



## Public Comment Received for:

### Item 3: 2121 Las Tunas Rd

(PLN2020-00544)

<b>Name of Sender</b>	<b>Distributed prior to hearing</b>	<b>Distributed after the hearing</b>
1. Delia Smith	x	
2. Jeff & Bruna Byrne	x	
3. Stacy Zumbroegel	x	
4. Peter Abbey	x	
5. Marianne Gordin	x	
6. Stuart & Ivonne Eiseman	x	
7. Raina Palta	x	
8. Irene & Robert Stone	x	
9. Ivan Donohue & April Hilliard-Donohue	x	
10. Craig & Suzanne Ensley	x	
11. April Hilliard	x	
12. Sally Warner-Arnett		x

**From:** Delia Smith [mailto:deliawrd2@aol.com]

**Public Comment #1**

**Sent:** Thursday, January 27, 2022 3:58 PM

**To:** Pilar Plummer <pplummer@santabarbaraca.gov>

**Subject:** 2121 Las Tunas Rd. --Monday meeting 1/31/2022

**EXTERNAL**

Hello Pilar, My home is at 2100 Las Tunas Rd. directly across the street from the proposed new single family home. I am concerned about the vulnerability of my home and the neighbors' as well as that of passing cars and the many pedestrians who walk in the neighborhood to rocks, boulders and dirt rolling off that unprotected hillside as excavation is in progress for the new driveway and home. The minimal fence that is in place provides no protection. You may be aware that at least one boulder rolled down across the roadway in the path of a car and a pedestrian stopping against the metal barrier rail at the curve when the unpermitted attempt was being made to establish the driveway. A good-sized rock rolled against the fence at the top of my driveway as well. The potential for a tragic accident or major property damage from loosened rocks or slippage of dirt or mud is clear.

Strong, protective barrier fencing needs to be placed around the property to prevent such occurrences. The size of the boulders above the roadway must be considered relative to the strength and height of the fencing.

Neighbors have expressed other concerns about location and safety of the new drive and where construction vehicles will park on this narrow curving roadway.

Thank you for your consideration. Hoping for a mutually satisfactory result for the new owners and the neighborhood.

Delia Smith  
2100 Las Tunas Rd

Subject: SFDB January 31, 2022, agenda item: 2121 Las Tunas Road

Dear Single Family Design Board Members:

We are homeowners that live nearby the proposed project at 2121 Las Tunas Road. We have a few concerns about the project:

1) Traffic safety. This upper part of Las Tunas Road is a narrow, winding thoroughfare that is traveled by residents, service workers and other visitors and guests to the neighborhood. We are afraid that the sharp bend in the road near the proposed driveway entry will create traffic safety issues, especially during the construction phase. We hope that the property owner and contractor will consider placing traffic safety cones and/or warning signs on the road (especially before the sharp bend for traffic heading up Las Tunas) to alert cars to the hazards of contractors' and other vehicles entering and exiting the site.

2) Parking during the project. Parking will be particularly challenging for workers during the construction phase. This part of Las Tunas Road is so narrow that vehicles cannot safely park on either side of the road anywhere near the property. We recommend that the contractor create a parking pad up on the site at the beginning of the project where workers' vehicles can be safely parked.

3) Potential disruption to neighbors. We are concerned about the potential for considerable noise and dust during the early phases of the development, as dirt is removed and the site is prepared for construction. In particular, we wonder how much soil will need to be excavated and removed to create the building pad for the home. We ask that the property owner and contractor not schedule excavation and other noisy work too early in the morning hours and keep the road clean around the site.

4) Removal of established oak trees. Though we understand the need to remove some large Coast Live Oak trees to clear the site for construction, we wonder whether the planting of twenty-one 1-gallon oak saplings is a fair "trade", given the number of years it will take for these young trees to grow to maturity. We believe that larger young oaks (e.g. in 15-gallon containers) would have a better chance of taking hold and surviving. We will leave this decision to the board's discretion.

Thank you in advance for listening to our concerns.

Best regards,

Jeff and Bruna Byrne

**From:** [Stacy Zumbroegel](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Subject:** 2121 Las Tunas Rd  
**Date:** Saturday, January 29, 2022 12:54:31 PM

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**EXTERNAL**

To Whom it May Concern,

2121 Las Tunas Road has been purchased by owners who outright violate permitting laws. Their willingness to elevate themselves above the law, for personal gain, is hopefully the headline for every decision going forward.

When the residents of Las Tunas road speak up to say that any driveway proposed in the zone of a blind curve would be dangerous, I hope the city is listening. These are residents who have been here more than forty plus years and seek safety over anything else. They have first hand knowledge to the movement of this road, the amount of people who walk, and how a car pulling out of a driveway could create an unforeseen crash.

Every resident on the street now walks or drives by a huge cut in the hillside that is illegal, a newly downed tree (was this permitted?), and a fence with a sign letting everyone know they broke the law to get their agenda through.

Please do not let the new owners continue to buy themselves out of the problems they create and help them to work with the neighborhood to get a harmonious solution for the land, people, and neighborhood.

Thank you,  
Stacy Zumbroegel  
Resident of Las Tunas Rd.

**From:** [Peter Abbey](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Subject:** Public Comment re:2121 Las Tunas Rd  
**Date:** Saturday, January 29, 2022 1:21:12 PM

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EXTERNAL

To: SFDB Secretary

From: Peter Abbey  
1717 Las Tunas Rd.  
Santa Barbara, CA 93103

I am a resident of Santa Barbara living up Las Tunas Rd from the 2121 Las Tunas Rd property being reviewed by the SFDB. The property has a roughed in access path located at the end of a sharp curve on Las Tunas Rd where visibility is limited for vehicles driving up and easterly on Las Tunas. When this roughed in path first appeared many months ago, many residents on Las Tunas became concerned that if the final driveway for 2121 were to be on the site of this path, a significant collision risk would exist.

As an engineer, retired from a technical analysis company, Toyon Research in Goleta, I analyzed this risk and found that a significant risk of collision with a vehicle exiting such a final driveway would exist for vehicles driving eastward on Las Tunas at speeds in excess of 18 miles per hour. I sent my analysis to the owner of the property to alert him of this concern.

I have now reviewed the site plan and note that an attempt has been made to move the proposed driveway eastward on Las Tunas. It is not clear on the site plan how far up the road it has moved from the roughed in path because the path is not on the site plan and there are no stakes outlining the proposed driveway on the property. However, by using as a guide a large tree on the property that is also noted on the site plan, it appears that the proposed driveway is in the range of 15 to 25 feet further east of the roughed in path. Based on my calculations, this puts the speed of vehicles driving eastward at risk of collision in the 21 to 22 miles per hour range.

While most of the residents on Las Tunas are aware of the limited visibility on the curve and use a safe speed when negotiating the curve, some other drivers do not. I personally have seen vehicles going around the curve at speeds I would estimate as significantly higher than those noted above.

I have made my calculations as carefully and accurately as possible, but the uncertainty of the location on the ground of the proposed driveway on the site plan argues for a careful review by the SFDB of this risk. Ways to eliminate this risk need to be identified and required as part of the development plan for the safety of all residents of Las Tunas Rd, and especially the safety of the owners of 2121 as they would be the ones most at risk.

Thank you.

**From:** [Marianne Gordin](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Subject:** 2121 Las Tunas Road  
**Date:** Sunday, January 30, 2022 10:05:59 AM

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**EXTERNAL**

To: SFDB Secretary

From: Marianne Gordin  
1800 Las Tunas Road  
Santa Barbara, CA 93103

To: SFDB Secretary

There are 35 different homes and rental properties on Las Tunas Road beyond the proposed site of the driveway serving 2121 Las Tunas Road. This corner has long been a safety hazard for those driving and the many who walk the hill each day, from inside and outside the neighborhood. This section is a long, narrow and totally blind curve. Because of the narrowness of the road and tightness of the turn, the cars and trucks that use it rarely stray within the lane lines.

I spent more 10 years working with the City of Santa Barbara's Fire and Police Departments trying to make Las Tunas safer. The entire area is in the high-risk wildfire zone of the city. As stated above, Las Tunas is a narrow, winding street. It also dead ends at the top – so there is only one way in and one way out, two narrow lanes and lots of turns and the road closes entirely when any utility, tree, or road work is necessary. Quite honestly, continuous construction in this area threatens the lives of the residents of Las Tunas Road.

There is a very easy solution to this; there is another site for the driveway. The driveway could easily be built to come off the lower part of the property, entering Las Tunas on a far-safer, straighter, more visible part of the street. This may not be ideal for the applicants, but some sacrifices have to be made – even very small ones such as this one – to keep Las Tunas and its residents safe every day and in cases of emergencies.

I believe the safety of the residents of Las Tunas Road should be the only concern in this driveway's placement. I would hope that those involved in approving this application will put us Las Tunas residents first at every level to help keep us safe.

Sincerely,  
Marianne Gordin  
1800 Las Tunas Road

**From:** [Stuart Carey](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Cc:** [famstone5@gmail.com](#); [DeliaWrd2@aol.com](#); [genofors@verizon.net](#); [abbeyroad1@cox.net](#); [LindaK](#); [gwynn789@cox.net](#); [rh@ccgbank.com](#); [lastunas@cox.net](#); [conniewernet@me.com](#); [mikemccourt@yahoo.com](#); [susan@ccgbank.com](#); [bsybdy2@gmail.com](#); [kevinboss@cox.net](#); [ssleo1@yahoo.com](#); [ivonne@creativemanifestation.com](#); [Barbara Burkhardt](#); [randyrowse@gmial.com](#); [Terry Lombardi](#); [Timo Rodriguez](#)  
**Subject:** RE: PLN2020-00544  
**Date:** Sunday, January 30, 2022 12:34:45 PM

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EXTERNAL

Dear Santa Barbara Single Family Design Board Secretary,

**RE: PLN2020-00544**

Please include us as interested parties in reference to Project #PLN2020-00544, located at 2121 Las Tunas Road. We are residents at 1714 Las Tunas and are adamantly opposed to the placement of the driveway on the blind curve of our road. It appears that new owners, Ian and Brie Williamson do not realize the danger in which they are putting themselves, as well as other residents and pedestrians by locating the driveway as currently indicated. The driveway must be located at a safer point from Las Tunas, allowing for greater visibility and safety.

If it is within your jurisdiction to visit the site *in person*, we respectfully request that you or another agent do so in order to fully apprehend the potential danger as described above.

Thank you in advance for acknowledging receipt of this correspondence, informing us as to when the SBSFDB hearing will be held so that we may voice our concerns *prior* to any final approval being rendered, and your judicious consideration of our request.

Sincerely,

Stuart Eiseman and Ivonne Eiseman  
1714 Las Tunas Road  
Santa Barbara, CA 93103

**From:** [Raina Palta](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Subject:** Letter regarding application for 2121 Las Tunas Road (Application #: PLN2020-00544)  
**Date:** Sunday, January 30, 2022 5:16:44 PM

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EXTERNAL

TO: The Single Family Design Board Secretary,  
BCC: Staff Contacts Barbara Burkhart, Pilar Plummer, Heidi Reidel, and miscellaneous other Las Tunas Road residents

Dear SFDB Secretary,

This letter is regarding the application for 2121 Las Tunas Road (Application #: PLN2020-00544) which will be discussed at the Single Family Design Board meeting on January 31st, 2022. My name is Raina Palta and I am an "Interested Party" in the application as well as the un-permitted driveway grading work that was being done at 2121 Las Tunas Road in April 2021.

I would like for the SFDB to know the following that occurred because of the un-permitted work at 2121 Las Tunas Road in April 2021:

In April 2021, I was on my way down the upper part of Las Tunas Road and going to pick up my daughter from preschool when I watched a boulder shoot off the property at 2121 Las Tunas Road and into the street while a small excavator was up on the hill of that property actively performing work. **Had I left only seconds sooner, the boulder would have HIT MY CAR!** Thankfully, the boulder stopped in the middle of the street only seconds before my car did. Either way, I had to come to a sudden stop, on a blind curve heading down the hill (with a treacherous hillside drop to my right). While I was stopped, another car was coming up the hill the other way and also had to slam on it's breaks to avoid hitting the boulder which couldn't be seen until you were practically on top of it due to the blind curve. We were in a very precarious situation and the other driver had to get out of the car to move the boulder because neither of us could go forward or safely reverse given the blind curve. As I am sure you are aware, the upper part of Las Tunas Road is a tightly u-shaped, very narrow, dead-end street with no other mode of paved evacuation. There are times and places where two cars cannot pass the same stretch of road at once, especially if they are both larger vehicles.

In addition to the boulder that almost hit my car in April 2021, the excavation has caused movement of other boulders which are still up on the hill and could come down at any moment with a seismic event or even heavy rain. As a result of the April 2021 un-permitted work, there is one boulder in particular that is quite large and perched precariously next to a young oak tree (see attached photos). It was not there prior to the work. I did bring this to the attention of Barbara, Timo, and Terry in April 2021. As far as I know, nothing has been done to remedy that situation outside of this permitted application process.





As suspected, this past December 29, 2021 there were rains that made a smaller boulder in fact fall into the road in the same place as the boulder that almost hit my car in April 2021 AND where the larger, more precarious boulder (mentioned above) is perched. I have attached a picture of the boulder that fell in the road on the night of December 29 2021. (In one photo I have put my boot in the picture for scale so you can see how large it is.) The boulder in the road may not look far off the side of the road, but in this spot two large vehicles cannot cross at the same time, and every foot of road counts.

**These boulders and hillside condition in general need to be remediated ASAP as they pose a safety and evacuation hazard.**

I am incredibly disappointed that someone would be so careless to work in such a way and/or allow such work to be done without regard for the safety of motorists and pedestrians, not to neighbors they hope to be living near.

Lastly, I know your job isn't easy and I have great appreciation for the work you do to make our City a great place to live! **I implore you to require stringent safety measures be in place for this project, including but not limited to, remediation of the many precarious boulders on the side of the property that impose a threat to the blind curve on Las Tunas Road that runs alongside the 2121 Las Tunas Road property.** Residents and users of the roadway alike deserve a road which does not impede anyone's ability to use the road in normal or emergency conditions. With any work, it should be safety first, always and in all ways.

Sincerely,  
Raina Palta





**From:** [Irene Stone](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Subject:** PLN2020-00544, 2121 Las Tunas Road  
**Date:** Sunday, January 30, 2022 7:43:50 PM

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**EXTERNAL**

To: The Single Family Design Board

Re: PLN2020-00544, 2121 Las Tunas Road

We share the concern of our neighbors about the danger created by the proposed driveway at 2121 Las Tunas Road. We have driven and walked this road for over 50 years and are aware of the danger of the blind curve which the proposed driveway creates.

We ask that you evaluate the location with regard to the ability of a driver to stop in sufficient time to avoid a vehicle exiting the proposed driveway. We are not opposed to the construction of a residence on the site; however, the use of the driveway as proposed would create risks of injury to those driving on Las Tunas Road.

Irene and Robert Stone  
2035 Las Tunas Road

**From:** [Ivan Donohue](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Cc:** [April Hilliard](#)  
**Subject:** PLN2020-00544 (2121 Las Tunas Road Proposal)  
**Date:** Sunday, January 30, 2022 10:55:58 PM

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EXTERNAL

My wife and I live at 2064 Las Tunas - across from the newly proposed driveway of PLN2020-00544.

We are concerned about the planned driveway directly across from our own driveway which is already in a challenging location on a blind corner. Having vehicles coming from both sides (driveways) and with a fairly precarious corner will additionally raise risk of a collision.

We are additionally worried about the blind corner a building of this size will require with regard to retaining walls - further limiting the view of vehicles coming around the aforementioned corner from both directions.

The current slope mitigates this view challenge however a 90 degree retaining wall will only make for a more challenging blind corner.

Lastly - there are no other driveways directly across from each other in this area of Santa Barbara - we were under the impression that this is due to a single lane in each direction safety measure.

Sincerely,  
- Ivan Donohue and April Hilliard-Donohue

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Ivan Donohue  
[idonohue@gmail.com](mailto:idonohue@gmail.com)

**From:** [craig.ensley@gmail.com](mailto:craig.ensley@gmail.com)  
**To:** [Community Development, SFDB Secretary; Pilar Plummer](#)  
**Subject:** PLN2020-00544, 2121 Las Tunas Road - Public Hearing on Jan 31, 2022  
**Date:** Monday, January 31, 2022 8:53:41 AM

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**EXTERNAL**

To: Single Family Design Board  
Re: PLN2020-00544, 2121 Las Tunas Road

From: Craig & Suzanne Ensley

We own 2055 Las Tunas Road, directly east and uphill from the site plan being evaluated. We thank the Board and the Williamsons for giving us this opportunity to comment.

1. Although on any buildable lot some trees must go, it is unfortunate that three quite large oaks are being sacrificed. Two oaks by garage/parking are drawn as 30" and one oak at the southwest corner of the patio is drawn as 24".
2. We appreciate the effort on the top of Page A3.0 displaying a stick figure which seems to line up with our utility room. Could we also see an equivalent cross section extension and stick figure on the bottom of Page A3.0? This would line up approximately with our kitchen. btw – this diagram is presently labeled as "1" in the bottom left corner of the page.... It probably should be "2".
3. Page A3.0 bottom (now re-labelled to be "2") shows the northeast section of the home has proposed Clerestory windows which substantially increase the volume & height of that entire northeast section. We request that these Clerestory windows be eliminated in that northeast section, which would reduce the 715.7' to 3-4 feet lower, perhaps to 712-713'. This requested change would have no impact on the floorplan or square-footage of 2121 Las Tunas and would almost double the difference between the roof line of 2121 and the floor of our house. This would greatly reduce our foreground view of the 2121 roof.
4. The Landscape Plan on Page A0.2 does not show the specifics of the eastern side of 2121 Las Tunas, facing the home and back patio of 2055 Las Tunas. We request this portion have low trees with a maximum height at maturity which will never impact the westward view towards Goleta & sunset.
5. We join and agree with our neighbors in concerns for the safety of drivers and walkers and occasional runner of any driveway entering above the blind curve on the northwest corner of 2121 Las Tunas.

Again, thank you for this opportunity. We look forward to Zooming in to the public hearing.

Sincerely,

Craig & Suzanne Ensley

**From:** [April Hilliard](#)  
**To:** [Ivan Donohue](#)  
**Cc:** [Community Development, SFDB Secretary](#)  
**Subject:** Re: PLN2020-00544 (2121 Las Tunas Road Proposal)  
**Date:** Monday, January 31, 2022 9:14:37 AM

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**EXTERNAL**

I'd also like to add a concern about the timing of a build this large- how long it will take, where the trucks will park etc? We already had a tree company come by and knock on the door loudly, many times, to ask if they could park in our driveway. I was on a conference call with a client at the time as we work from home. We also have a toddler and I'm nervous her sleep will be affected.

On Jan 30, 2022, at 10:55 PM, Ivan Donohue <[idonohue@gmail.com](mailto:idonohue@gmail.com)> wrote:

My wife and I live at 2064 Las Tunas - across from the newly proposed driveway of PLN2020-00544.

We are concerned about the planned driveway directly across from our own driveway which is already in a challenging location on a blind corner. Having vehicles coming from both sides (driveways) and with a fairly precarious corner will additionally raise risk of a collision.

We are additionally worried about the blind corner a building of this size will require with regard to retaining walls - further limiting the view of vehicles coming around the aforementioned corner from both directions.

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Lastly - there are no other driveways directly across from each other in this area of Santa Barbara - we were under the impression that this is due to a single lane in each direction safety measure.

Sincerely,  
- Ivan Donohue and April Hilliard-Donohue

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Ivan Donohue  
[idonohue@gmail.com](mailto:idonohue@gmail.com)

## PLEASE BE ADVISED

The following public comment was not received in time to process. Distribution to the SFDB occurred after the meeting.

**From:** [Sally Warner-Arnett](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Cc:** [Jeff Byrne](#)  
**Subject:** 2120 Las Tunas Road Jan 31st agenda item  
**Date:** Monday, January 31, 2022 9:44:53 AM

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EXTERNAL

I have two questions regarding the proposed home at 2120 Las Tunas Road in the Hillside Design District.

1. Can we ask that the exterior lighting be gentle, and use the type of lamp shades that keep light directed downward so as to prevent light pollution at night?
2. I was told by the owner a few years ago that they also bought the adjacent parcel just below theirs (between 2120 and 2175 Las Tunas) in order to put in a driveway for staging the large machines needed for their excavation and construction. If this is still the case, when will those plans be presented?

Thank-you.

Sally Warner-Arnett  
2250 Santiago Rd  
805 962-6921