Public Comment Received for:

101 Santa Cruz Blvd.

(PRE2022-00010)

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<th>Name of Sender</th>
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<td>Andrew Juiliano</td>
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<td>Jorene Lopez and Jeffrey Yen</td>
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Good Afternoon,

Please find attached a comment letter regarding the proposed development at 101 Santa Cruz Blvd, which is being discussed by the SFDB on June 6th.

My name is Andrew Juiliano and I am a homeowner next to the property up for discussion. I emailed previously with Allison DeBusk about this (she was very helpful!) Unfortunately, I will be out of town on a pre scheduled trip during the meeting on June 6–however I would still like to offer comment and perspective for the board to consider and be involved in the process.

Thank you for your time!

Best,

Andrew Juiliano
To:

City of Santa Barbara
Single Family Design Board

Brian Miller, Chair
Leslie Colasse, Vice Chair
Ohan Arakelian
David Brentlinger
Katie Klein Joseph Moticha

630 Garden Street
Santa Barbara, CA
93109

From:

Andrew Juiliano

111 Santa Cruz Blvd.
Santa Barbara, CA
93109

May 26, 2022

Re: Property Development at 101 Santa Cruz Blvd

Dear Chair Miller and members of the SB Single Family Design Board,

My name is Andrew Juiliano, and my wife and I are the homeowners at 111 Santa Cruz Blvd., directly next door to 101 Santa Cruz Blvd, the site of proposed development (Case #: PRE 2022-00010) to be discussed at the June 6th meeting. We are unfortunately unable to attend the initial meeting due to existing engagements out of town. However, I still went to review the plans at the 630 Garden Street office on May 26th, because we would very much like to be involved in this process.

Our house at 111 Santa Cruz Blvd. has been in the family since 1977. My wife, Annick, and I have lived here for eight years and owned the home for the last four. We hope to stay here on Santa Cruz Blvd long term and raise our own future children, who would be the fourth generation of this family fortunate enough to live here. It’s a special neighborhood that has retained its charm, character and its community feel. Santa Barbara, and the Mesa in particular, is a pretty special place.

We are a bit concerned about the planned 2,454 square foot, two story structure (91% of MAX FAR for the small lot) on the property immediately next door plus the fact that there have been modifications requested for both the front setback, as well as yard area below the minimum requirement.

We are also concerned about the proposed second story which would look directly into our bedroom AND bathroom windows. Additionally, the planned rebuild would put a 24-foot structure looking onto the other neighbor’s back yard from just 6 feet away.
Besides looking in, the proposed second story and location against the setback would also completely block the existing ocean view we currently have from our home. This would result in a large swath of lost views, which the SFR Guidelines specifically identifies as an undesirable design. Of course, we are very lucky to have this view and realize that it’s not a right. However, if it is possible to consider design alternatives and/or omit decorative structures to preserve in full or in part the property’s sightlines that have existed since construction in 1947, that would of course be greatly appreciated.

I would have loved to have spoken directly to Viktoria Pankiv, the new property owner, regarding these concerns. We should all be able to talk to the folks next door. However, in the 27 months since she purchased the property, we have never seen her. Since her renters vacated over a year ago, the house has been abandoned with trash piles in the front yard. So neglected in fact that squatters camped out in it. Neighbors tried to call her about that and offer assistance, yet she did not return phone calls and only responded when the police arrived and called her directly.

The Notice of Development sign was the first indication any neighbors had that she planned to do something with the property. After 27 months of silence, a sign went up and 2 weeks later there was a preliminary hearing.

This lack of communication is the opposite of the “Good Neighbor Guidelines and Tips” on page 68-N and 78-N of the SFR Guidelines, which encourage neighbors with development plans to:

“Talk with your neighbors and show them your proposed design…

“Consider organizing a meeting with your neighbors to encourage neighbor discussions…

“Visit your neighbors’ houses to see how your building will affect their views and work to accommodate their concerns…

“Identify neighbors’ lines of sight and current views and how both your neighbors’ views and your own can be preserved or enhanced through a good design.”

Not adhering to these most basic guidelines raises a red flag that this project does not have the interest of the neighborhood in mind. Looking for exemptions and modifications from the City while ignoring the most basic of guidelines established by the SFDB inspires little confidence that the project will be compatible with the neighborhood.

We certainly hope, in fact respectfully insist, that given that the 2,454 square foot proposed floor area totals 91% of MAX FAR, this project will undergo a full PLN review, per SFDB guidelines, with neighborhood survey, neighborhood workshop, story poles etc. so the surrounding community will be fully aware of the potential changes about to take place.

To be clear, this is not an anti-development letter. Things change. They have to. We shouldn’t be living with leaky roofs and the original knob and tube wiring from the 1940s. However, the more oversized houses on small lots that are permitted here on the Mesa, as well as Santa Barbara, the more the feel and atmosphere of these special neighborhoods will disappear leaving just another overbuilt suburbia south of Point Conception…

Does this mean there shouldn’t be development? Of course not. We need only look to the lot next door to 101 Santa Cruz Blvd, at 1506 Shoreline Blvd, which also happen to be our back neighbors. They purchased the existing single-story residence in 2017 and beautifully renovated it, while preserving the character and charm of the neighborhood, with minimal impact on neighbors and surrounding
community. Those owners approached neighbors directly during the planning phases, communicating their plans and fostering the kind of thoughtfulness and community sentiment that makes this place so special.

Thank you for your consideration and attention. I look forward to remaining a part of this planning and development process to help achieve a project that is good for Santa Cruz Blvd., beneficial to the whole neighborhood and of course a wonderful home for Ms. Pankiv. We are going to be neighbors after all, and what’s the point of a neighborhood, if we’re all not in it together?

Sincerely,

Andrew Juliano
Hello,

Just resubmitting the attached comment letter on a scheduled send, in case the other one was too early for the June 6th meeting.

Thank you for your time!

Best,

Andrew Juiliano
PLEASE BE ADVISED

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

It was just brought to my attention that there is a concept review planned for 101 Santa Cruz Blvd. today. I am not sure if you are the person I need to contact, or what the proper protocol here is, so please advise. I am the homeowner at 1506 Shoreline Dr., next door to 101 Santa Cruz, and have a few concerns. Since the review is today, I am just copying and pasting my letter below for your review.

Thank you.

Best regards,
Jorene Lopez

Dear Board Members;

Currently, our only concerns about this project are its impact on our back yard. The house is quite tall and bulky and will loom over our private open space, with four windows and a deck facing our property.

We ask that you encourage the applicant to moderate the west elevation with more articulation, and to protect our privacy and our future option of a second story.

Thank you for your time.

Sincerely,

Jorene Lopez and Jeffrey Yen