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City Council of Santa Barbara
 Council Chambers (2nd Floor)
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CITY OF SANTA BARBARA
 CITY CLERK'S OFFICE

RE: SINGLE FAMILY DESIGN BOARD (SFDB) DECISION. MST2011-00142

To Whom It May Concern:

On Monday September 12th the Single Family Design Board rendered a decision to grant **Conceptual** approval for the property located at 1117 Las Alturas Road.

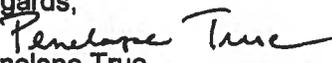
The SFDB board granted **conceptual** approval for a new 5,118 sq. ft. two story building on a 1.06 acre lot. The parcel has an average slope of 25% and they project a balance cut and fill.

Grounds claimed for the appeal and identifying in particular all significant issues, facts and affected parties

The following are my grounds for appeal of conceptual approval:

1. Increased fire hazard due to the proposed building proximity to the existing building located at 1121 Las Alturas. The close proximity increases the danger of fire spreading from the proposed building to the existing.
2. The SFDB guidelines require sensitivity to privacy and preservation of existing views. The proposed building has a 20'-4" vertical wall of the building approximately 19'-0" from the existing building located at 1121 Las Alturas. Completely blocking the mountain views and morning sun.
3. SFDB required the applicant to submit a story pole plan to the board for approval prior to constructing the story poles. The story poles were erected without an approved plan. I discovered that one of the poles was not located correctly.
4. SFDB requested the applicant to meet with the neighbors and use the good neighbor policy to ensure a design that meets with neighborhood compatibility and support. This was not done. The applicant would only meet with neighbors after the drawings were submitted for review and without proper notice.
5. SFDB only reviewed this project two times prior to approval. Even though the record show six times. The prior 4 submittals the applicant submitted a project that did not work because the design was built on a public and private easement.
6. SFDB requested that the grading calculations be reviewed and certified by a civil engineer. The soils report information was not included in the calculations. How can the calculations be correct without that information?
7. The FAR guidelines require a minimum of 20 properties to determine FAR's. Only 7 properties are shown for this project.

Regards,


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