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Appeal of Decision by the Single Family Design Board

Date of Meeting: December 15, 2014

We are appealing the Single Family Design Board's approval of the project located at 511 Brosian Way, Santa Barbara, CA

Application of Brian Cearnal, Architect for John Park, 511 Brosian Way, APN 047-030-011, A-1 Zone, Local Coastal Plan Designation: Low Density Residential (MST2014-00149)(CDP2014-00011)

We appeal the Single Family Design Board approvals on the following grounds:

1. This project at 511 Brosian Way, located in a Hillside Design District, calls for excessive grading of approximately 3000 cubic yards of fill in an area where the Single Family Residence Design Guidelines states more than 500 cubic yards of fill is to be avoided and the cut should equal the fill. 3000 cubic yards of fill will require 300 truckloads of dirt within the Coastal area adjacent to a dry creek.
2. Both the applicant and the architect failed to meet the requirement of the Single Family Design Board and hand deliver notices of the project to the adjacent neighbors. This is a requirement and should not be waived. Many neighbors were not aware of this project

as of October 2014. By not approaching the neighbors, the applicant and architect did not meet the neighbors and get to know the neighborhood as they should have. Had they done so we may not be here today. Even Mr. Sweeney of the SFDB remarked that the neighbors had not been contacted and had not seen the plans.

3. To this day there has never been a yellow development sign placed on this lot. Again many neighbors were not aware of this project.
4. The architect, Brian Cearnal, says the property is not located in a Hillside Design District and he does not have to follow the city's Hillside Design Guidelines. The City map shows clearly that it is located in a Hillside Design District.
5. The Single Family Design Board staff omitted two letters from the SFBD packet for the December 15, 2014 meeting. These letters opposed this project. One of the letters was from the Allied Neighborhood Association, an umbrella group for all neighborhood associations in the City of Santa Barbara. This letter shows other community organizations have deep concerns about this practice of placing houses on tall man made hills. The Board members never saw it.
6. Based on the discussion of the Single Family Design Board in their review process some board members did not seem to think it important to follow their own Hillside Design District Guidelines and were basing their decision on the particular needs of this applicant.
7. The project lacks merit as it shows no respect for the Hillside Design District in which it is located. This is a

flatland house being placed on an artificially created building pad of 3000 cubic yards of fill ten feet or more above the street. This project is not compatible with a sloped lot in the Hillside Design District of Braemar Ranch in the Campanil neighborhood. Further, the house is actually placed in the back of the lot where the slope is closer to 20%.

8. Raising the building pad ten or more feet above the existing grade with excessive fill of 3000 cubic yards and placing a structure on top of it is not compatible with our neighborhood or any neighborhood in the City. Our homes on slopes are nestled into the hills so as not to be seen by their neighbors. This massive man made hill and house will loom over the neighbors and impact the surrounding neighbors' ambiance and view of their surroundings. It is not the kind of building we want to see in our city.
9. The newly contoured lot with the applicant's fill **will create a 20% slope or more on the property.** Therefore, by their own actions they must follow the Hillside Housing Design Guidelines and step the house into the hill by terracing it, varying the roof line, and honor the sloping landscape and the building guidelines set up by the City of Santa Barbara after many years of planning and public input.
10. This project as designed has less to do with the house not being next door and more to do with setting a precedent in our entire city. Building a house on a ten foot high artificial dirt mound will start a trend in the City of Santa Barbara and is of concern to many areas of the City. Therefore the SFDB should

be listening to ALL our citizens and not discounting letters because they are not from adjacent neighbors. They also should not be approving this project because a couple neighbors are in favor. This is a City wide issue. This is a Malibu/LA style of building and we in the entire city must be vigilant that this type of project does not take root here.

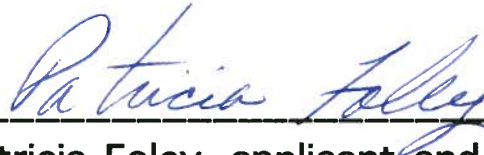
11. If you allow this house to be built as designed you will open the flood gates for every designer to flaunt our City Guidelines, including Neighborhood Compatibility, and build large houses with excessive grading in many of our neighborhoods. This is a City issue and not just a Campanil issue. Send this house back to the drawing board to reduce the height and size of the building pad and require the applicant to follow our rules and respect our slopes by terracing the house into the hill and break up its unending line on its own created ridgeline.
12. Neighborhood Compatibility- Wanting a better ocean view is not reason enough to raise the building pad 10 feet above the original lot elevation. It allows this extremely long house to loom over the street and the neighbors below.
13. Neighborhood Compatibility- The design of the house is too modern and looks utilitarian, like a giant commercial factory from the street on the east and from the neighbors on the west. This prominent severe modern massing is not compatible with Braemar Ranch, a rural bucolic neighborhood zoned for agriculture. This house is completely out of character with our neighborhood. Looking at the elevations one

can see what an large commercial looking structure this house is.

14. Nighttime Light Pollution- The large walls of glass with smaller windows above will be another in a series of lights lighting up the night sky. This in an area that has two street lights. This glass house will look like a beacon on a hill and obscure the stars. It will be very prominent above all the surrounding houses below.

We ask the applicant to be a good neighbor and reduce the scope of the project, LOWER the height of the building pad, design a house that is sympathetic to the rural character of the neighborhood, and respect the City's Hillside Design designation of this neighborhood by respecting the existing slope as illustrated in the Single Family Residence Design Guidelines.

Signed, _____



Patricia Foley, applicant and

Former President of the Braemar Ranch Homeowners Association