

REC'D SEP 27 2007

**Warren and Julie Wood**  
**1225 North Salsipuedes Street**  
**Santa Barbara, CA 93103**  
**(805) 966-7344**  
**thewoods@sbceo.org**

September 26, 2007

Mr. Randall Mudge  
Landscape Architect  
Architectural Board of Review  
c/o City of Santa Barbara  
Community Development Department  
P.O. Box 1990  
Santa Barbara, CA 93102

Dear Mr. Mudge:

Thank you very much for looking again at the landscaping plans for 601 E. Anapamu Street. I know I speak for many in our neighborhood when I say *we are relieved – and grateful – to have attention paid to the sudden loss of so many mature trees.*

*We are asking that a sufficient number of mature, specimen trees be planted along the Salsipuedes side so the massive apartment buildings there are hidden once again.*

What was cut down illegally (and irresponsibly, if one takes an interest in trees and the wildlife they support) cannot be put back. The loss to our neighborhood is huge; however, we do want to look forward and ask what can be done now. To that end, I attended an ABR meeting at which the four members present called for the buildings to be shielded from the street. As you can see on the videotape of that meeting, the ABR members were very interested when the neighbors spoke and showed photos that exposed what the applicant was covering up.

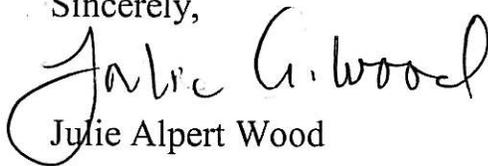
While the neighborhood has lost confidence in the veracity of the applicant, we are learning that the ABR – a volunteer group of experts – could require what SHOULD be restored. So the beauty of our neighborhood is in your hands (sorry, but it is!).

Jaime Limón told me that there are currently only six (6) large trees planned for the Salsipuedes side, trees that don't approach the height of the buildings. This won't begin to cover the massive apartment buildings. We leave the type and number of trees up to your expertise, but ask that they *do indeed cover the buildings*.

Since we have lost confidence in the applicant, we wonder *what would ensure that they do what is approved? Is there a good procedure for oversight?*

For your reference, I have attached some photos of the property. The stumps of the large trees that were cut down were immediately ground up, but I've included photos of a few remaining stumps.

Sincerely,

A handwritten signature in black ink that reads "Julie Alpert Wood". The signature is written in a cursive, flowing style.

Julie Alpert Wood

Attachments: photos

Cc: Mr. Clay Aurell, ABR  
Mr. Jim Blakeley, ABR  
Mr. Christopher Manson-Hing, ABR  
Mr. Gary Mosel, ABR  
Ms. Dawn Sherry, ABR  
Mr. Mark Wienke, ABR  
Mr. Paul Zink, ABR

✓Mr. Jaime Limón, Planning Department  
Neighbors of 601 E. Anapamu Street



This building on Salsipuedes was not visible until the massive cutting.



The stump that was not ground up. These were not small trees.



before the cutting. Taken from windows across the street.

The last tree... The garages were not visible



The applicant asked to keep these walls. Neighbors request that they be replaced.



Karen Quinn of BDC told neighbors that the bulldozing was permitted. We learned later when a stop-work order was made that it was not permitted (approved by ABR).



This woman tried to leave the complex but, unlike the other residents, could not walk down the dirt exit.



This is the hitching post that neighbors want put back in the Parkway. Katie O'Reilly Rogers told ABR that it had been put back. It sits there today.



This building seems to be slumping. It's along  
Salsipuedes St.

Re: 601 E. Anapamu Street  
Dear Members of the ABR:

First, thank you for listening to us – the public – at the July 24, 2007 meeting and agreeing to take another look at this project.

The minutes of July 24<sup>th</sup> do NOT reflect accurately what I saw, heard, and wrote down at that meeting. The inaccuracy most damaging to those who spoke is the omission of any mention of MATURE SPECIMEN TREES. Every citizen who spoke requested that these be planted along Salsipuedes Street. I said that I'd spoken to Mr. Castellanos, the landscape architect, who verified that there is space to plant them and that they would give the best result. They would screen the edifices from view – screening was a point that both Mr. Manson-Hing and Mr. Aurell addressed -, restoring the streetscape, the beauty of the neighborhood, and our property values.

Board Members stated a need for the applicant to address the public concern about the project. Those concerns, they said, included screening of the buildings, replacement of an historical hitching post, safety, and better communication. For the record, since the initial misleading information that Ms. Quinn gave the neighbors, there has been no communication.

Ms. O'Reilly, speaking for the applicant, said that the hitching post had been replaced, but I walked by the next day and it had NOT been replaced. Ms. O'Reilly also represented the wall as 4 feet high. It's over five feet. Ms. O'Reilly said the rock wall had been left as it was, but a bulldozer had created a huge gaping hole in it. Ms. O'Reilly did not mention that work had been done without permits and a stop-work order had been issued. We sat behind the applicant stunned by all this.

I've never been to an ABR meeting, so I left wondering how the ABR can know what it is recommending when it is given such misleading information? The applicant's reputation for truthfulness in our neighborhood has been seriously compromised by untruths told directly to neighbors as well as to the ABR.

How will the ABR verify that the applicant continues the work legally, following a plan approved by the ABR?

I am sorry not to attend this meeting, but we are on vacation. I am asking Cheri Rae to bring you this letter.

Thank you,

Julie A. Wood  
(805) 966-7344  
1225 N. Salsipuedes St.  
Santa Barbara, CA 93103  
thewoods@sbceo.org

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-----Original Message-----

From: Sharon Summer [mailto:sdsummer@yahoo.com]  
Sent: Thursday, August 09, 2007 5:52 PM  
To: Cheri; 'Julie Wood'  
Subject: RE: July\_24\_2007\_Draft Minutes

Hello Cheri,

I would much appreciate it if you could send my message to whoever is in charge of accuracy of the Minutes of the meeting of July 24, 2007 of the ABR.

You, Cheri, were the one who voiced the request of all of us: We, the neighbors, as for SPECIMEN TREES to be planted to cover the now bare, exposed buildings of 601 E. Anapamu, on the Salsipuedes side.

In the comments part of the meeting the leader, CHRISTOPHER MANSON-HING, addressed the bare buildings. He asked the owners, "to address the public (concern), given the visibility of the buildings that screening elements be added" to the owners plan "to shield the buildings on Salsipuedes." He was unhappy that many trees had ben removed without permit. He also added that, "there is nothing to be gained by contentious relationships with the neighbors."

Another Board member, CLAY AURELL, said he had lived at the corner of Salsipuedes and Anapamu at one time and regretted "the lose of shielding foliage." He also asked the owners to shield the apartments to be make them less visible from the street."

The request was for the owners to, "SCREEN THE PARKING AREA, AND SCREEN THE BUILDING." Specimen trees were discussed because the owner's landscape architect suggested planting such trees as being the only good solution.

The Board was concerned about a large palm tree at the wall along the isdedwalk, shown in my photo at the meeting, with many of its roots exposed, be protected from exposure. Everyone is afraid that the mature tree may die if left the way it is.

The Board said they are NOT ready for approval of the 601 E. Anapamu project - suggested indefinite continuance. Further, they asked that this matter "come before the full Board due to neighborhood interest"

These comments are from my notes of that evening (I attended and spoke.) I regret I will be out of town next week, but look forward to seeing the Minutes amended to reflect the above words regarding screening

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of the apartments and garage by planting trees.

Thank you for your attention to this important matter,  
Sharon Summer  
1215-A Salsipuedes St. SB  
957-4812

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**Charles S. Leonard, D.D.S.--**

Cosmetic & General Dentistry

1805 State Street, Suite A  
Santa Barbara, California 93101-8416  
Telephone (805) 898-0257  
Fax (805) 898-0430

ABR I Jun #2  
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Cnot read - arrived  
(late)  
TM ✓ Parcel ✓

July 24, 2007

Mr. Boughman:

We live across the street from the apartment buildings under discussion. Words cannot express how utterly dumbfounded we were to witness the destruction of the corner of Salsipuedes and Anapamu streets. It's unbelievable that in the city of Santa Barbara, who's middle name is "Beauty", no one on the planning and zoning commissions were paying attention to the project of BDC Management Company. We are positive you would not have allowed your neighborhood to be demolished as ours was.

The project at 601 East Anapamu is an eyesore and a blight on our neighborhood. Something must be done quickly to repair the destruction of foliage and the walls that once hid the barracks-like apartment buildings. They were so well hidden for so long, we hardly knew they were there. Please help to restore our ruined neighborhood to its former beauty.

Sincerely,



Dr. & Mrs. Charles Leonard

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T. M. Parcel ✓

To the City of Santa Barbara Architectural Board of Review:

My name is Raymond F. Choiniere, Ph.D.

I live at 1215-A North Salsipuedes, Santa Barbara

My home is directly across Salsipuedes from the apartment project at 601 E. Anapamu.

Like my neighbors, I am very distressed at the way BDC has conducted its work on the apartment complex. It has ripped away large amounts of covering foliage and destroyed a number of mature trees which front Salsipuedes, and has undertaken to destroy the sandstone wall along Salsipuedes.

This is in direct contradiction to what we in the neighborhood were told: that mature trees would be left standing. Further, I understand that the destruction has been carried out even though no permit was in granted for this destruction.

Since the trees have already been destroyed, I urgently request that they be replaced by a like number of large specimen trees, to be planted along the property above the stone wall. This will help restore the natural beauty which has been destroyed, and will help to remove from view those unsightly apartment structures. (These resemble more than anything else a collection of three-story military barracks.

Also, one concerned neighbor, Harold Bussell, suggests that a fast-growing pittisporum hedge such as can be found in Montecito be planted to grow a visual barrier until the trees are mature.

I would like to know what the City does in cases where a property owner removes mature trees without permit. I also request to be notified what the City intends to do about BDC's misrepresentations to the City and to the apartment complex's neighbors. Especially, if for some reason no fines or other penalties are to be levied, then may we confidently assume that, at a minimum, damaged or destroyed property, including trees will be replaced? And may we also confidently assume that the sandstone walls will be rebuilt or replaced in exact kind?

Of course, "replacement" of trees cannot in good conscience be accomplished by 5- or 10- or 20-gallon trees, or other devices that only trivialize the losses to our

neighborhood and community. This is why I hope that the recommendation for large specimen trees will be given a top priority.

Since I have no reason to expect that the owner will voluntarily comply with the letter and spirit of the ARB's directives, I would like to know what sort of oversight this project will receive in the future.

Finally, and in relation to the preceding question, I gather that there has been a nearly complete disconnect between the ABR and those people who are charged with keeping the Board informed. I wonder what is being done to see to it that such disconnects do not occur in the future — especially with respect to this project.

Thank you for your attention.

A handwritten signature in black ink, appearing to read 'R F Choiniere', with a long horizontal flourish extending to the right.

Raymond F. Choiniere, Ph.D  
1215-A North Salsipuedes  
Santa Barbara CA 93103