

CORRESPONDENCE RELATED TO THIS ITEM



The voice of our community

May 13, 2009

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MAYOR'S
SANTABARBARA

Mayor Blum and City Council Members
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

RE: Appeal of ABR Approval of Proposed Development at 1298 Coast Village Road, City Council Agenda of June 2, 2009

Dear Mayor and Council Members:

The Montecito Association respectfully requests that you grant the appeal of the Architectural Board of Review's preliminary approval of the 1298 Coast Village Road mixed-use project. We do not believe that the Council's intent with respect to reduction in the bulk and scale of the project was carried through or that an appropriate buffer between the development and neighboring residentially zoned land has been provided.

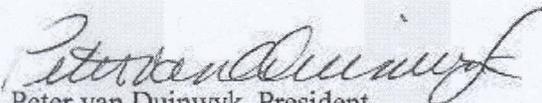
The scale of development permissible at the back of the site resulting from the rezone is contrary to the long-standing agreement and historic cooperation between the County and City that has maintained a buffer between commercial uses on Coast Village Road and neighboring residential uses. The approved design should respect this historic mandate.

When you granted the appeal of the Planning Commission's decision, your direction to reduce the project's apparent size, bulk and scale with emphasis on compatibility with the Olive Mill neighborhood was clear. The ABR approval does not implement your action and, in fact, the height and massing of the third story remain essentially the same. As a result, compatibility with the neighboring single story residential neighborhood to the north and east has not been achieved.

In closing, we believe it is feasible to redesign the project in a manner that is compatible with the surrounding residential neighborhood and that does not establish the wrong precedent for development on Coast Village Road. We urge you to take the actions necessary to achieve an appropriate solution, including retaining jurisdiction to ensure your intent is carried out.

Thank you for your attention to these comments.

Sincerely,


Peter van Duinwyk, President

cc: Peter Lawson, Community Development

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MAY 18 2009

MAYOR & COUNCIL
SANTA BARBARA

May 13, 2009

Honorable Chair and Members of the California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001

Re: MAJ-3-08, City of Santa Barbara Local Coastal Program Amendment
(Coast Village Road/Olive Mill Road Rezone)
Request for Continuance to a Southern California Meeting

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Dear Honorable Chair and Members of the Commission:

The Montecito Association and members of the Montecito community are extremely concerned about the proposed Local Coastal Program Amendment for 1298 Coast Village Road. In fact, the Montecito Association had a member of our Board of Directors in attendance at your April 9, 2009 meeting in Oxnard. Unfortunately, as a result of a noticing error, this item was continued and we and other interested members of the public were not allowed to provide public testimony.

We understand that this item is tentatively scheduled for the June meeting in Marina del Rey. We would like to stress the importance of this item being heard at a location reasonably accessible from Santa Barbara so we and other interested parties have a full opportunity to participate in the public hearing process.

Sincerely,

Peter van Duinwyk, President

cc: Supervisor Salud Carbajal, Santa Barbara County Board of Supervisors,
123 E. Anapamu Street, Santa Barbara, CA 93101
Mayor Marty Blum, City of Santa Barbara, 735 Anacapa Street, Santa
Barbara, CA 93101
Peter Lawson, Community Development, City of Santa Barbara, 630
Garden Street, Santa Barbara, CA 93101
James Johnson, Coastal Program Analyst, California Coastal Commission,
89 South California Street, Ventura, CA 93001

Attachment