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January 23, 2012

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

Re: Bagdasarian/Karman Appeal, Item #5, Board of Supervisors Agenda
of January 24, 2012

Dear Supervisors:

We are writing to convey the Montecito Association's continuing concerns over this project. We would like to thank the Board for continuing this item for one week to provide community members the opportunity to review the project modifications negotiated between Planning & Development (P&D) and the property owner. The Association's Land Use Committee and Executive Committee have reviewed the modifications in a meeting with P&D staff. The property owner's representative was invited but did not attend.

However, based upon a review of the materials, we remain concerned that certain aspects of the modified project are inconsistent with important Comprehensive Plan policies and ordinance standards for the protection of riparian habitat and corridors. Because of these serious inconsistencies, the Association does not believe the required Land Use Permit findings can be made.

Specifically, the proposal to leave the walls and bridges within the riparian corridor is inconsistent with Montecito Community Plan Policy BIO-M-1.7 and MLUDC Section 35.428.040.K.2 which prohibit structures within a riparian corridor except under very limited circumstances. Neither the bridges nor adjacent walls are necessary to provide reasonable development of the parcel, which has already been achieved as described in the staff materials presented to the Montecito Planning Commission.

Board action to allow structural encroachment into sensitive riparian areas by after-the-fact approval of unpermitted construction that is plainly inconsistent with adopted policy sets a precedent. This precedent does not bode well for upholding the Comprehensive Plan and protecting the community's sensitive resources. To this end, if the appeal is granted, we request that the land use permit be conditioned to require the removal of the two ornamental bridges and adjacent walls.

We appreciate the opportunity to comment.

Sincerely,

Richard Nordlund, President

cc: Julie Harris, P&D