

To the members of the ABR, 22 January 2013

Thank you for the opportunity to comment on the revised design for 1911 Chino Street.

Before I begin my comments on the design, Dario Pini needs to be named as the owner. The agenda mis-identified the owner of the property as Eddie Walker, who died 4 years ago.

I want to acknowledge that Gil Barry, the architect, came by the neighborhood, after the January 7 th ABR hearing. In preparation for his design revision, he talked to many of us and looked at the mountain view that would be lost with the building of the second story.

This revised 2nd story is now a 3 bedroom, 4 bath, but it still encroaches significantly on the mountain views of the neighbors.

An architect friend had a look at these new plans. His findings include:

1. It seems the drainage as drawn will run off into the neighbor's property. A drainage plan for the whole length of the property is in order. It only shows a 1% slope.
2. The sloped roof line does not match the front house, which has a flat roof. A flat roof seems a more consistent design.
3. Regarding the balconies, the design shows access from sliding doors. It was suggested at the previous hearing that the balconies be faux and there be windows, not doors.
4. Pedestrian walkway is drawn in but what will the lighting be for this long walkway?
5. There are no plans for heating or ventilation system. What will be used?
6. There is no outdoor lights shown on the plans. Will they be on all night? Will they shine into our windows? Where will the lights be placed?
7. There is a sliding glass door onto the garage roof. What is the height of the garage walls? Will there be a railing surrounding this outdoor space? How high? Again, how will this barrier block our mountain views?
8. Regarding the garbage enclosure by the front house, what will it be made of? How high?
9. There are windows in the closets of the bedrooms. Why?
10. We suggest a short wall at the turn of the walkway be built to protect the yard in front of the entrance and to mark the end of the long driveway.
11. What is the landscape plan?
12. There are many ways that this design can be subdivided into another unit and additional bedrooms be created. It should be required that the owner sign a declaration that he will not divide this single family residence into multiple units and that he will not create additional rooms by putting up more walls.

I believe the city does have that authority.

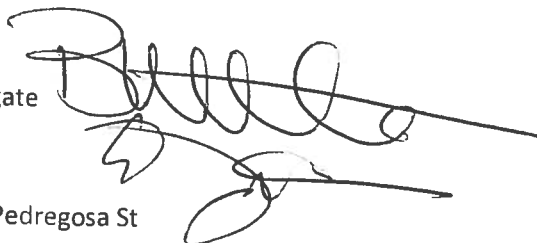
Our homes date back to the early 1920's. We hope that the ABR will continue to be ever vigilant in protecting the historical and architectural qualities that make neighborhoods such as ours, unique.

Thank you for your consideration.

Brian Wingate

Evelyn Lee

802 West Pedregosa St

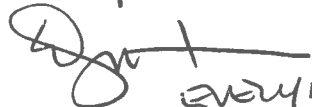
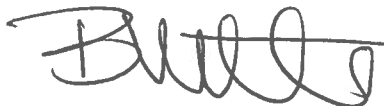



To the Members of the ABR,  
Regarding 1911 Chino Street addition

Our concerns are as follows:

1. The owner named for 1911 Chino Street on your agenda is NOT Eddie Walker. She died about 4 years ago, so neither she nor any of her family has anything to do with this project. Her husband was required to leave when the property was sold in November 2011 to Dario Pini.
2. The zoning and building violations identified have not been 100% corrected. Dario Pini has had over a year to bring the property up to code.
3. This original 900 square foot 2-bedroom single family house is now rented out as a four bedroom house to 6 or 7 unrelated persons. There are 4 cars parked in the driveway and maybe more cars on the street. I see only 4 parking spaces on the site plan. Where do the occupants of the proposed 5 bedrooms park their cars?
4. This is an old neighborhood with many of the homes built in the 1920s. The original families continue to call it home. These single family houses will be dwarfed by this proposed unit. It is too big for this neighborhood.
5. At a public meeting, Mr. Pini said he would not rent to more than 2 persons per bedroom. That means there could be an additional 10 people living at 1911 Chino Street on top of the 6 or 7 already on the front 900 square foot house. The high density does not fit in with this neighborhood.
6. We cannot ignore the reputation of Dario Pini as a landlord. We see his rental practices applied to the front 4 bedroom, 900 square foot house. It was listed as a 2 bedroom when he bought it. His properties tend to have high turnovers of renters as well. We are concerned for the safety of the neighborhood. There is a licensed daycare 2 doors down from 1911 Chino Street.
7. The proposed 2-story unit will block out much of the sunlight to beloved and well-tended gardens. It will eliminate the view of the mountains for many of the neighbors. How can it be that these new renters will get the mountain views and the 35-years residents will lose their view.
8. We want our neighborhood preserved. Any additional building allowed should not take away from what is here already.

Submitted by:

 1/7/13  
DARIO PINI WE 802 WEST PADDINGTON  
 1/7/13

Members of the A.R.B.  
Regarding 1911 Chino Street, Santa Barbara, Ca.

January 7, 2013

My concern as the resident/owner of 814 West Pedregosa Street, whose backyard comes up against the back yard of 1911 Chino Street is the long and horrific history of other addresses owned by the same owner of this property at 1911 Chino Street. Quotes by the Police as to the goings on at other residences owned by the same owner, are very discouraging and frightening.

There are 7 living in the 4 bed house in the front of the property with the capacity for at least 10 more in the addition in the back. This is way too many people in one place in this neighborhood. If this turns into a transitory situation where people are coming and going all the time, (how long does a person live in just 1 bedroom), what could develop.

Another concern is the structure being 2 stories with 2 balconies on the second story. There will be no privacy for many backyards ever again. How can the rights of 1 supersede the rights of so many others?

We need advocates to help stop the furtherance of this project. Once this is built, it will be there forever and forever destroy this beautiful old Santa Barbara, Westside neighborhood with many long-time owners. My family has owned our property for more than 70 years with old friends next door, down the street and around the corner.

Sincerely,  
Lindsey Berrett  
814 West Pedregosa Street, Santa Barbara, Ca.

Please see attached pictures with the mountain ridge line from our back porch and back bedroom. The light gray roof is in the backyard where the 2 story building would be built.

*Lindsey Berrett January 7, 2013*

DISTRIBUTION DATE: 1/7/13  
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Members of the A.B.R.  
 Regarding 1911 Chino Street, Santa Barbara, California

This Westside neighborhood has been our home for 35 years. It is friendly, warm, safe, and a true representation of Santa Barbara. All of the homes are single family residences, being used as single family residences. The proposed structure is a "boarding house" masquerading as a single family residence. Does Santa Barbara actually have a zoning rule preventing "boarding houses" in R2 zoned areas? The EXISTING 900 square foot house now is home to SEVEN tenants.. With the additional five bedrooms in the new bulding, that would increase the occupancy to 17; perhaps 20 new tenants. Do they drive?? Do they park?

Let's not pretend we all don't know what is happening here!!!

Santa Barbara has a "Single Family Design Board with General Guidelines" to promote long-term sustainability contributing to a desirable living environment. Where are they??

The proposed project adversely affects five adjacent properties and numerous others in close proximity. If the Boarding House is permitted, all privacy for the five adjacent properties is LOST. The wonderful views of the Santa Ynez Mountains will be substituted for a view of the rear of an Isla Vista Apartment Complex....

We are all "Old Time" Santa Barbarans who deserve your representation in this matter.

In closing, I am not opposed to a property owner developing his property. It is beneficial to the City. Let him build a one story, four bedroom, 5 bath Single Family Residence, and maintain the Westside Santa Barbara Neighborhood for the benefit of all.

Sincerely,

R.M. Berrett

814 West Pedregosa Street, Santa Barbara, California

*R.M. Berrett* JANUARY 7, 2013

**1911 CHINO STREET**

The proposed single family residence at the rear of 1911 Chino Street is not compatible with the neighborhood. The revised plans do not eliminate our concerns. We are not opposed to a new structure that is compatible with the surrounding neighborhood and does not invade neighbors privacy and living standards. The builder has a 7500 square foot lot to work with, with 1090 feet being used by front house and setback. A one story home with matching architecture would easily fit.

This past week we have taken pictures of the 800 block of West Pedregosa Street and the 1900 block of Chino Street. SHOW PICTURES. As you can see, there are no Spanish style homes. There are a few 2 story homes that do not encroach on neighbors properties and are quite low profile.

Our concerns with the revised plans are as follows:

1. No required study provided to show impact on neighbors.
2. No required drawings or elevations showing neighbors window locations in proximity to proposed structure.
3. There are no water heaters shown. Where and what type. Instantaneous on the exterior? The heating system is not shown.
4. The upstairs bedroom windows have been relocated to the north side in the closets.?
5. Bollards should be installed at end of paved driveway to prevent parking on open space.
6. Elevations of the property should be surveyed to determine that it will drain properly during heavy rains.
7. Two car garage will serve front and rear unit with interior door into rear unit. Front unit will have access to rear unit?
8. Outdoor lighting concerns – light pollution.?
9. Sewer main in street is only 6" PVC. Would a betterment be required to handle additional usage?
10. Toilets drawn are not to scale. Actual size limits door movement.

Thank you.

*RICH DERRETT*

