajal,

We have crossed paths many times at various functions, the latest of which was honoring Linda Krop for her work at the EDC. I mention this because I want to point out that we tend to think along similar lines. In addition, I want to express my appreciation for your service to the community.

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

I live in Mission Canyon and I'm concerned about the proposed building at 849 Cheltenham Road. The dwelling as it is designed is inappropriate and not compatible for the neighborhood. It's too big, tall and bulky and has too much volume by the property lines. This is a relatively small piece of land that is situated at a busy neighborhood crossroad. The visual display of a house at this particular intersection will figure prominently for all who stop at the intersection or who pass by on their daily commute. The structure that is built on this property can be a beautiful addition to the neighborhood, or it can be one of those houses that people point at and say, "Geez, how did that ever get built there?" Unfortunately, the current design for 849 Cheltenham demonstrates the second scenario.

Mission Canyon is a unique and natural environment, not typical of urban areas. Our residents rely on the county decision makers to evaluate development proposals and to make *informed* decisions. The Mission Canyon Residential Design Guidelines (MCRDG) should be used to guide not only county staff, but also the *architect* for 849 Cheltenham. It's unfortunate this didn't happen during the early stages of developing this property.

A design that is more compatible with the surrounding area and that follows the MCRDG is not out of reach. Examples of appropriate size, bulk and scale, as well as proper placement of structures within property lines, can be found on either side of 849 Cheltenham.

It is my hope that you will give due respect to the MCRDG and uphold the appeal for the proposed new development.

Sincerely,

Sally Saenger

856 Cheltenham Road

Santa Barbara, CA 93105

FYI:

From: Sally Saenger [<mailto:4lifelongfitness@cox.net>]
Sent: Monday, July 20, 2015 10:14 AM
To: 'dvillalo@co.santa-barbara.ca.us'
Subject: 849 Cheltenham Rd Bonillo-Latorre

Re case # 15APL -00000-00004, Bonillo-Latorre New Single Family Dwelling and Garage at 849 Cheltenham Rd

Dear Planning Commissioners,

I live at 856 Cheltenham Rd, across the street and adjacent to the Bonillo-Latorre property. I'm sorry I cannot attend the hearing on Wednesday. In lieu of being there in person, please accept this email summarizing my main concern.

I know that as Planning Commissioners you want to see project development that embodies the best professional design for the neighborhood, one that is not only well-suited for the area, but also improves the surroundings both visually and in value. It says on the County website, "It is the purpose of the Boards of Architectural Review **to prevent**" the inappropriate development of property which "impairs the benefits of occupancy ... impairs the stability and value of both improved and unimproved real property." These are valid and important considerations for property development in Santa Barbara. I appreciate the weight of responsibility and accountability the county has when reviewing property design for aesthetic as well as safety factors.

The Bonillo-Latorre property development as it is designed now is inappropriate and not compatible with the neighborhood. The site layout and orientation of the building, which directly affects the height in relation to the neighbors, makes the structure incompatible with the character of the area. The property is on a steep slope and the houses to the immediate left and right are built on a much lower elevation of the properties. Thus, when driving on Cheltenham, since the foundation of these structures are down below street level, only the top part of the houses are visible. As proposed, the Bonillo-Latorre house would hover above the neighboring houses, looking down on them, and visually detract from the character of the surrounding area. (It should be noted, too, that there was considerable grading done by the previous owner, which changed and elevated the property from the original level.)

I strongly encourage a site visit and an in-person, visual inspection of the Bonillo-Latorre property, **with the inclusion of story poles**, so that you can fully understand the concerns that I and other neighbors have about the proposed development. Conceptual drawings and descriptions by the architect do not properly convey the degree of incompatibility that this project brings to the neighborhood.

Respectfully,
Sally Saenger