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CITY OF SANTA BARBARA
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Anne Senuta
2836 Miradero Dr.
Santa Barbara, CA 93105

February 22, 2013

Santa Barbara City Clerk's Office
City Hall
De La Guerra Plaza
735 Anacapa St.
Santa Barbara, CA

To Whom It May Concern:

This letter is being created within great time constraints to ask for the Appeal of Santa Barbara City Case #BLD2013-00236 approved by the Architectural Board of Review on Tuesday February 19, 2013. The permit was approved for the removal of "decorative" trellis and capping of beams at 2712-2836 Miradero Drive.

At least one Board Member was not notified of the scheduling of this Review nor had they seen the application. There was no notification to the Homeowners of the meeting, and those interested in presenting their opposing views on the topic were not able to do so.

There are homeowners who appreciate the architectural design of this extension of our roofline and beams from the interior to the outside through the floor to ceiling glass wall providing an indoor outdoor living look that has been kept since these were built in 1963.

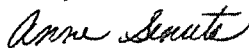
Protection of our glass walls and shade is also provided by this overhang.

The last maintenance has been admitted to have been done incorrectly plus maintenance has not been done as set aside in the HOA Reserve. Monies have been recently taken out of the budget therefore a Special Assessment was requested. These create the ability to say it is too expensive for upkeep.

A previous vote to keep the trellid was approved by the majority of homeowners. The recent vote after more deterioration that was not addressed and monies that were newly absent from the budget resulted in a majority of those responding to the vote, but not a majority of the homeowners, was to remove the trellis.

I am requesting an opportunity for more information to be presented for review before demolition of the property begins at 8am on Monday, February 25 as notes were slipped into mailboxes today, Friday Feb. 22, has let us know. Out of town or offsite owners most probably have less notice if any.

Sincerely,



Anne Senuta
enclosure

H 805-569-0501

C 805-453-1460

22 February 2013

Dear Resident,

The Association trellis maintenance project, Santa Barbara City Case #: BLD2013-00236, will begin Monday, 25 February, at 8am. This project consists of removal of the trellises and repair of the three beams on the exterior of your Unit. There is no requirement for you to leave your Unit, and of course no access to your Unit is required by the work crew, other than to the patio. You will experience some noise associated with the work, but otherwise you should expect a minimum of inconvenience.

While the crew will exercise care, you are encouraged to remove any items from under the trellises to ensure they are not damaged.

Thank you for your patience and understanding.

Villa Miradero North HOA Board of Directors
