Public Comment Received for:

**Item 1: 36 Rincon Vista Rd**  
(PLN2020-00503)

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<th>Name of Sender</th>
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<td>6. Robert &amp; Pamela Welti</td>
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<td>13. Gita Labrentz</td>
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To The Single Family Design Board:

We are writing in support of David and Janice Sims' efforts to receive your approval for their home project at 36 Rincon Vista Road. We live at 454 Las Alturas Road, which is adjoining the Sims' property.

As long term residents on Las Alturas Road, we are very familiar with all the styles and diversity of homes on the Riviera, and Santa Barbara as a whole. Their proposed new home will be an excellent addition to the neighborhood. The Sims have been good neighbors, and have been open about their project with us and other neighbors.

We think that the project is appropriate for the site, will blend well with the neighborhood and generally enhance the streetscape on Rincon Vista and the Riviera as a whole. The architect, Dawn Sherry & Associates, have created a design which is attractive, nicely proportioned, incorporates high quality materials and makes good use of the steeply sloping lot. Siting the house in essentially the same place as the existing house also makes good sense, as it preserves existing views of all neighbors......one of the wonderful things about living up here!

The south facing elevation is very appealing and will be extensively landscaped. To the extent that the house might be seen from afar, it would be an enhancement to the overall Riviera hillside.

We fully support their plans and encourage the Board to do the same.

Sincerely,

Fred and Maitzie Wolf
454 Las Alturas
We write, once again, in support of the building project of our neighbors at 36 Rincon Vista Rd. We have previously voiced our support by writing in for the SFDB Hearing on November 22, 2021 and for the SHO Hearing on January 12, 2022.

In the time we have come to know the Sims, we feel this project is a great addition to our neighborhood, and actually, to our community in general. We love the design, and can't wait to see this home completed and enhancing our street. We encourage the Board to grant Public Design Approval so they can move forward. They are the best neighbors we could have hoped for!

Sincerely,
Sandy and Michael DeRousse
43 Rincon Vista Rd.
You don't often get email from mroshiggins@outlook.com. Learn why this is important

Dear Secretary and Design Board,

This is a brief letter in support of the Sims project at 36 Rincon Vista Road.

My wife, son and I are neighbors and have previously voiced our support by writing and phoning in for the SFDB Hearings on October 11, 2021 and November 22, 2021. We think the home will be a great addition to our neighborhood and would like to encourage the Board to grant Public Design Approval, so the Sims family can move forward with their project.

Respectfully,

Michael Higgins
624 Las Alturas Road
805-698-7237
To the SFDB:

This comment is in support of the application of David Sims, owner, for project design approval at 36 Rincon Vista Road.

My wife and I live at 453 Las Alturas Road, directly below and across the street from the bottom of the Sims’s lot. We are more affected by the building of this new home than most. We have previously submitted comments and spoke at a previous Board meeting in support of this application.

**Neighborhood Compatibility.** The Riviera, along with many other neighborhoods in Santa Barbara, has a mix of Spanish, contemporary, craftsman, ranch, neo-classical, Tudor, Japanese, and mid-century modern. The generally contemporary style the Sims have proposed fits in with many homes in close proximity, including specifically the two large homes above the northwest corner of Las Alturas and Loma Media, some homes below Rincon Vista on Alisal Road, and at least three homes on Las Alturas right above Rincon Vista that were rebuilt after the Tea Fire. Our own home has a Japanese style.

As to the standing seam metal roof they propose, many homes in the area have them, and in any event, more and more homes are putting solar panels on their roofs, changing the look whether tiled or tin. Apparently, that will be the case with the Sims home as well.

In the previous meeting where the Board considered this application, I believe the Board treated the Sims unfairly, apparently because board members prefer a Spanish revival style in a neighborhood that has a very eclectic agglomeration of home styles. Indeed, at the previous Board meeting that considered this proposal, several citizen comments in support of the neighborhood compatibility were disparaged.

One board member discounted those who weren’t architects, and another misconstrued or misunderstood my own statement that a driver cannot see the house driving north on Las Alturas along the strip below the house. That board member also asserted, erroneously it turns out, that three nearby houses rebuilt from the Tea Fire had combined for a single architect to save money, thereby effectively discounting their architectural style. Finally, the board took it upon itself to define the relevant neighborhood arbitrarily and capriciously, apparently omitting homes on the street directly below Rincon Vista (Alisal) and including streets blocks away.

I think the Board should listen to community members when determining whether a home fits within a neighborhood.
The Sims’s proposed home would fit into the Riviera neighborhood. The Board would be in error to deny the proposal based on neighborhood compatibility.

Respectfully submitted,

Charles M. Firestone
453 Las Alturas Road
Santa Barbara
Public Comment #5

TO: SFBDSecretary@Santa BarbaraCA.gov
Cc: dsims@lodgingcapital.com

DATED: April 4, 2022

RE: **NEIGHBORHOOD Project Location: 36 Rincon Vista Road, ZONE RS-15, APN: 019-282-013, PLN: PLN2020-00503**

I submit the following considerations regarding the above project proposal (demolition and new building)

1. I am the home owner and property owner and resident, at 34 Rincon Vista Road, immediately adjacent to the building project referenced above.
2. Both properties appear to have a similar downward sliding grade, composed of loose, sandy rincon shale.
4. In this letter, I will bring forth and emphasize concerns that may impact my house, property and well-being.
5. I am asking that the builders be accountable for potential damage resulting to my house and property, such as structural shifts, cracks, dust, collapses, or blockages of my present view windows, such as
   a. that my three Eastern facing windows not be blocked by higher roof lines than the present building, nor by other permanent view blocking structures,
   b. that hours of operation not exceed the SB County’s and SB City ordinances.
   c. that for the sake of my well being, I am asking that no week end and Holiday construction be done. I have retired from a life-time teaching career and am working from home.
   d. that parking for my visitors parallel to my property line on Rincon Vista Rd not be taken up by work trucks or cars that are part of the project at 36 Rincon Vista Rd
TO: SFDB SECRETARY

FROM: ROBERT WELTI M.D. & PAMELA WELTI R.N.
Las Alturas Rd, Santa Barbara, Ca. 93103

RE: SUPPORT FOR THE SIMS PROJECT UNDER REVIEW 4/11/2022

DATE: 04/09/2022

Dear SFDB:

We are 19 year long residents in the 500 block of Las Alturas Rd, not far from the housing project proposed by David and Jan Sims. We have recently reviewed the project plans in detail and would like to express support for the proposed construction. We feel that the design is compatible with the neighborhood and will constitute a tasteful, beautiful upgrade to the current dwelling.

We encourage the Board to grant Public Design Approval such that the Sims may move forward with this worthy project.

Sincerely,

Robert Welti MD
Pamela Welti RN
To: SFDB Secretary
From: Thomas and Tracey Bird

My name is Tom Bird, and my wife Tracey and I bought 1933 Mission Ridge Road in 2017, after visiting my long time business partner Ken Saxon in the Santa Barbara area for 20+ years. (Ken and his wife Jo Saxon live at 1857 East Las Tunas Road, close to us on the Riviera.)

Dave Sims and Tracey were classmates at Stanford University in the 1980’s, and teammates on the swimming and diving team, so they have known each other for quite a long time. It is great to have them joining us as neighbors on the Riviera after all these years! We were excited upon seeing the plans Dave and Janice have for 36 Rincon Vista Road, and believe that their project would be a very positive addition to the neighborhood and our community.

When good and competent people agree to invest in significant improvements to properties in our community, we hope that the SFDB will approve and support their investment in as timely a manner as possible.

Please let me know if I can be helpful during this process.

Thank you,
Tom Bird
To the Project Design Approval Board,
This is a letter in support of the Sims project. (Application Number: PLN2020-00503) We are neighbors on Rincon Vista Road and have previously voiced our detailed support by writing for the SFDB hearing. We were lucky enough to review the plans and think it is a great addition to our street. We strongly encourage the board to grant Public Design Approval so they can move forward. Since I lost a home in a wildfire, I’m thrilled that they have a metal roof for fire abatement, and that they have considered safe egress and ingress.
Kind regards,
Daniela Johnson

Daniela Johnson
805.453.4555
Dear Santa Barbara Single Family Design Board,

We write this letter in support of the submitted Sims Project at 36 Rincon Vista Rd. As a neighbor on Las Alturas Road, we walk and drive up and down our windy road many times daily. From the top to bottom, each of the homes we pass throughout our neighborhood is unique in both design and size. All of these designs reflect the time period they were built or altered, which adds to the ambience and uniqueness of our wonderful Riviera neighborhood.

We’ve seen the plans that the Sims have submitted, and firmly believe that this beautifully designed home is compatible with the overall look and feel of our lovely neighborhood. We encourage the Board to grant Public Design Approval so the Sims are able to move forward with building their beautiful family home.

Very sincerely,

The Nancy Lorenzen Family
805-452-0955
April 10, 2022
To: SFDBSecretary@SantaBarbaraCA.gov

RE: 36 Rincon Vista Road, PLN2020-00503, Zone RS-15, Applicant/Owner Lauren Ballantyne/David and Janice Sims

We write in support of the proposed project located at 36 Rincon Vista Road, Santa Barbara. Since the mid-1960’s, our family has owned a property located at 50 Rincon Vista Road, just beyond the proposed project.

Last week, we had the opportunity to meet with David and Janice Sims on two occasions; we listened to them talk about their move to Santa Barbara and their concepts for a family home on The Riviera. We also had the opportunity to review their architectural and landscape plans, and to discuss them in great detail.

The house they are proposing will add aesthetic value to our street and help improve or eliminate hazards (to people, the structure, the property and the street) that exist currently. The new proposed home is a vast improvement over the existing home which is a maze of rooms cobbled together and propped up with age-old materials that would not likely survive a seismic event or fire.

Of particular note, we support:

1. The garage, which includes a new orientation that opens on the western side of the structure, off a new driveway. Currently, the garage opens directly onto the street presenting a hazard to vehicular traffic, bicyclists and pedestrians. The new driveway will provide the homeowners with access to their garage space from the driveway, not the street and will also provide parking spaces for visitors off-street which is not available today.
2. The height of the home which does not change much, if at all, from the current height of the existing home and therefore does not impact the view lines of any neighbors.
3. The landscaping which will dramatically improve the current lack-of landscaping existing on the street front and down the hillside behind the existing home. The new landscaping, per city requirement, will include plantings that slow or reduce fire hazards.
4. Their plans to shore up the site and include retaining walls and other geologic structures that will prevent erosion generally, or from Rincon Vista to Las Alturas Road below.

The home will be constructed of quality materials and according to state-of-the-art methods. It will follow the City of Santa Barbara’s modern building codes and planting guidelines. The design of the house and landscaping has been well-thought out with consideration to the street environment and those who reside in the neighborhood.
David and Janice Sims, along with their children, have chosen the City of Santa Barbara as their primary residence. They purchased in 2019 and are eager to unpack their belongings and get fully settled into the neighborhood and the greater community. We hope they can begin that process expeditiously.

Sincerely,

Charles and Amy Kirschbaum
50 Rincon Vista Road
Santa Barbara 93103
To: Single Family Design Board  
c/o SFDB Secretary  

From: David & Janice Sims  
Re: 36 Rincon Vista Road (PLN2020-0053)  
Date: April 11, 2022  

Dear Members of the Board,

We are the owners of 36 Rincon Vista Road. We purchased the property in late 2019, just before the pandemic started. Since then, we’ve become full time residents of Santa Barbara.

This letter is submitted to summarize, for your convenience, the positive support we have received from our neighbors for our project during the Design Approval Process. We recognize that this project has been through multiple SFDB hearings which have spanned over 15 months. We also understand how time consuming it might be for Board members to review or revisit each hearing in preparation for this one today. But we also feel it’s important to remind incumbent Board members and educate new Board members of the growing support which has evolved.

We started this process with our first submittal in May 2021 and have had subsequent hearings on the following dates.

- March 1, 2021 - SFDB
- October 11, 2021 – SFDB
- November 22, 2021 - SFDB
- January 12, 2022 – SHO
- April 11, 2022 – SFDB

Throughout this process we have continually discussed the project with our neighbors and at each time we had a hearing we received either supportive letters or phone calls or both from various neighbors. Over time the number of neighbors willing to comment has grown.

Getting to know our neighbors has been a positive byproduct of the lengthy approval process. We’ve met everybody on our street, many neighbors on Las Alturas, the Riviera and beyond. We’ve even incorporated changes based on the neighbors’ input. For example, (1) we lowered the entire house to preserve neighbor views and reduce retaining wall heights (2) We altered the façade materials and enclosed the trash area to enhance the streetscape (3) We found ways to reduce the amount of fill to 25% of the original estimate which will minimize truck loads.
Rincon Vista is a cul-de-sac with 11 homes, including ours. We understand it's important to be a good neighbor and fit in. As of today, the Board has received written or verbal support from 14 of our neighbors. 6 of these are neighbors on the cul-de-sac. Importantly, 3 of these neighbors live on the adjoining lots.

Conversely, there have been only four neighbors who have expressed concerns about the project. Most of those concerns have been or will be addressed by the Building Dept, Transportation Dept, or Fire Dept.

During the last 18 months, we've met or consulted with local architects, land use planners, engineers, builders, landscape architects, the Planning Department, and the Fire Department. Based on the feedback from all these parties, we believe we have an approvable project and, importantly, our neighbors agree.

We are respectfully requesting Public Design Approval today so that we can move ahead with our project.

Yours Truly,

David & Janice Sims

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<th>Address</th>
<th>Neighbors</th>
<th>Hearing(s)</th>
<th>Public Comment</th>
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<td>Brigitte Labrenz</td>
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<td>Amy and Charlie Kirschbaum</td>
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<td>638 Las Alturas</td>
<td>Jerry Siegel</td>
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<td>1300 Las Alturas</td>
<td>Nancy Lorenzen</td>
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<td>1933 Mission Ridge</td>
<td>Thomas Bird</td>
<td>04/11/22</td>
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<tr>
<td>1708 Overlook Ln</td>
<td>Jim &amp; Sharon Head</td>
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- Note: Public comments for March 1, 2021 are missing from SFDB website
Re: Application of Lauren Ballantyne/David Sims, 36 Rincon Vista, Santa Barbara for building permit

Dear Mr. Chairman and Members of the Board,

This is in response to the Public Hearing for the above-referenced application.

We have owned our home at 453 Las Alturas Road for over 15 years, and have lived in it fulltime for almost six years. We are very familiar with the Riviera neighborhood, the potential dangers, aesthetics, and other concerns. That said, we have reviewed the plans submitted by David and Janice Sims for building a new home on their lovely site at 36 Rincon Vista Road, and fully support their plans.

The plot on Rincon Vista runs through to Las Alturas Road just above our home on the other side of the street. Thus, we would be one of the most likely people to suffer if there were a problem with the land, the landscaping, the treatment of water, or the aesthetics. Frankly, that property has begun to encroach a bit on the road, so the soil needs to be kept from eroding. The Sims’s landscaping plan does exactly that, by planting the entire hillside.

The Sims have been forthright with us and other neighbors, we believe, and will work with us should we encounter some issues down the road. There will be construction incurring additional traffic, of course, but that has been true throughout our area since the Tea Fire, and has receded in recent years. We do not anticipate undue burdens arising from this particular construction.

As for the aesthetics and neighborhood fit, their plan is for a lovely new home with swimming pool and extensive hillside plantings. We have no objection to this plan, and indeed think it is attractive. There are a number of different types of homes in our part of the Riviera, including our Japanese style home, some Mediterranean stucco homes, some more modern designs, others that are more traditional homes that do not have any of the other styles. In short, the diversity of the homes in the Riviera are an asset and distinction, not a distraction.

Further, as the Sims plan to install solar panels on their roof, a net plus for the environment, we see no good reason to require tile roofing. As for concerns about the appearance of the home from below, we are one of a very few people who will even see it, and do not object. Those riding on Las Alturas Road will not see the house as the hill is very steep from the road to the house, and due to the curvy road, one’s eyes are necessarily glued to the road, not a hillside. In addition, the Sims’ landscaping will hide some of the home viewing it from the south.
Accordingly, we urge you to grant the Sims’s permit so that this project can get underway and completed as soon as practical. We are happy to answer any further questions should you have them.

Yours truly,

Charles Firestone                 Pattie P. Firestone
November 19, 2021

Brian Miller, Chair
Single Family Design Board
Community Development Department
City of Santa Barbara
P.O Box 1990
Santa Barbara, CA  93103
Sent via e-mail to SFDBSecretary@SantaBarbaraCA.gov

Re: Application for building permit of Lauren Ballantyne/David Sims, 36 Rincon Vista, Santa Barbara

Dear Mr. Chairman and Members of the Board,

This is in response to the Public Hearing for the above-referenced application.

My wife, son and I live across Rincon Vista Road from the Sims family and the proposed project site and have owned our home since July 2020. I respect the charge of your committee to ensure Santa Barbara retains the architectural style that makes this city so special. I also appreciate that all the neighborhoods in our beautiful city, to some degree, have a mixture of styles. Our street and the entire Riviera neighborhood reflect different styles. It’s also difficult for me to express a strong opinion because our home was built immediately following the Sycamore Canyon fire and is a contemporary style that does not necessarily reflect the style preferred by the committee for this neighborhood.

The Sims family has integrated well into our peaceful street and has been very transparent about their plans and wishes for building their forever home. Dave Sims has recently shared with me some of the recent changes including roof design and material and the addition of Santa Barbara sandstone to the trim of the exterior structure, retaining walls and landscaping. I believe these changes in combination with the style of professional landscaping bring together a better combination of the more modern design with the other architectural styles on our street and within the entire Riviera neighborhood.

I believe this home will be an asset to and complement our entire neighborhood and community and encourage the committee to approve the permit.

Respectfully,

Michael R. Higgins
To The Single Family Design Board:

We are writing in support of David and Janice Sims' efforts to receive your approval for their home project at 36 Rincon Vista Rd. We live at 43 Rincon Vista Rd, which is across the street from the Sims' property. We have been living in California since 1976 and own and operate a business in downtown Santa Barbara.

As long term residents of Rincon Vista, having built our home on this street 36 years ago, we witnessed several of our neighbors rebuilding their homes, most recently due to the Tea Fire. At no time did we have the opportunity to review building plans for any of these new homes.

When we first met the Sims, in February of 2021, we were very impressed with their immediate and conscientious presentation of their building plans. Having had the opportunity to review these plans over the past 9 months, while getting to know the Sims', we feel the quality of life we've enjoyed on Rincon Vista will continue, and even be enhanced by the addition of their home on our street. The Sims have been good neighbors, and been open about their project with us and other neighbors.

We think that the project is appropriate for the site, will blend well with the neighborhood and generally enhance the streetscape on Rincon Vista and the Riviera as a whole. The design is attractive and nicely proportioned. They are using high quality materials and making good use of the sloping lot. Siting the house in essentially the same place as the existing house also makes good sense, as it preserves existing views of all neighbors......one of the wonderful things about living up here!

Changing the orientation of the garage door so that it will no longer open into the street makes good sense from a safety and aesthetic standpoint. Their plan to decrease the amount of house within the front setback will enhance the streetscape. And changing the garage material to Santa Barbara sandstone will further beautify the streetscape.

The south facing elevation is very appealing and will be extensively landscaped. To the extent that the house might be seen from afar, it would be an enhancement to the overall Riviera hillside.

We fully support their plans and encourage the Board to do the same.
Sincerely,
Sandy and Michael DeRousse
43 Rincon Vista Rd.
November 20, 2021

From: James O. Head  
1708 Overlook Lane  
Santa Barbara, CA. 93103  

To: SFDB Secretary  
Santa Barbara, CA  

Re:  36 Rincon Vista, Santa Barbara, CA  

Dear Single Family Design Board of Santa Barbara,

My wife and I are in support of the new house plans drafted by Sherry & Associates, Architects, Inc. for 36 Rincon Vista, Santa Barbara, CA. Dawn Sherry has an outstanding reputation for design with over thirty years of experience in Santa Barbara. Her current design of this proposed home at 36 Rincon Vista integrates well into Las Alturas neighborhood which currently has a diversity of styles ranging from Mediterranean, to contemporary, to California ranch. The following addresses within the neighborhood of 636 Las Alturas at 638, 642, 646, and 656 are all recently built contemporary homes. The current roof materials within the neighborhood have a mixture of composition, metal, concrete, red tile, asphalt shingle, synthetic, and Japanese style. Metal roofs are an excellent choice for fire-proofing, especially in a high fire risk area.

The proposed plans have done an exceptional job in not obstructing their current neighbors Santa Barbara’s views and the proposed landscaping will enhance and blend into the beautiful neighborhood terrain. The proposed new home will sit where the existing house now sits but will reduce the amount of house fronting on the street.

Personally, we would be proud to have this house in our neighborhood and Dave and Jan Sims as our neighbors. We can see this home and many others on the Las Alturas hillside from our window and we believe it will be a tremendous improvement over the existing home and will enhance the public views of the Riviera. Based on my fifty years of experience as a general contractor in Santa Barbara, Dawn Sherry has done a commendable job in designing a beautiful home.

It has now been two years in drafting solid architectural plans on a lot that would meet with Board approval. A great deal of time, money, thought and stress has been spent on this project by the Sims family who love the Santa Barbara community. The current proposed plans offer a huge improvement. It takes an incredible amount of financial commitment to build a home in today’s market and I believe it is time to move forward with granting approval on a new home at 36 Rincon Vista.

Sincerely,

James O. Head and Sharon L. Head
Dear Single Family Design Board,

My wife and I are writing to voice our support of the plans submitted by the Sims for their home on 36 Rincon Vista. As members of the community and residents of the Riviera we believe the work proposed by the Sims will improve the quality of our neighborhood. The current structure and landscaping at 36 Rincon Vista are dilapidated and greatly detract from the community’s aesthetic appeal and beauty.

We have reviewed in detail the plans proposed and believe they will both enhance the area’s natural beauty and minimize disturbances to our community during construction. In particular, we believe the proposed situation of the house and garage on the lot is a significant improvement from the current structure and will be an improvement to the neighborhood.

Thank you,

Jesse and Samantha Crossno
31 Las Alturas Rd
Santa Barbara, CA 93103
November 21, 2021

Mr. Brian Miller, Chair  
Single Family Design Board  
City of Santa Barbara  

RE: 36 Rincon Vista Road Proposal  

Dear Mr. Miller:

My husband, son and I live at 624 Las Alturas Road. We purchased and moved into this property in August of 2020, and we have been working since that time to replace and repair many elements of our home, which was built in the 70’s as a total rebuild after the Sycamore Canyon fire. Incidentally, we understand that our property had also burned prior to that during the Tea Fire. Our aim is to modernize our home to meet our personal functional and design preferences, and to improve the value of our property as an investment and to meet the high standard of design that is common in the Riviera community.

The home we purchased does not in any way match – or even remotely fit into the aesthetic of the admired Santa Barbara architectural style. In fact, our home stands out as the least conforming property in the neighborhood, though we are free to enjoy our new property as-is and, to my knowledge, there is no City mandate to modify our home to fit into the Santa Barbara aesthetic. Likewise, there are numerous other homes in the neighborhood that do not fit into the Santa Barbara aesthetic, and many of these appear to be in disrepair, or are legal nonconforming dwellings that carry risk for safety from potentially hazardous wood-sided properties (fire) to properties that have unsafe railings, banisters, balconies, decks, asbestos, lead paint, cracked foundations, etc., that pose risk of environmental damage and personal injury or death.

The property at 36 Rincon Vista Road may be a beloved structure to many of our neighbors and others in the community, and it may demonstrate Mediterranean and Spanish-revival architecture to the Board’s satisfaction. Having been in the property as a prospective buyer, and as a guest of the current owners, I can say that the home – while warm from the hospitality of the owners, and enjoyable for the magnificent ocean views, is in significant disrepair and does not meet the functional standards of today’s single-family dwellings. Further, the outdoor areas on the south side appear to be rapidly eroding down the hillside onto Las Alturas Road. I am concerned for the property’s ability to withstand and survive an earthquake of significant magnitude. The Sims family’s proposal provides for significant landscape improvements that will shore up the south sloping hillside and provide stability for their home and surrounding dwellings.

I am delighted by the Sims family’s investment in the property and our neighborhood, and their desire to build a home that will meet their functional needs and improve the condition of Rincon Vista Road. I am most happy for their efforts to build a stylish home that could raise the overall value of all properties on Rincon Vista Road. I am in no position to deny the Sims family the opportunity to make the house their home – even if it means they will demolish the existing structure and rebuild from the foundation up.
I understand that the Board’s role is to judge the proposed project on whether it “poses aesthetic issues, such as inconsistency with neighborhood development patterns or exacerbates conflicts with the Single-Family Residence Design Guidelines.” I cannot comment on conflicts with design guidelines; however, I strongly believe that the proposed design does not pose aesthetic issues with neighborhood development patterns. As stated above, and quite frankly, Rincon Vista and Las Alturas Roads are lined with a mix of design styles, including Cape Cod, Contemporary, Cottage, Craftsman, French Country, Mediterranean, Midcentury Modern, Ranch, Pueblo, and Art Deco. I do not feel it would be fair to deny the Sims family their project based on design.

I hope the Board will work in good faith and in a spirit of cooperation with the Sims family. They are kind people who are already well-integrated into our Santa Barbara community. We are so happy to have them as our new neighbors, and we look forward to supporting them as they embark on this major project.

Thank you for your consideration.

Sincerely,

Denise Higgins
624 Las Alturas Road (& 21 Rincon Vista Rd.)
Santa Barbara, CA 93103
SFDBSecretary@SantaBarbaraCA.gov

RE: Monday's 3PM hearing on 36 Rincon Vista Rd project

While I sincerely wish my neighbors good luck for their proposed project (above), I am concerned as follows:

1. That the city’s building laws restrict construction hours to Monday – Friday, 8:00 am to 5:00 pm
2. That, I homeowner and taxpayer, not be held liable for any damage that might happen to the property of 36 Rincon Vista during the time of demolition and rebuilding.
3. That liability for street damage due to heavy truck traffic be the responsibility of the builders David Sims and Lauren Ballantyne.
4. That any damage (including dust on roof and walls and windows) incurred at my house at 34 Rincon Vista be repaired by builders mentioned above since land stability appears vulnerable. (Rincon shale on soft hill slope here at the Riviera(#3)
5. That builders’ trucks not displace the parking places for my private guests.

Sincerely,

Gita Labrentz For the Brigitte Louise Labrentz Revocable Living Trust

34 Rincon Vista Road
Santa Barbara, CA 93103
--
EXTERNAL

I’m submitting this for public comment.

I was fortunate to review the plans for this single family residence. I am pleased that they are taking fire abatement seriously, allocating costs for a metal roof. I hope more homeowners moving forward will submit plans that are present-day.

Regarding the front setback modification, their proposed attached garage makes a lot of sense, as it will give more space for safer egress.

I want to welcome them to the neighborhood! The proposed house is GORGEOUS and will be a desirable change to the home that is currently on the lot.

Kind regards,
Daniela Johnson
To The Staff Hearing Officer Board:

We are writing in support of David and Janice Sims' efforts to receive your approval for their home project at 36 Rincon Vista Rd. We live at 43 Rincon Vista Rd, which is across the street from the Sims' property. We have been living in California since 1976 and own and operate a business in downtown Santa Barbara.

As long term residents of Rincon Vista, having built our home on this street 36 years ago, we witnessed several of our neighbors rebuilding their homes, most recently due to the Tea Fire. At no time did we have the opportunity to review building plans for any of these new homes.

When we first met the Sims, in February of 2021, we were very impressed with their immediate and conscientious presentation of their building plans. Having had the opportunity to review these plans over the past 9 months, while getting to know the Sims', we feel the quality of life we've enjoyed on Rincon Vista will continue, and even be enhanced by the addition of their home on our street. The Sims have been good neighbors, and been open about their project with us and other neighbors.

We think that the project is appropriate for the site, will blend well with the neighborhood and generally enhance the streetscape on Rincon Vista and the Riviera as a whole. The design is attractive and nicely proportioned. They are using high quality materials and making good use of the sloping lot. Siting the house in essentially the same place as the existing house also makes good sense, as it preserves existing views of all neighbors......one of the wonderful things about living up here!
Changing the orientation of the garage door so that it will no longer open into the street makes good sense from a safety and aesthetic standpoint. Their plan to decrease the amount of house within the front setback will enhance the streetscape. And changing the garage material to Santa Barbara sandstone will further beautify the streetscape.

The south facing elevation is very appealing and will be extensively landscaped. To the extent that the house might be seen from afar, it would be an enhancement to the overall Riviera hillside.

We fully support their plans and encourage the Board to do the same.

Sincerely,

Sandy and Michael DeRousse

43 Rincon Vista Rd.
To The Single Family Design Board:

We are writing in support of David and Janice Sims' efforts to receive your approval for their home project at 36 Rincon Vista Road. We live at 454 Las Alturas Road, which is adjoining the Sims' property.

As long term residents on Las Alturas Road, we are very familiar with all the styles and diversity of homes on the Riviera, and Santa Barbara as a whole. Their proposed new home will be an excellent addition to the neighborhood. The Sims have been good neighbors, and have been open about their project with us and other neighbors.

We think that the project is appropriate for the site, will blend well with the neighborhood and generally enhance the streetscape on Rincon Vista and the Riviera as a whole. The architect, Dawn Sherry & Associates, have created a design which is attractive, nicely proportioned, incorporates high quality materials and makes good use of the steeply sloping lot. Siting the house in essentially the same place as the existing house also makes good sense, as it preserves existing views of all neighbors.......one of the wonderful things about living up here!

The south facing elevation is very appealing and will be extensively landscaped. To the extent that the house might be seen from afar, it would be an enhancement to the overall Riviera hillside.

We fully support their plans and encourage the Board to do the same.

Sincerely,

Fred and Maitzie Wolf
454 Las Alturas
We write, once again, in support of the building project of our neighbors at 36 Rincon Vista Rd. We have previously voiced our support by writing in for the SFDB Hearing on November 22, 2021 and for the SHO Hearing on January 12, 2022.

In the time we have come to know the Sims, we feel this project is a great addition to our neighborhood, and actually, to our community in general. We love the design, and can't wait to see this home completed and enhancing our street. We encourage the Board to grant Public Design Approval so they can move forward. They are the best neighbors we could have hoped for!

Sincerely,
Sandy and Michael DeRousse
43 Rincon Vista Rd.
Dear Secretary and Design Board,

This is a brief letter in support of the Sims project at 36 Rincon Vista Road.

My wife, son and I are neighbors and have previously voiced our support by writing and phoning in for the SFDB Hearings on October 11, 2021 and November 22, 2021. We think the home will be a great addition to our neighborhood and would like to encourage the Board to grant Public Design Approval, so the Sims family can move forward with their project.

Respectfully,

Michael Higgins
624 Las Alturas Road
805-698-7237
To the SFDB:

This comment is in support of the application of David Sims, owner, for project design approval at 36 Rincon Vista Road.

My wife and I live at 453 Las Alturas Road, directly below and across the street from the bottom of the Sims’s lot. We are more affected by the building of this new home than most. We have previously submitted comments and spoke at a previous Board meeting in support of this application.

Neighborhood Compatibility. The Riviera, along with many other neighborhoods in Santa Barbara, has a mix of Spanish, contemporary, craftsman, ranch, neo-classical, Tudor, Japanese, and mid-century modern. The generally contemporary style the Sims have proposed fits in with many homes in close proximity, including specifically the two large homes above the northwest corner of Las Alturas and Loma Media, some homes below Rincon Vista on Alisal Road, and at least three homes on Las Alturas right above Rincon Vista that were rebuilt after the Tea Fire. Our own home has a Japanese style.

As to the standing seam metal roof they propose, many homes in the area have them, and in any event, more and more homes are putting solar panels on their roofs, changing the look whether tiled or tin. Apparently, that will be the case with the Sims home as well.

In the previous meeting where the Board considered this application, I believe the Board treated the Sims unfairly, apparently because board members prefer a Spanish revival style in a neighborhood that has a very eclectic agglomeration of home styles. Indeed, at the previous Board meeting that considered this proposal, several citizen comments in support of the neighborhood compatibility were disparaged.

One board member discounted those who weren’t architects, and another misconstrued or misunderstood my own statement that a driver cannot see the house driving north on Las Alturas along the strip below the house. That board member also asserted, erroneously it turns out, that three nearby houses rebuilt from the Tea Fire had combined for a single architect to save money, thereby effectively discounting their architectural style. Finally, the board took it upon itself to define the relevant neighborhood arbitrarily and capriciously, apparently omitting homes on the street directly below Rincon Vista (Alisal) and including streets blocks away.

I think the Board should listen to community members when determining whether a home fits within a neighborhood.
The Sims’s proposed home would fit into the Riviera neighborhood. The Board would be in error to deny the proposal based on neighborhood compatibility.

Respectfully submitted,

Charles M. Firestone
453 Las Alturas Road
Santa Barbara
RE: NEIGHBORHOOD Project Location: 36 Rincon Vista Road, ZONE RS-15, APN: 019-282-013, PLN: PLN2020-00503

I submit the following considerations regarding the above project proposal (demolition and new building)

1. I am the home owner and property owner and resident, at 34 Rincon Vista Road, immediately adjacent to the building project referenced above.

2. Both properties appear to have a similar downward sliding grade, composed of loose, sandy rincon shale.


4. In this letter, I will bring forth and emphasize concerns that may impact my house, property and well-being.

5. I am asking that the builders be accountable for potential damage resulting to my house and property, such as structural shifts, cracks, dust, collapses, or blockages of my present view windows, such as
   a. that my three Eastern facing windows not be blocked by higher roof lines than the present building, nor by other permanent view blocking structures,
   b. that hours of operation not exceed the SB County’s and SB City ordinances.
   c. that for the sake of my well being, I am asking that no weekend and Holiday construction be done. I have retired from a life-time teaching career and am working from home.
   d. that parking for my visitors parallel to my property line on Rincon Vista Rd not be taken up by work trucks or cars that are part of the project at 36 Rincon Vista Rd

April 10, 2022
To: SFDBSecretary@SantaBarbaraCA.gov

RE: 36 Rincon Vista Road, PLN2020-00503, Zone RS-15, Applicant/Owner Lauren Ballantyne/David and Janice Sims

We write in support of the proposed project located at 36 Rincon Vista Road, Santa Barbara. Since the mid-1960’s, our family has owned a property located at 50 Rincon Vista Road, just beyond the proposed project.

Last week, we had the opportunity to meet with David and Janice Sims on two occasions; we listened to them talk about their move to Santa Barbara and their concepts for a family home on The Riviera. We also had the opportunity to review their architectural and landscape plans, and to discuss them in great detail.

The house they are proposing will add esthetic value to our street and help improve or eliminate hazards (to people, the structure, the property and the street) that exist currently. The new proposed home is a vast improvement over the existing home which is a maze of rooms cobbled together and propped up with age-old materials that would not likely survive a seismic event or fire.

Of particular note, we support:

1. The garage, which includes a new orientation that opens on the western side of the structure, off a new driveway. Currently, the garage opens directly onto the street presenting a hazard to vehicular traffic, bicyclists and pedestrians. The new driveway will provide the homeowners with access to their garage space from the driveway, not the street and will also provide parking spaces for visitors off-street which is not available today.
2. The height of the home which does not change much, if at all, from the current height of the existing home and therefore does not impact the view lines of any neighbors.
3. The landscaping which will dramatically improve the current lack-of landscaping existing on the street front and down the hillside behind the existing home. The new landscaping, per city requirement, will include plantings that slow or reduce fire hazards.
4. Their plans to shore up the site and include retaining walls and other geologic structures that will prevent erosion generally, or from Rincon Vista to Las Alturas Road below.

The home will be constructed of quality materials and according to state-of-the-art methods. It will follow the City of Santa Barbara’s modern building codes and planting guidelines. The design of the house and landscaping has been well-thought out with consideration to the street environment and those who reside in the neighborhood.
David and Janice Sims, along with their children, have chosen the City of Santa Barbara as their primary residence. They purchased in 2019 and are eager to unpack their belongings and get fully settled into the neighborhood and the greater community. We hope they can begin that process expeditiously.

Sincerely,

Charles and Amy Kirschbaum
50 Rincon Vista Road
Santa Barbara 93103
TO: SFDB SECRETARY

FROM: ROBERT WELTI M.D. & PAMELA WELTI R.N.
       Las Alturas Rd, Santa Barbara, Ca. 93103

RE: SUPPORT FOR THE SIMS PROJECT UNDER REVIEW 4/11/2022

DATE: 04/09/2022

Dear SFDB:

We are 19 year long residents in the 500 block of Las Alturas Rd, not far from the housing project proposed by David and Jan Sims. We have recently reviewed the project plans in detail and would like to express support for the proposed construction. We feel that the design is compatible with the neighborhood and will constitute a tasteful, beautiful upgrade to the current dwelling.

We encourage the Board to grant Public Design Approval such that the Sims may move forward with this worthy project.

Sincerely,

Robert Welti MD
Pamela Welti RN
To: SFDB Secretary  
From: Thomas and Tracey Bird

My name is Tom Bird, and my wife Tracey and I bought 1933 Mission Ridge Road in 2017, after visiting my long time business partner Ken Saxon in the Santa Barbara area for 20+ years. (Ken and his wife Jo Saxon live at 1857 East Las Tunas Road, close to us on the Riviera.)

Dave Sims and Tracey were classmates at Stanford University in the 1980’s, and teammates on the swimming and diving team, so they have known each other for quite a long time. It is great to have them joining us as neighbors on the Riviera after all these years! We were excited upon seeing the plans Dave and Janice have for 36 Rincon Vista Road, and believe that their project would be a very positive addition to the neighborhood and our community.

When good and competent people agree to invest in significant improvements to properties in our community, we hope that the SFDB will approve and support their investment in as timely a manner as possible.

Please let me know if I can be helpful during this process.

Thank you,
Tom Bird
PLEASE BE ADVISED

The following public comment was not received in time to process. Distribution to the SFDB occurred after the meeting.
Dear Single Family Design Board,

My wife and I are writing to voice our support of the plans submitted by the Sims for their home on 36 Rincon Vista. As members of the community and residents of the Riviera we believe the work proposed by the Sims will improve the quality of our neighborhood. The current structure and landscaping at 36 Rincon Vista are dilapidated and greatly detract from the community’s aesthetic appeal and beauty.

We have reviewed in detail the plans proposed and believe they will both enhance the area’s natural beauty and minimize disturbances to our community during construction. In particular, we believe the proposed situation of the house and garage on the lot is a significant improvement from the current structure and will be an improvement to the neighborhood.

Thank you,
Jesse and Samantha Crossno
31 Las Alturas Rd
Santa Barbara, CA 93103
TO: SFBDSecretary@SantaBarbaraCA.gov

CC: dsims@lodgingcapital.com

RE: **NEIGHBORHOOD Project Location: 36 Rincon Vista Road, ZONE RS-15, APN: 019-282-013, PLN: PLN2020-00503**

I submit the following considerations regarding the above project proposal (demolition and new building):

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