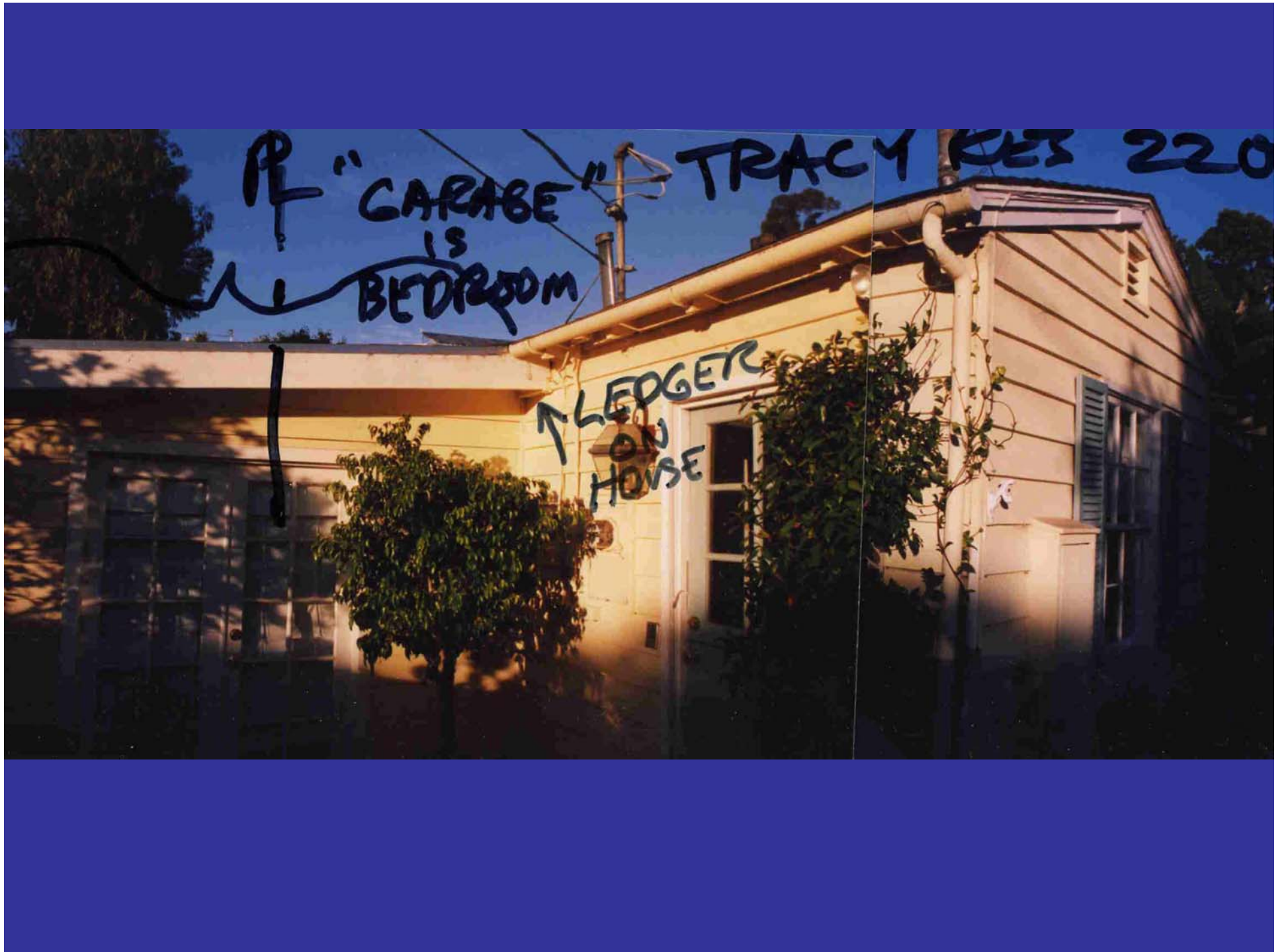


Nantker/Malott Photograph Presentation

Board of Supervisors, Santa Barbara County

Tuesday, December 1, 2009

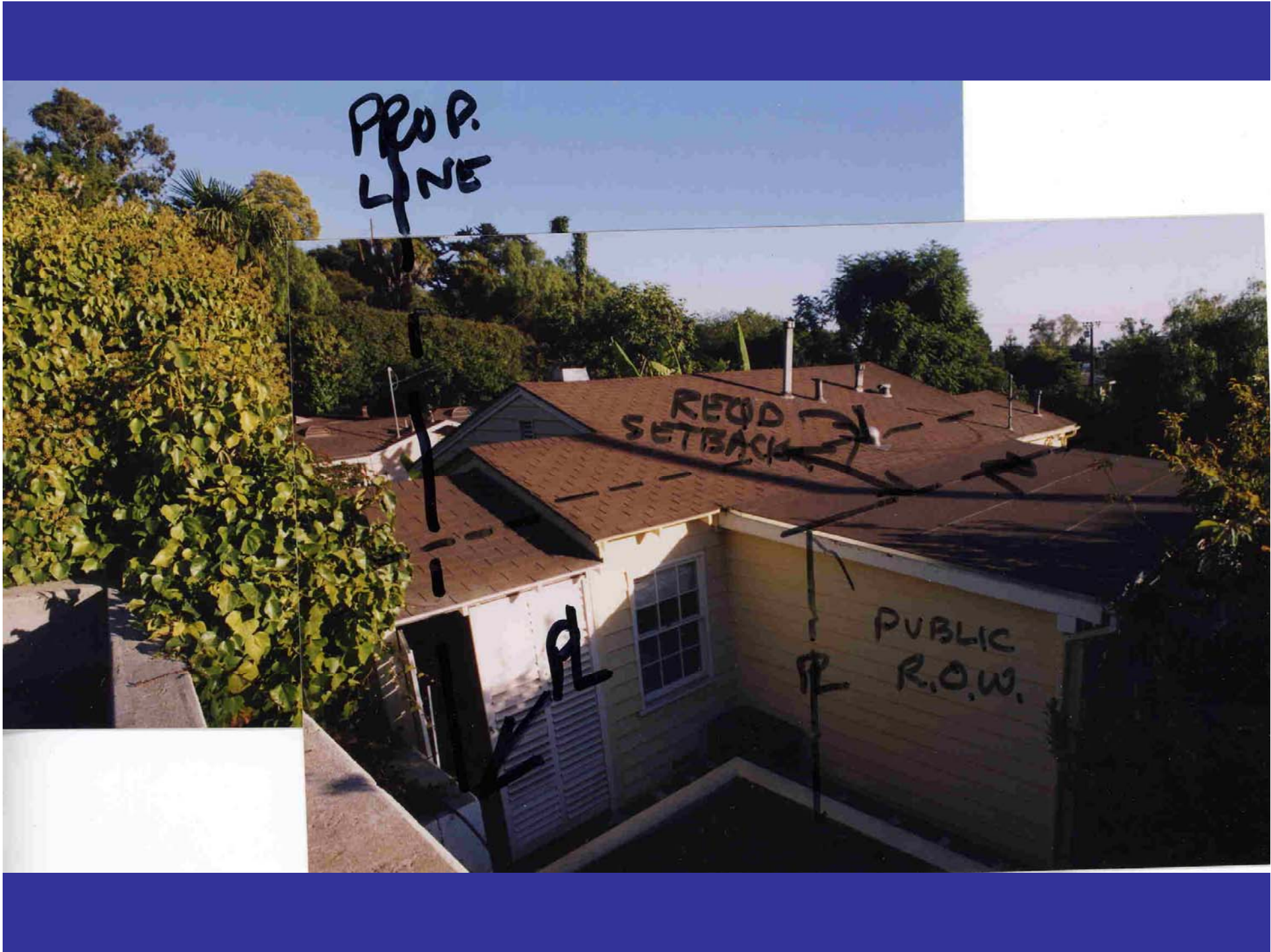
Re: Tracy Residence, 2200 Banner Avenue



↑ "CARABE"
IS
BEDROOM

TRACY RES 220

↑ LEDGER
ON
HOUSE



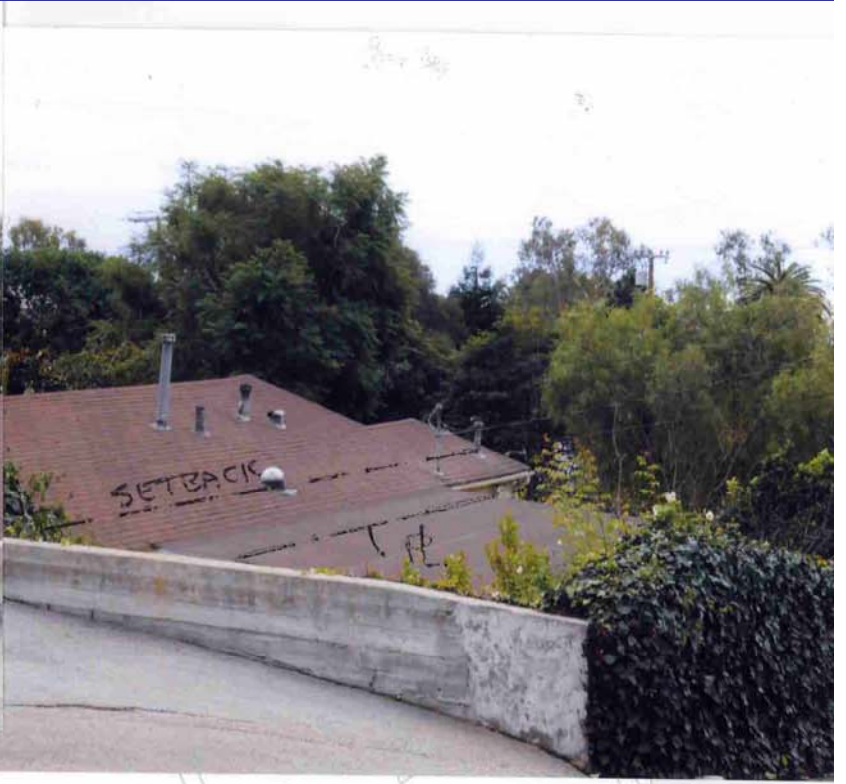
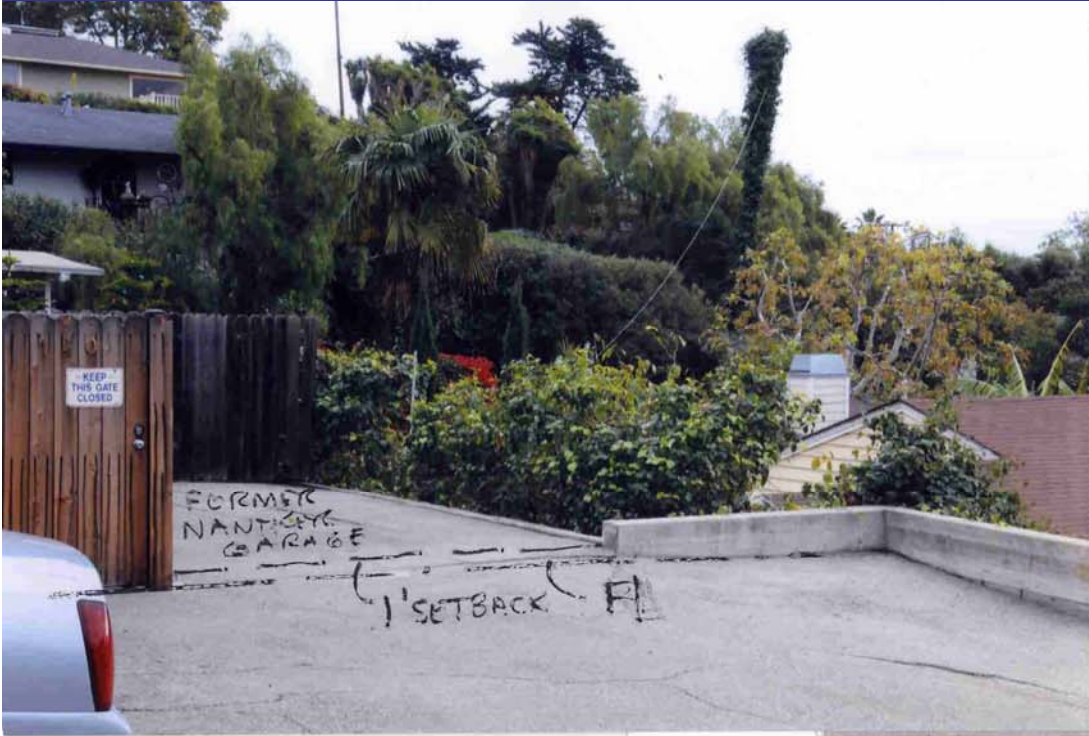
PROP. LINE

REQD SETBACK

PUBLIC R.O.W.

A

R







December 1, 2009

Remarks before the Board of Supervisors, Santa Barbara County

Re: Nantker (James Malott and Lucinda Malott)

Appeal of AP 005-133-058, Tracy Addition, 2200 Banner Avenue, Summerland.

1. Appeal Issues. We received three days notice for a hearing on October 7, 2007. We attended, commented and requested notice of any further hearings to County Planning, Summerland DRB, and architect, Smith.
 - A. No Notice was received for any of the following critical hearings:
 1. Meeting of Santa Barbara DPW, re: encroachments of 19 feet and 15 feet, approximately July 15, 2008.
 2. Meeting of Summerland DRB, July 8, 2008.
 3. Meeting of Summerland DRB, September 30, 2008.
 4. Meeting of SB County South BAR, October 19, 2008.
 5. Meeting of SB County South BAR, October 24, 2008.
 6. Meeting of Summerland DRB, December 16, 2008.
 7. Meeting of SB County South BAR, December 19, 2008.
 - B. These one-sided meetings built on each other and determined the direction of the project for over a year before Nantker received any notice or made any remarks.
 1. All parties, Planning, Summerland DRB, DPW, Tracy, and Smith expressed their views, invested in the project and gave it inertia and direction with no input from the party most negatively affected by the project, Nantker/Malott. A casual investigation by Planning would have recognized that Nantker was the most negatively affected by the project and should have been noticed.
 2. Lack of input from Nantker/Malott in the critical, early meetings and hearings determined the major direction of the project in a manner that disregarded the effects on the Nantker property. The Planning Department made no effort to notice or protect the rights of Nantker.
 3. When notice was finally received by Nantker, over a year after the initial meeting, it was completely untimely. Architect, Smith admitted to actively concealing the meeting notices from Nantker/Malott. By then, the Planning issues had already been decided and the damage to Nantker had been set in virtual concrete.