

ATTACHMENT 2  
**CHRISTOPHER CLAYTON**

1909 Grand Avenue • Santa Barbara, California 93108  
Phone: 805.898.1821 • E-Mail: chris.clayton@cox.net

January 26, 2013

Scott Hopkins  
Piekert Group Architects, LLP  
10 East Figueroa Street, Suite 1  
Santa Barbara  
California 93101

Dear Mr. Hopkins,

I write to you in your capacity as a member of the City of Santa Barbara, Architectural Board of Review.

I am concerned that major modifications are about to be made to 40 of the 43 condominium units that comprise Villa Miradero North located on the north side of Miradero Drive just east of Alamar Avenue. A vicinity map is attached as Exhibit 1.

Villa Miradero North was built in 1962 and is a low-density development originally classed as a Community Apartment Project. It was very recently converted to condominiums. There are a total of 43 individually owned units arranged into 10 "haciendas" as shown on the site plan attached as Exhibit 2. The development also includes a swimming pool for the exclusive use of the owners and tenants. Each unit also has an associated unattached garage, the latter of which are arranged into 7 structures aligned along Villa Drive at the rear of the development.

Villa Miradero North could be classed as an outstanding example of single-story, low-density, multiple-family development constructed in the 1950s and 1960s; few of which remain intact today. The units have not undergone noticeable modifications to their original design: retaining their red tile roofs; post and beam construction affording cathedral ceilings throughout a section of the unit; large picture windows facing private patios; and a "trellis" design element acting as an extension of the roofline. In Exhibit 3 I attach copies of photographs illustrating typical units showing their setting, roof and trellis as well as the garages and community pool.

It is the "trellis" element of the units that is threatened with imminent demolition. The Board of Governors has made the decision (with the majority support of homeowners) to remove the "trellis" section from all units that possess one. This entails cutting back each of the three main beams that support the roof and walls of each unit and removing the attached decorative rafters (2 or 3 pairs, depending on unit).

Admittedly, there are maintenance and repair issues surrounding the "trellis" element, attributable in large part to many years of deferred maintenance. Please see attached photograph in Exhibit 4. It is

claimed by the Board that the removal of the "trellises" comprises a repair and maintenance action and, thus, does not require a building permit or consultation with the ABR.

I vehemently disagree with (a) the decision to remove the "trellises", and (b) considering their removal as an action beyond the jurisdiction of the City of Santa Barbara. I also attach a letter I recently sent to each of the Board members and the management company expressing my opinion on this topic. Please see Exhibit 5.

Should you wish to discuss this topic, feel free to call me (contact information at the head of this letter). I also provide you with the contact information for the Chairman of the Board of Governors of Villa Miradero North and the contractor chosen to undertake the proposed demolition work, respectively:

David Miller, Chairman  
2810 Miradero Drive  
Santa Barbara, CA 93105  
805-708-9794

Wayne Ward  
WD Ward Company  
132 Garden Street, No. 18  
Santa Barbara, CA 93101  
805-466-6070  
Contractor License No - 800574

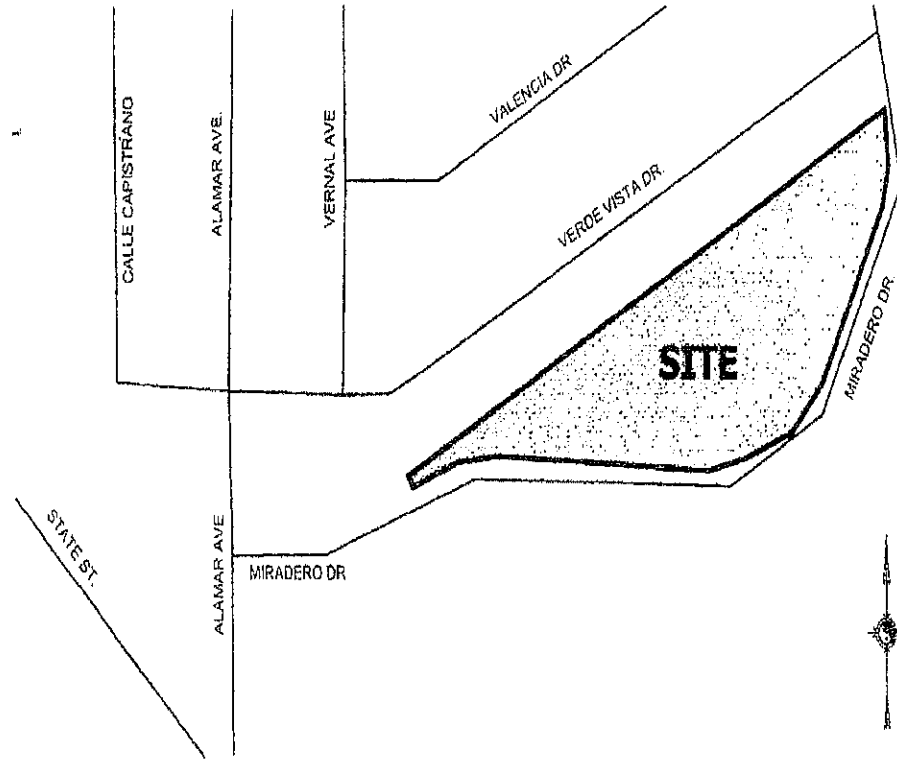
Sincerely,



Christopher Clayton (Co-Owner of unit 2740 Miradero Drive)

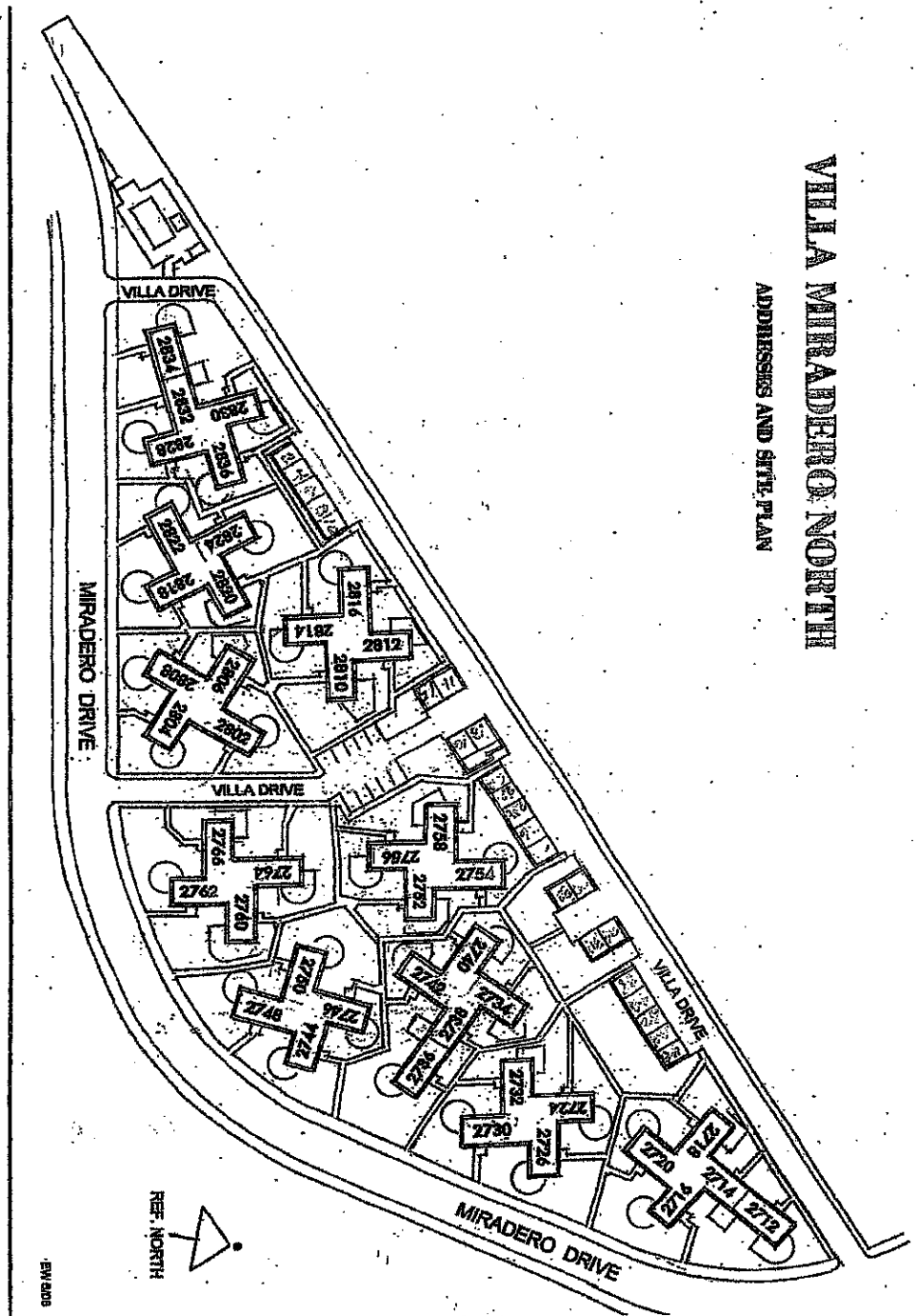
CC: Thiep Cung; Kirk Gradin; Stephanie Poole; William H. Wittausch; Paul Zink; James Nguyen, Bartlein Company; Wayne Ward, WD Ward Company

### Exhibit 1: Vicinity Map



**VICINITY MAP (NOT TO SCALE)**

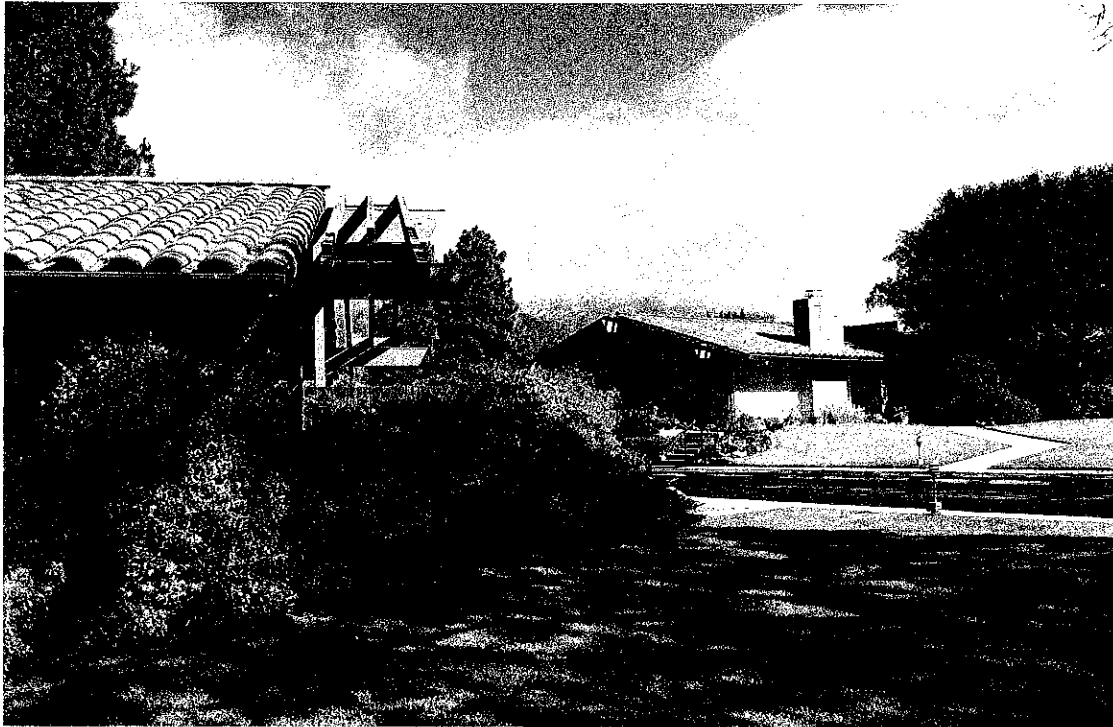
### Exhibit 2: Site Plan



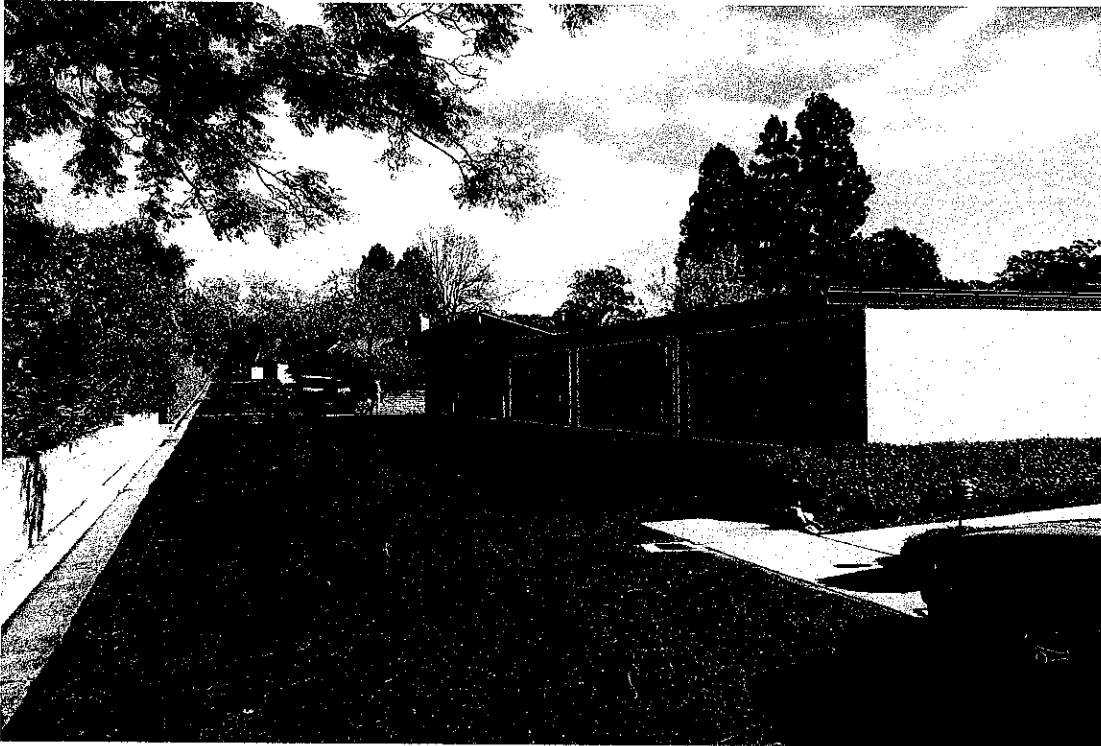
**Exhibit 3: Villa Miradero North, Typical Units**



**Exhibit 3 (Continued): Villa Miradero North, Typical Units**



**Exhibit 3 (Continued): Villa Miradero North, Typical Units**



**Exhibit 4: Damage to "Trellis"**





**Exhibit 5: Letter to Board of Governors and Management  
Company**

**CHRISTOPHER CLAYTON**

1909 Grand Avenue • Santa Barbara, California 93103  
Phone: 805.898.1821 • E-Mail: chris.clayton@cox.net

January 22, 2013

James Nguyen  
Bartlein Company  
3944 State St #200  
Santa Barbara  
California 93105

Dear Mr. Nguyen:

I write to you concerning the proposed removal of the "trellises" at each of the units that possess them at Villa Miradero North: a proposal to which, as you know, I am adamantly opposed. Regardless of the eventual outcome of this proposal, there are certain requirements that must be fulfilled before the Board has the authority to proceed with the removal of the trellises.

- There are a number of types of projects that do not normally require a building permit from the City of Santa Barbara Building and Safety Division. Many of these items, however, are regulated to some extent by the Public Works Department and/or Planning and Zoning Division.
  - The proposal to remove the trellises at Villa Miradero North does NOT comprise one of these types of project. Thus, in the eventuality that this proposal moves forward, it will be necessary to acquire a building permit.
- Since a building permit is required, the proposed project is subject to review by the Architectural Board of Review (ABR). This requirement is based on the fact that the proposal would alter the exterior of the Villa Miradero North development and that the development is categorized as either (a) a multi-residential building or (b) two or more units on any non-single family zoned property.

My comments are based upon a conversation with Tony Boughman, Planning Technician (805-564-5470 ext. 4539) of the City of Santa Barbara Community Development Department, Planning Division.

I trust you will find this information helpful in your deliberations and will verify it.

Sincerely,

Christopher Clayton

CC: David Miller; Shirley Cabeen; Diane Hemmer; Julie Mercer; Mary Shambra