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2010 MAR 26 PM 4: 37  
CITY OF SANTA BARBARA  
CITY CLERK'S OFFICE

March 26, 2010

Santa Barbara City Council  
De la Guerra Plaza,  
Santa Barbara, CA 93101

Re: Santa Barbara City Planning Commission Approvals  
825 De la Vina St., March 18, 2010

Mayor Schneider and City Council Members,

I am herein appealing the March 18, 2010 Planning Commission approvals of the proposed project at the above address which include, but are not limited to, a Tentative Subdivision Map, a new Condominium Development and the mechanical vehicle lifts that do not comply with the parking requirements (ZO). I am also appealing the use of a Categorical Exemption to avoid compliance with California Environmental Quality Act.

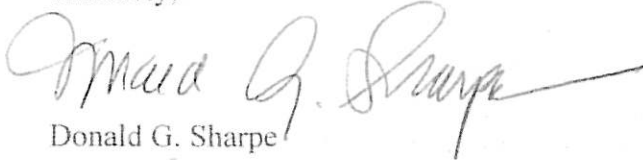
I have the following specific objections with the proposed project:

1. The parking lifts used in this project are not authorized by the Santa Barbara Municipal Code.
2. There are numerous Site Plan violations of Santa Barbara Municipal Code Chapter 28.90, Automobile Parking Requirements.
3. Project square footages seem incorrect.
4. Neighborhood compatibility findings cannot be made.
5. There are numerous violations with landscaping and landscape protection as required in 28.90.050 (8) of the Santa Barbara City Municipal Code.
6. The project accrued major bonuses by utilizing the Mixed Use Ordinance. These benefits do not result in an enhanced or superior development. The rear building has approximately 2 ½% commercial square footage by obtaining the benefits.

7. The California Fair Political Practices Act may have been violated.

I will supply additional and more specific details and objections prior to the City Council hearing and reserve I the right to supplement my appeal up to that date. I have attended all but one of the numerous Architectural Board of Review meetings and both Planning Commission meetings.

Sincerely,

A handwritten signature in cursive script that reads "Donald G. Sharpe". The signature is written in dark ink and includes a long horizontal stroke at the end.

Donald G. Sharpe