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October 7, 2008

City Council  
Of the City of Santa Barbara  
745 Anacapa St.  
Santa Barbara, Ca  
Attn: City Clerk

OCT 09 2008  
11:05 a.m. BEA  
CITY CLERK'S OFFICE  
SANTA BARBARA, CA

Subject: Appeal of SFDB Approval of MST2007-00462

Dear City Council,

We write to appeal the decision of the Single Family Design Review Board granting preliminary design approval for the remodel of 1057 Arbolado Road at the SFDB meeting held on September 29, 2008. The application number for the project is MST2007-00462.

We appeal on the following grounds:

First, there is great concern for the privacy of neighbors, especially for one of the appellant neighbors, Jacqui Page directly across the street at 1054 Arbolado Rd. The approved rooftop entertainment deck provides a clear view from above into Ms. Page's pool and deck area, and is inappropriate for this hillside location.

Second, this design is inconsistent with the other homes on the downhill side of Arbolado. Those homes have mostly single story profiles, a few with under stories and a quiet presence from the road. Those homes that do have two stories are designed so that they do not inappropriately affect public or private views.

Third, the public's view of the town, harbor and ocean from the road for walkers and cars parking at this scenic spot is significantly impacted by this design. The existing one story home is on a triangular shaped lot, in the most prominent location in the area at the juncture of two very important cross-Riveria streets. The addition of a 2<sup>nd</sup> story and roof top decks blocks a significant portion of the scenic view from these streets. At the moment, this point is not as readily obvious, because the foliage has been allowed to grow up around the house for almost two years, so the impact of the story poles is

not readily seen. If the City's hedge height ordinance is enforced the inappropriate impact of the proposed structure will be apparent.

And lastly, the approved design with it's 9' and 10' ceiling heights, multiple roof materials at differing angles and use of the roof as an entertainment area will not maintain the appropriate minimizing effect for this highly sensitive location. By contrast, the gentle hip roof and slate grey shingles of the existing home (which would be demolished under this approval) blends well with the hillside area by minimizing the visual appearance and the over-all height of the structure, so as not to disrupt views from and to the hillside.

Enclosed is the \$360 filing fee for this appeal.

Thank you for your consideration.

*Jacqueline Page*

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