



## Public Comment Received for:

### Item 1: 1035 Cima Linda Ln

(PLN2022-00006)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Greg Anzalone	x	
2. Joe Billings	x	
3. Greg Anzalone	x	
4. Joe Billings	x	

**From:** [Greg Anzalone](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Cc:** [Greg Anzalone](#); [Yvonne Jena](#)  
**Subject:** Public Comment PLN2022-00006  
**Date:** Saturday, March 5, 2022 6:08:15 PM

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**EXTERNAL**

To the SFDB Secretary:

Please place me on the interested party list to receive updates.

This email is to contest the 2<sup>nd</sup> story addition at 1035 Cima Linda Lane. I am the homeowner at 1045 Cima Linda Lane and the addition of a second story to the subject property will eliminate our ocean view for which we have a view easement.

Thank you,  
Greg Anzalone  
1045 Cima Linda Lane  
Santa Barbara, CA 93108

**From:** [Joe Billings](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Cc:** [Stewart Hudnut](#)  
**Subject:** 1035 Cima Linda Ln - PLN2022-00006 - March 14, 2022 Hearing  
**Date:** Friday, March 11, 2022 3:11:35 PM

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EXTERNAL

Dear Single Family Design Board Members,

Allen & Kimbell, LLP represents Stewart Hudnut, the owner of the property at 1046 Cima Linda Lane, which is located directly to the northeast of the applicant's property at 1035 Cima Linda Lane. Mr. Hudnut is concerned that the proposed second story addition will further obstruct the views from his property. We request that this hearing be continued and that the Board direct the applicant to erect story poles to show how the project will impact the views from the surrounding properties.

Please add Stewart Hudnut (cc'd) and myself as interested parties for this project.

Thank you for your consideration.

Joe Billings

***Joseph R. Billings, Esq.***

ALLEN & KIMBELL, LLP

317 East Carrillo Street • Santa Barbara, CA 93101 • Office: (805) 963-8611 • Direct: (805) 324-4006  
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**From:** [Greg Anzalone](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Subject:** Re: Public Comment PLN2022-00006  
**Date:** Friday, March 11, 2022 4:30:53 PM

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**EXTERNAL**

To the SFDB Secretary:

I met today with the architects at the Warner Group on the subject project.

I would characterize my meeting with both Drew Scherer and TWG CEO Mr Cung as highly courteous and conciliatory.

Story poles were erected for our meeting and we surveyed the planned project from our property.

The conclusion of our meeting was that I have a strong preference for the previous design that incorporated a flat roof which would minimize the visual impact from our property. The flat roof design will lower the proposed roof by 2'-3' and it would then be near equal with the existing ridgeline of the current structure.

This change would be significantly more appealing for not only ourselves but any neighbor at an elevated west-facing height with views over the roof of the subject property.

Thank you,  
Greg Anzalone  
1045 Cima Linda Lane  
Santa Barbara, CA 93108

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**From:** Greg Anzalone <greg.anzalone@Sideshow.com>  
**Date:** Saturday, March 5, 2022 at 6:08 PM  
**To:** "SFDBSecretary@SantaBarbaraCA.gov" <SFDBSecretary@SantaBarbaraCA.gov>  
**Cc:** Greg Anzalone <greg.anzalone@Sideshow.com>, Yvonne Jena <yvonne.jena@Sideshow.com>  
**Subject:** Public Comment PLN2022-00006

To the SFDB Secretary:

Please place me on the interested party list to receive updates.

This email is to contest the 2<sup>nd</sup> story addition at 1035 Cima Linda Lane. I am the homeowner at 1045

Cima Linda Lane and the addition of a second story to the subject property will eliminate our ocean view for which we have a view easement.

Thank you,  
Greg Anzalone  
1045 Cima Linda Lane  
Santa Barbara, CA 93108

**From:** [Joe Billings](#)  
**To:** [Community Development, SFDB Secretary](#)  
**Cc:** [Stewart Hudnut](#); [Drew Scherer](#); [Thiep@wgarch.com](#)  
**Subject:** RE: 1035 Cima Linda Ln - PLN2022-00006 - March 14, 2022 Hearing  
**Date:** Monday, March 14, 2022 8:16:38 AM

You don't often get email from [jbillings@aklaw.net](mailto:jbillings@aklaw.net). [Learn why this is important](#)

EXTERNAL

Dear Design Board Members,

I submitted the comment below on behalf of Stewart Hudnut, the owner of 1046 Cima Linda Lane, requesting that story poles be installed at 1035 Cima Linda Lane showing the elevation of the proposed second story addition. On Friday afternoon, Warner Group Architects Thiep Cung and Drew Scherer installed story poles and met with Mr. Hudnut and me at the subject properties. The story poles showed that the current proposed second story roof design will impact Mr. Hudnut's views.

Mr. Hudnut now requests that the Design Board approve the Warner Group's original proposal for a second story addition with a flat roof. Unlike the current proposed roof design, a flat roof will not impact Mr. Hudnut's views and Mr. Hudnut has no complaints regarding the aesthetic of the flat roof.

Thank you,  
Joe Billings

**Joseph R. Billings, Esq.**

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On Mar 11, 2022, at 3:11 PM, Joe Billings <[jbillings@aklaw.net](mailto:jbillings@aklaw.net)> wrote:

Dear Single Family Design Board Members,

Allen & Kimbell, LLP represents Stewart Hudnut, the owner of the property at 1046 Cima Linda Lane,

which is located directly to the northeast of the applicant's property at 1035 Cima Linda Lane. Mr. Hudnut is concerned that the proposed second story addition will further obstruct the views from his property. We request that this hearing be continued and that the Board direct the applicant to erect story poles to show how the project will impact the views from the surrounding properties.

Please add Stewart Hudnut (cc'd) and myself as interested parties for this project.

Thank you for your consideration.

Joe Billings

***Joseph R. Billings, Esq.***

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