Public Comment Received for:

**Item 3: 20 El Prado Place**

(PLN2020-00522)

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<th>Name of Sender</th>
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<td>1. Catharine A. Runkle &amp; David B. Benjamin</td>
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January 15, 2022

Meeting Tuesday January 18 at 3:00PM
Assessor Parcel # 051-310-005
Application # PLN2020-00522

We are hoping that this letter can be read into the meeting notes for the Single Family Design Board.

I regret that I can’t attend this meeting via Zoom. I will be in the midst of teaching a class at SBCC.

We would like to express our thoughts regarding the project at 20 El Prado Place.

We live at 11 El Prado Place in the house directly across the street from this building project. We did fall in love with our house and bought our property because of the view of the mountains. We were specifically looking for a house with a mountain view. We are saddened to know that we will no longer be able to have the view when this project is built up.

First - We agree with the design board that attention to the aesthetic details for the exterior of the house are of primary importance. Obviously we will have a new daily view when this 2nd floor addition is built. As it exists the house has a bit of a mid century vibe with a low slung roof. Having reviewed the drawings from the previous meeting we believe that the design could be a bit more creative with the window penetrations and have a bit more of a Mid Century Modern aesthetic. We personally would like to see long narrow horizontal or vertical windows, or a combination of both. Our house is directly across the driveway and set back from the street so we are hoping that the windows won’t feel like an intrusion looking onto us.

Second - We would like to mention to the Design Board that this property is on a private road. All 6 houses in the cul-de-sac share the passage onto and over El Prado Place. We understand that each of us owns a portion of the roadway. If it hasn’t been done yet we would like to request a comprehensive site plan and survey. We would like this to include the marking of the center of the road and have this recorded with the city before building commences. This property is a key lot to the entry onto the private road.

Within a week of our purchasing our house in 2006 a Santa Barbara representative named John Rousseau knocked on our door and tried to explain our property lines. We are the other property at the entrance to El Prado Place. We tried to understand the lot lines from the Lot Title description. This served to make as aware of the fact that the road may be a little bit askew of what John Rousseau was showing us is drawn up.

There is a possibility that the set backs for this particular project may be encroaching on the road but we can’t be sure without a recorded survey. There is a perception of the lot lines based on the existing asphalt road but it’s not clear if the road itself is entirely accurate. This will be the first 2nd story addition in the cul-de-sac. We would like to be assured that this new project is within the property line set backs.

Thank You for allowing us to express our concerns, we appreciate the Design Board taking them into consideration.

Catharine A. Runkle
David B Benjamin
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