

RECEIVED

2013 FEB -4 PM 1:42

SP

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

February 4, 2013

To: The Mayor and City Council of the City of Santa Barbara

From: Residents adjacent to 1911 Chino Street, Santa Barbara, CA

Re: Appeal of Santa Barbara Architectural Board of Review ("ABR")
Approval No: 043-121-013, dated January 22, 2013,
regarding Application No: MST2012-00475

We, the residents adjacent to the proposed development of 1911 Chino St., hereby and respectfully formally appeal the above-referenced decision by the ABR to the Mayor and City Council of the city of Santa Barbara. The grounds upon which we request the appeal are as follows:

1. The ABR should not have considered the application because the primary owner shown on the application was incorrect. The listed applicant, Ms. Eddie Walker, is deceased as of 2010.
2. The plans approved by the ABR are not accurate and there are discrepancies that cloud the overall scope of the project and its potential impacts.
3. The ABR does not have jurisdiction over State Environmental Quality Act concerns and we feel there are enough significant issues which warrant City Council review, including possible soil contamination stemming from the underground storage of gasoline at the site, as well as parking, density and water conservation issues.
4. The ABR was remiss in approving the mass, bulk and scale of this project because there is no precedent of there being a similar 9-bedroom, 6-bath property in this neighborhood.
5. The ABR was remiss in approving the compatibility of the design of this project within this neighborhood because the design does not fit within the historical character and historical value of the surrounding properties.
6. The dissenting minority opinions of the ABR's final vote clouds its overall decision and reinforces our claim that the City Council needs to take a closer look at this proposed development.
7. The ABR failed to uphold its stated goals as outlined in its mission statement.
8. This application should never have been accepted by the city until the pending litigation the City has against this applicant is resolved.

We respectfully appeal to the Mayor and City Council to grant a closer and more thorough inspection of this proposed development as we feel it has the potential to adversely impact the natural beauty and charm of the area in which we live.

Respectfully Submitted,



Evelyn Lee
802 W Pedregosa St.
805-212-4911

On behalf of and with the support of:

Richard and Lindsey Berrett
814 W Pedregosa St.

Patrick Burns
806 W Pedregosa St.

Jeanne Perkins
818 W Pedregosa St.

Ralph Romero
810 W Pedregosa St.

Louis and Rebecca Truckenmiller
820 W Pedregosa St.

Ryan Romero
810 W Pedregosa St.

Brian Wingate
802 W Pedregosa St.

Johan and Diane Delsol
1910 Chino St.