CORRESPONDENCE RELATED TO

617 BRADBURY AVENUE

RECEIVED
2009 NOV 16 PM 1:06

LARRY J. HANSEN
4626 VIA ORQUIDEA
SANTA BARBARA, CALIFORNIA 93111
Phone (805) 683-7770 Fax (805) 683-7658

November 11, 2009

Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101-2203

Re: 617 Bradbury, Santa Barbara, CA 93101-MST 200-00559 – Appeal to City Council
Appeal Date: 12-8-09

To The Santa Barbara City Council:

Reference is made to the upcoming December 8, 2009 appeal regarding the above referenced mixed-use project.

This project is a modest development on an in-fill parcel in the City of Santa Barbara. It consists of 2 small commercial units (998 SF total) on the first and second floors (19'-0") and two 2 bedroom condominiums on the second and third floors 55'-6" from the front property line at the rear of the building (parapet is 29'-8"). On-grade parking is provided out of sight of the public in addition to more than the required outdoor living space.

It is my understanding that the project conforms to its C-2 zoning and building ordinances, is consistent with the City's General Plan and is supported by staff, ABR and the Staff Hearing Officer.

The benefits to the community include: providing construction jobs, increasing revenue to the City of Santa Barbara, providing a live/work product compatible with the neighborhood, and improving a blighted and transitional neighborhood, while being sensitive to our natural resources by utilizing green roofs and solar energy and reducing impacts on parking stressed streets.

I urge you to support and grant approval to this project as presented.

Sincerely,

Larry J. Hansen

RECEIVED

NOV 18 2009

CITY CLERK'S OFFICE
SANTA BARBARA, CA

November 15th, 2009

Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101-2203

Re: 617 Bradbury, Santa Barbara, CA 93101-MST 200-00559 – Appeal to City Council
Appeal Date: 12-8-09

To The Santa Barbara City Council:

I'm writing in support of the 617 Bradbury project which you will be hearing at the December 8, 2009 appeal.

The applicant, who I have known for years, has worked very closely with the city over the last 2 ½ years on developing a project that will be a benefit to our community. They and the City staff, Architectural Board of Review and Staff Hearing Officer have refined this project into a modest sustainable development with 2 small commercial units and two 2 bedroom condominiums with on-site parking.

There was a lot of misinformation that was presented by the woman and her supporters from Brinkerhoff that appealed the approval of this project to the Planning Commission. Unfortunately, the Planning Commission did not follow staff recommendations, ABR findings or the Staff Hearing Officer's approval of the project and overturned the applicant's approval. You now have an opportunity to right the wrong and approve this project.

Please take into consideration that the project conforms to zoning and building ordinances, is located on a C-2 zoned street, is consistent with Santa Barbara's General Plan, and will greatly improve the neighborhood. It is compatible with the neighbor and it is not Brinkerhoff.

I strongly urge you to grant this project approval as presented.

Sincerely,

Robin McKenzie

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CITY

November 16th, 2009

Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101-2203

Re: 617 Bradbury, Santa Barbara, CA 93101-MST 200-00559 – Appeal to City Council
Appeal Date: 12-8-09

To The Santa Barbara City Council:

It is my understanding that you will be hearing the appeal of the 617 Bradbury project on December 8, 2009. I would encourage you to approve this project as proposed.

This project has been carefully considered by staff, the ABR and Staff Hearing Officer. On July 15, 2009 SHO approved the project. When a woman from a historical landmarks district, that is not part of Bradbury, appealed the project, the Planning Commission overturned the project's approval.

Please consider the Staff Hearing Officer's recommendations and those of the Senior Planner and the Assistant Planner. Uphold the findings of the ABR as to architectural style, neighborhood compatibility and mass, bulk and scale.

The Staff Hearing Office Report specifically acknowledges that:

- ". . . mass, bulk and scale has been found appropriate by the ABR."
- ". . . project complies with all provisions of the City's Condominium Ordinance. . ."
- "...project is found consistent with the policies of the City's General Plan including the Land Use and Housing Elements... [and] will provide residential development that is compatible with the surrounding neighborhood."
- "...[ABR] found the architecture and site design appropriate."

Please be fair to these applicants and approve their project.

Sincerely,

George McKenzie

George McKenzie

Glennon D. Mueller
540 Hot Springs Road
Santa Barbara, CA 93108
805.969.1808

RECEIVED
2009 NOV 20 AM 11:10
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November 16, 2009

Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101-2203

Re: 617 Bradbury, Santa Barbara, CA 93101-MST 200-00559 – Appeal to City Council

To The Santa Barbara City Council:

On December 8, 2009 you will be hearing the appeal of the above referenced project.

The Planning Commission's decision to uphold the appeal of the Santa Barbara Bradbury Avenue development project is unfair, and it is an unfavorable reflection on the City of Santa Barbara's permitting process. Commissioner Sheila Lodge's comment makes it very clear that favoritism played a role in the decision and that following the mandated process does not yield a predictable outcome.

The City of Santa Barbara staff, ABR and Staff hearing officer approved the Bradbury Avenue project. It conforms to the C-2 zoning. The project meets or exceeds all the permit requirements, and it is a quality development that the City of Santa Barbara needs.

The model of the appellant misrepresented the facts of the application, and the Planning Commission failed to address the proper issues. The decision in essence says to Santa Barbara real estate developers, "You need to follow the City's guidelines and procedures, but the Planning Commission can do as it wishes."

Please overturn the Planning Commission's decision.

Sincerely,

Glennon D. Mueller

November 18, 2009

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2009 NOV 19 AM 9:41
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Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101-2203

Re: 617 Bradbury, Santa Barbara, CA 93101-MST 200-00559 – Appeal to City Council

To The Santa Barbara City Council:

I am writing to encourage you to support and approve the innovative mixed used live/work project at 617 Bradbury and overturn the Planning Commission's misguided September 17, 2009 ruling.

The qualified and experienced design team the applicant hired are well versed in creating livable spaces that celebrate sustainable design principles such as water conservation, energy conservation, creation and neighborhood compatibility, especially, suitable for a downtown location such as Bradbury Ave. They and the applicant worked closely with staff and the project received a complete review by DART, ABR and SHO. The applicant acted in good faith and followed the rules of the municipal code, the General Plan and all other City ordinances listening to the direction of staff to develop this modest project.

Even the Staff Hearing Officer Report used the words "appropriate", "complies", "consistent", and "compatible" in its finding.

An individual who is located in the Brinkerhoff Historical Landmark's District appealed the project's approval. 617 Bradbury is not located in Brinkerhoff nor is it located in the El Pueblo Viejo District. It is on a one block long street zoned C-2. The neighborhood is composed of a mix of various architectural styles—contemporary, lapboard sided, ranch, Victorian—and sizes, many of which are larger than the proposed project.

The Planning Commission's actions to overturn the project's approval appear to be a misuse of governmental control and an abuse of public trust.

It is an unjust ruling to the applicant and for the city of Santa Barbara. It is in the public's interest to support the neighborhood revitalization that is proposed.

Our community deserves your yes vote on this project on December 8.

Sincerely,

Jack Diesel
Landscape Architect

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2009 NOV 20 AM 11:10

November 19, 2009

Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101-2203

Re: 617 Bradbury, Santa Barbara, CA 93101-MST 200-00559 – Appeal to City Council

To The Santa Barbara City Council:

You will be hearing the appeal by LEED Santa Barbara, LLC/Fae Perry regarding their 617 Bradbury project on December 8, 2009. I am writing in support of this live/work project and would ask that you vote to overturn the Planning Commission's September 17 denial.

This project has gone through DART review, HLC reviewed and approved their Phase I Archaeological Resources Report, and applicants worked closely with City staff, ABR and SHO following their direction to obtain approval.

The Planning Commission overturned 2 ½ years of work and resources when a special interest group from Brinkerhoff headed by Mrs. Livernois appealed the project's approval. It seems to be an unjust ruling especially since the applicants have followed all of the rules.

Bradbury is not in the Brinkerhoff Landmark's District. It is a street in dire need of new development and this project is right for the neighborhood. It's a small sustainable mixed-use product. Even the 2030 plan adopted by the city recognizes the importance of projects such as this.

The project has gone through a very thorough scrutiny already and at this late date the Planning Commission's denial seems arbitrary.

I encourage you to approve the project and let the applicants move forward with a well thought out project that will be a benefit to our community.

Sincerely,

John J. Schuck

2009 NOV 30 AM 10:09

November 20, 2009

Santa Barbara City Clerk
735 Anacapa Street
Santa Barbara, CA 93101

RE: 617 Bradbury Avenue, Santa Barbara – CA 93101
MST - 200-00559
Appeal to City Council

TO ALL CITY COUNCIL:

I am writing in support of the above mentioned property that you will be reviewing on December 8, 2009.

As the real estate agent who represented the applicant on the purchase of this property, I have first hand knowledge of what the applicant has gone through over the past 2 ½ years in working with staff, ABR and SHO on this live/work sustainable project.

When the applicant purchased the property, I can tell you the "physical inspection" aspect of the transaction was shocking in the fact that there were several groups of people living in various sections of a small cottage, with attached make shift living quarters, clearly not permitted and as I recall there were various zoning violations. This applicant has chosen to turn this property around and up the bar of excellence as other owners have been allowed, in the surrounding area.

I understand the Planning Commission pointed out something important with regard to this approval process, in that the applicant had followed all of the rules, however a commissioner was quoted as saying "but that doesn't mean we have to approve it". Does this mean that if we don't follow the rules, the project will be approved?

I am asking you to consider the following regarding this project:

*Property is not located on Brinkerhoff
*Project is below the 60' height limit
*Surrounded by commercial uses
*Meets the directives of the General Plan
*Located on a C-2 zoned street
*ABR supported size, bulk and scale
*Proposed LEED project
*Complies with the Condominium Ordinance and Land Use and Housing Elements

Please vote to overturn the Planning Commission's denial of this project. The project will be a refreshing move in the right direction from what I remember at the initial "physical inspection".

Sincerely,

Christi Vior

Christi Vior
Prudential California Realty
Commercial Division

McCormack Properties Development Company
420 E. Carrillo Street, Santa Barbara, CA 93101

2009 NOV 30 AM 10:09

Santa Barbara City Clerk
735 Anacapa St.
Santa Barbara, Ca 93101 2203

November 30, 2009

Re: 670 Bradbury, Santa Barbara, Ca 93101-MST 200-00559 appeal to the City Council

Gentlemen:

I have followed with dismay the progress of this applicants experience in the processing and review steps since making their initial application starting in 2007.

While it might not seem important to the staff, the planning commissioners and some review boards who reviewed this matter before you, it is a travesty that this application has taken so long to process and is now even come down to the city council for review and decision.

If only the appointed boards and commissioners followed and upheld the rules, regulations, and policies of the City as delineated in numerous documents that specifically describe the uses permitted under the general plan, the zoning ordinances that apply to this property and the policies the city has established over the past several years, this matter would have been approved and permits issued a long time ago. It seems to me that the rights of private property owners are being ignored because in the face of the merest opposition these commissioners refuse to be diligent and just all cave in.

This property conforms to all the rules and regulations period. It is an application in as stated a" neighborhood in transition" and directly faces an intense commercial enterprise not 50 ft. from its front curb. It follows one of three architectural vocabularies suggested for this location and yet time and time again previous commissioners didn't have the will or the fortitude to acknowledge it conformed and therefore be approved.

I think it is unethical for boards and commissioners to tread on private property rights in the name of their personal preferences when the applicant in good faith honestly applies for a building permit and meets all the rules, regulations and tenants of law that have been promulgated for the general public.

Please don't trespass on the ethics of honest decision making when the applicant has literally conformed to the same laws you agreed to uphold when you took your own oath of office.

Sincerely,

Mike McCormack

Telephone: (805) 452-0932 • Facsimile (805) 963-3751 • Email: aloha2mike@aol.com • Website: doublemre.com