



## Public Comment Received for:

### Item 5: 0 Las Tunas Rd

(PLN2022-00058)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Padric Davis (Santiago Hill Owners' Association)	x	
2. Jeff Byrne	x	

Santiago Hill Owners' Association  
2270 Santiago Road  
Santa Barbara, CA 93103  
Email: padric@cox.net

May 5, 2022

City of Santa Barbara  
Single Family Design Board  
630 Garden Street  
Santa Barbara, CA 93101  
Via email: SFDBSecretary@SantaBarbaraCA.gov

In Re: Development Application, APN 019-082-001 Las Tunas Road

Dear Single Family Design Board Members and Mr. and Mrs. Synnott:

We are an association of eight homeowners that live directly below the proposed building site at 0 Las Tunas Road (APN 019-082-001), and are all members of the Santiago Hill Owners' Association (SHOA). Nearly all of our homeowners will be significantly impacted by the day-to-day construction work that goes into completing this project, due to their proximity to the site and direct line-of-sight views of the property.

We are happy that Mr. and Mrs. Synnott are able to build this special home, and would like to be among the first to welcome them into our neighborhood. But first, we realize that the property improvements and construction work at 0 Las Tunas will take considerable time, likely two years or more, and we as neighbors will bear the brunt of any external issues or disruptions that arise during the development process. We are concerned about issues such as parking and traffic safety, clean-up and dust mitigation, and noise mitigation during work hours.

Here is a summary of some our biggest questions and concerns:

1) Where will workers' vehicles be parked during the project? There is little to no room for parking on the stretch of Las Tunas Road fronting the property, nor on the other side of the road.

- 2) How will the general contractor help facilitate traffic safety on the narrow strip of road at the base of the property, so that neighbors who live on upper Las Tunas Road can drive freely up and down the road with minimal risks or issues?
- 3) How will the general contractor help to minimize dust and ensure the roads in our neighborhood are kept relatively clean, esp. as dump trucks take away the many dozen loads of dirt generated from excavating the site and grading the building pad and other site features?
- 4) On what days and hours is project work generally expected to be performed? (e.g. weekdays, 7:30 am - 4:30 pm? We're asking only for a general guideline and realize there will be exceptions.)
- 5) Perhaps most importantly, who can we contact for effective intervention should problems or issues arise?

We would appreciate an answer to these questions directly from Mr. and Mrs. Synnott or their general contractor, unless the information is communicated in Monday's design review meeting. The answers to these questions will allow our homeowners to know what to expect and plan accordingly, and hopefully put our collective minds at ease.

We invite Mr. and Mrs. Synnott and their general contractor to meet with us and our interested homeowners, either in person or by phone/zoom, so we can briefly discuss these issues. Please reach out to us at one of the email addresses listed below, and we can set up a time to talk. Thank you in advance for your time and consideration.

Sincerely,

Padric Davis  
President  
Santiago Hill Owners' Association

Email 1: padric@cox.net

Email 2: jabyrne24@gmail.com (SHOA homeowner)

May 8, 2022

City of Santa Barbara  
Single Family Design Board  
P.O. Box 1990  
Santa Barbara, CA 93102-1990  
Via email: SFDBSecretary@SantaBarbaraCA.gov

In Re: Development Application, APN 019-082-001 Las Tunas Road

Dear Single Family Design Board Members:

We are two of the families that live in the Santiago Road homes (all part of the Santiago HOA) that sit in a row directly below the building site, in somewhat of a "fishbowl" relative to the site. Each of our homes is no more than 200 feet away from the site.

Given our proximity to the site and direct line-of-sight visibility, we are disappointed that no one on the development team has reached out to us or our neighbors to share any details of the proposed project. Riviera neighborhoods tend to be tight-knit communities, and we would have thought it to be common courtesy to speak to neighbors when a new home is to be built on an adjacent property. (A previous SFDB applicant for development on that site and the next-door property sought out and met with us and other Santiago Road homeowners at the time of their concept review.)

While we were made aware of this potential project a year ago via a flyer received in the mail, we really were not given a voice at the SFDB concept review meeting, as we had no indication of the style, size, or placement of the residence in advance of that meeting. Now, in the limited time before the design review meeting, we are having to review the just-released final plans and submit comments. The architectural drawings are very detailed and well done but it's still very difficult for us to tell visually where the house will sit on the building site, how wide and how high it will be, and how much the front of the house will be visible from our respective properties. It would be very helpful to have the grass cut and story poles erected to mark the outline of the home on the hillside so we can better understand its impact from below.

With these constraints in mind, our feedback is as follows:

1) Design:

Though there are city guidelines that require homes to fit into a neighborhood in terms of style and scale, this home design certainly takes a detour in terms of style in the neighborhood. While the contemporary style is attractive, it's not very Santa Barbara Riviera. The project's extensive use of glass is uncharacteristic of homes in the immediate area. Our biggest concern is that it will create a space-ship effect when it is lit up at night. In the absence of shades or other window coverings, the light emitting through all the glass windows will be invasive. We recall that then-SFDB board member Fred Sweeney made this observation at the concept review meeting a year ago. The issue is real and even more significant for Santiago homeowners, as the new residence will be sitting directly above us. The attached photos of brightly lit homes illustrate our concern.

2) Privacy:

The project looks into all of our upstairs bedroom windows and partially into our respective backyards. Though a few louvers are to be installed along the front of the house, we are not seeing any significant trees or other landscaping features along the front edge of the house or further down in the front yard that would provide screening and help maintain privacy for us. In his comments at last year's concept review meeting, Vice Chair Sweeney also mentioned the need for screening from the homes below.

3) Safety:

Having just done significant remodeling of our own homes, we understand the number of workers and vehicles that will need to be on site. Our biggest safety concern for the project is that emergency access for firefighting resources be maintained in the event of an incident further up the road, as the Las Tunas canyon is extremely dry.

4) Drainage/ Soil erosion:

There is no curb running along the front street edge of the property, so we'd like to be sure that any runoff of water and/or debris during the course of the project and beyond will be channeled down the top edge of Las Tunas Road and not across to our HOA property.

Thank you for listening to our feedback. Once the residence is built, it will be all but permanent for many generations to come. We need to ensure the development is truly compatible with the existing neighborhood and community, and take into consideration its impact on others.

Having said all of that, we are happy that Mr. and Mrs. Synnott are able to build this special home and we look forward to welcoming them into our neighborhood.

Sincerely,

Jeff and Bruna Byrne  
2210 Santiago Road  
Santa Barbara, CA 93103

Art and Suel Novak  
2220 Santiago Road  
Santa Barbara, CA 93103

attachment (1)

Two photos illustrating nighttime light pollution:

