



Public Comment Received for:
Item 6: 1269 Ferrelo Rd.
(PLN2022-00036)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Jim & Beckie Knecht	x	
2. Consuelo Benavidez	x	
3. Stephanie Moret	x	
4. Carolyn Hornberger	x	
5. Charlie Boss	x	
6. Kathy Freston	x	
7. Kathy Freston	x	
8. Molly Graham	x	
9. Margaret Gleason	x	
10.A. Michael Marzolla	x	
11.A. Michael Marzolla	x	
12.Wijegupta Ellepola	x	
13.Wendy M. Edmunds		x

From: [Beckie Knecht](#)
To: [Community Development, SFDB Secretary](#)
Subject: Fwd: 1269 Ferrelo Road
Date: Sunday, August 21, 2022 9:54:34 PM

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EXTERNAL

----- Forwarded message -----

From: **Beckie Knecht** <beckieknecht1@gmail.com>
Date: Sun, Aug 21, 2022 at 9:40 PM
Subject: 1269 Ferrelo Road
To: pplummer@santabarbaraca.gov <pplummer@santabarbaraca.gov>

Dear Pilar Plummer,

We live at 16 Rubio Road. We are concerned about the remodel at 1269 Ferrelo Road.

1) They say it will not impact our view but there is no way to know until story poles are placed up. The plan appears to be taller and we will be looking directly at a large flat roof of solar panels.

2) It changes the character of the Riviera. Eventually the Riviera will be mega mansions towering over historically designated homes.

3) Other concerns are the placement of a second garage and new driveway. Ferrelo gets a tremendous amount of foot traffic from walkers. Having a driveway placed on the curve will be dangerous.

The view and the character of the neighborhood is why we decided to buy in the Lower Riviera. I believe this remodel will change both.

Sincerely,

Jim and Beckie Knecht

Public Comment #2

From: [Consuelo](#)
To: [Community Development, SFDB Secretary](#)
Subject: 1269 Ferrelo Rd. Santa Barbara, Ca.
Date: Tuesday, August 23, 2022 3:59:15 PM

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EXTERNAL

Dear Board Members,

I am writing about the proposed remodel and changes to our area.

I live at 1277 Ferrelo Road, next door to 1269 Ferrelo Road. My husband and I live in a historic Moody home, that was built in 1936. To Charlie and me our home is a quaint, smallish house with lots of character. A perfect home for us.

Unfortunately, 1269 Ferrelo is located very close to the east side of of our home. Our bedroom, back deck and jacuzzi will be in plain sight from the proposed changes at 1269 Ferrelo. Our sunrise, morning light, view and moon rise will all be greatly hindered or nonexistent due to 1269 Ferrelo's new garage and third level addition. Therefore, we have zero privacy on the deck, in the jacuzzi and parts of our bedroom.

I would like to have story polls placed on the site and request a site visit.

I would also like to voice my concerns and be a part of the discussion on Monday, August, 29.

Thank you for your consideration,
Consuelo Benavidez
1277 Ferrelo Rd.

Sent from my iPhone

Public Comment #3

From: [Stephanie Moret](#)
To: [Community Development, SFDB Secretary](#)
Subject: Re: PLN2002-00036, 1269 Ferrelo Rd, Santa Barbara, CA 93103
Date: Wednesday, August 24, 2022 5:23:12 PM
Attachments: [PLN2002-00036.1269 Ferrelo Rd 93103.Moret letter.pdf](#)
[ATT00001.htm](#)

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EXTERNAL

Hi,
I see that I had the address wrong (2269 -should be 1269). I've corrected it in the attached letter. Can you please replace the older one with this one?
Thanks, Stephanie Moret

To: Santa Barbara City Planning -Single Family Design Board
SFDBSecretary@SantaBarbaraCA.gov
From: Stephanie Moret, 25 Rubio Rd, Santa Barbara, CA 93103
Re: PLN2002-00036, 1269 Ferrelo Rd, Santa Barbara, CA 93103
Date: Aug 24, 2022

To Whom It May Concern:

I reviewed the remodeling / building plans of a home in my neighborhood at 2269 Ferrelo Rd and am sharing the following concerns and proposal:

1. The proposed 3-story, contemporary remodel is not consistent with the vernacular architecture of the more modest 1930s to 1950s homes and cottages found in our neighborhood. Our and many other neighbor's homes are Spanish Renaissance style and D'Alphonso houses. The house at 1269 Ferrelo Rd sits in between a charming Moody house and a D'Alphonso house. The contemporary design and 3-story size will spoil the neighborhood charm of these and other historical homes, and of the neighborhood.
2. This house resides in a neighborhood with narrow lots on a slope, and yet proposes to have a 3rd story for the house and a second story for the garage (it would be helpful to see flagging to outline the proposed development and heights). This 9 ft height increase will 1) significantly block light to both sets of next-door neighbors; 2) block views for many neighbors, including those on the street above; 3) encroach upon the personal privacy of both sets of next-door neighbors; and 4) set a terrible precedent for other 'remodels' on densely packed, sloping neighborhoods (aka, the Riviera and Mesa).

Houses of this size are suitable in areas without close neighbors; in canyons or flatlands; on large lots, with similarly sized houses, and in more contemporary neighborhoods. They are problematic if they interfere with the quality of life of others or if they sew architectural discord in a neighborhood, which this house does.

If the owners need to increase their already large space (e.g., by adding a gym, mechanical room, etc), I suggest that they expand lower into their backyard to not encroach upon their neighbor's views, light access, and quality of life; and to also not violate the historical neighborhood character.

Regards,



-Stephanie Moret

From: [Kathleen Goo](#)
To: [Kathleen Goo](#)
Subject: FW: 1269 Ferrelo Road
Date: Wednesday, August 31, 2022 12:30:22 PM

From: Carolyn Hornberger <carolyn_hornberger@yahoo.com>
Sent: Wednesday, August 31, 2022 9:51 AM
To: Community Development, SFDB Secretary <sfdbsecretary@SantaBarbaraCA.gov>
Subject: 1269 Ferrelo Road

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EXTERNAL

To whom it may concern,

I have reviewed the conceptual plans for the proposed new home build in my neighborhood at [1269 Ferrelo Road](#). I live on Rubio road directly above this property. I therefore have concerns as listed below.

1. The conceptual plans for this 3 story contemporary home are inconsistent with the more modest homes in this lower riviera neighborhood. Many of our homes are Spanish in style, many are historical structures of merit, and most are consistent with the typical Santa Barbara architecture. Others are bungalows and California cottage style homes. This proposed style is incompatible with the historical neighborhood and grossly oversized. The current home on this property is very obscure, has large trees in the front of the house and does not block our view.
2. The design of the proposed flat roof is visually unappealing, especially with the massive grids of photovoltaic panels on the roof. This may be appropriate on a home on a large lot, in a flat terrain, or in a canyon where they are not visible, but this is not the case. As proposed, this entire roof as well as 2 stories of this proposed home, will be blocking our view so I request that that be taken into consideration. This should be visually appealing from above and blend in with the environment. Native plants on the roof or large trees directly in front would block this. However, a traditional roof, consistent with the neighborhood would be more appropriate.
3. In addition to the home and garage being too large for the lot and the design inconsistent with the neighborhood, there is no room for large trees or large scale landscaping. The plans show the removal of the large trees in the front yard and a comment that the new landscaping will be 'native'. I don't see any detail on what the landscaping will look like. The artist renderings show large trees softening the harshness of the home's exterior on all sides but there is no room for this in the current design. Low lying grasses will do nothing to block the home or improve the look of this. I would like the landscaping plan to include replacing these trees in the front yard and

adding large mature trees and plants on the sides. This would require the home to be reduced in size to a more moderate scale, and ideally limited to 2 stories, including the basement.

4. I'm concerned the proposed plans set a precedent for the neighborhood. We purchased our home in the riviera because of the beauty of the neighborhood, and primarily because of the southerly views of downtown Santa Barbara and the ocean. We paid a premium for this view, as did all our neighbors. We could have purchased a similar style and sized home elsewhere in Santa Barbara for half of what we paid but we wanted the view. It's not acceptable that a homeowner can double the size of their home, add a 3rd story and obstruct views without any consideration of the neighbors. We enjoy the look and feel of the riviera and the views. We want to maintain that.

The pictures of homes in the neighborhood included with the conceptual plans need to be viewed relative to the homes around them. The few large homes pictured, including 1304 and 1314 Ferrelo, do not have neighbors directly adjacent to them and do not block the neighbors' views above them.

This proposed home is too large for the neighborhood, too massive for the lot, inconsistent with the historical style and feel of the riviera and the design is inconsiderate and disrespectful of the neighbors. I appreciate your consideration of these issues.

Regards,

Carolyn Hornberger
10 Rubio rd

Single Family Design Board

Re.: 1269 Ferrelo Rd.

September 4, 2022

Dear Board Members;

I am writing to you to share my concerns at the Concept Review hearing for the project at 1269 Ferrelo Rd. My wife, Consuelo, and I live next door to the West of the project in a Moody house at 1277.

This remodel would have various profound impacts on our quality of life. The proposed third story addition would intrude on our privacy and reduce or occlude our views from our rear deck, hot tub and bedroom. At its Northwest corner the third story cantilevers out approximately eight feet to reach the ten-foot setback line. This West wall then continues Northward following the setback line, the cantilever gradually diminishing, for approximately forty-seven feet to the end of the garage at the North. Therefore, because of the cantilever, this third floor would be closer to the property line than the presently existing second floor. More than half of this forty-seven foot long wall roughly parallels the East side of our house and our bedroom. From our bedroom windows facing East we see the sky, sun rises and moon sets. From those windows light comes into the room and makes it a joyful place to be. If this third floor were built as proposed, there would be a "canyon effect". From this window we would no longer see the sky-only the wall-and very little light would enter.

From the deck along the South side of our house, we have city views and views up and down the coast. From any point on that deck, if we were to look East, we would see some portion of that nine feet high by forty- seven feet long wall of the proposed addition lurching into the sky line and blotting out parts of the view. This would also happen if we looked out the picture window or the French doors of the living room, the French doors of our bedroom or the other bedroom. On the deck outside our bedroom, not far from the property line and thus right below this proposed addition is the spa, which we use almost every day. This proximity and height of the addition would create an inhibiting situation in which our privacy and peace of mind would be lost.

-2-

The South facing wall of the second floor would be built out two to three feet beyond the current wall, plus the new overhang would extend out about two feet beyond the existing one. In the same area the current West facing wall would

seem to have a ten by two and a half foot area projecting out from it toward our house. These changes would also affect our view and our privacy.

I have some further questions and considerations. Regarding the maximum height limit, does this project conform and how is the lowest point from which the measurement is taken determined? The plan shows solar panels but does not indicate how high off the roof they would project. They would also be in our view. In addition to the height and proximity of the proposed garage to the street, I am concerned about the size, bulk and scale of the project in general. If I understand correctly, this project would result in a house about twice as large as the present one. Is this plan compatible with our neighborhood in which there are almost no three story houses nor houses of this size? If this plan is approved it could set a precedent which could not be supported successfully by the lot sizes and the narrow streets.

In closing I would request that story poles be placed as soon as possible. I believe that it is essential that board members visit the site and the adjacent neighboring properties and sincerely hope they will.

Thank you very much for your time and consideration.

Charlie Boss

Public Comment #6

From: [Freston Assistant](#)
To: [Comm. n by De. el. ment. SFD8 Secretary](#)
Subject: 1269 Ferrelo Road
Date: Thursday, September 08, 2022 12:53:03 PM

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EXTERNAL

• To whom it may concern,

I have reviewed the conceptual plans for the proposed new home build in my neighborhood at [1269 Ferrelo Road](#). I live on Rubio road directly above this property. I therefore have concerns as listed below.

1. The conceptual plans for this 3 story contemporary home are inconsistent with the more modest homes in this lower riviera neighborhood. Many of our homes are Spanish in style, many are historical structures of merit, and most are consistent with the typical Santa Barbara architecture. Others are bungalows and California cottage style homes. This proposed style is incompatible with the historical neighborhood and grossly oversized. The current home on this property is very obscure, has large trees in the front of the house and does not block our view.

2. The design of the proposed flat roof is visually unappealing, especially with the massive grids of photovoltaic panels on the roof. This may be appropriate on a home on a large lot, in a flat terrain, or in a canyon where they are not visible, but this is not the case. As proposed, this entire roof as well as 2 stories of this proposed home, will be blocking our view so I request that that be taken into consideration. This should be visually appealing from above and blend in with the environment. Native plants on the roof or large trees directly in front would block this. However, a traditional roof, consistent with the neighborhood would be more appropriate.

3. In addition to the home and garage being too large for the lot and the design inconsistent with the neighborhood, there is no room for large trees or large scale landscaping. The plans show the removal of the large trees in the front yard and a comment that the new landscaping will be 'native'. I don't see any detail on what the landscaping will look like. The artist renderings show large trees softening the harshness of the home's exterior on all sides but there is no room for this in the current design. Low lying grasses will do nothing to block the home or improve the look of this. I would like the landscaping plan to include replacing these trees in the front yard and adding large mature trees and plants on the sides. This would require the home to be reduced in size to a more moderate scale, and ideally limited to 2 stories, including the basement.

4. I'm concerned the proposed plans set a precedent for the neighborhood. We purchased our home in the riviera because of the beauty of the neighborhood, and primarily because of the southerly views of downtown Santa Barbara and the ocean. We paid a premium for this view, as did all our neighbors. We could have purchased a similar style and sized home elsewhere in Santa Barbara for half of what we paid but we wanted the view. It's not acceptable that a homeowner can double the size of their home, add a 3rd story and obstruct views without any consideration of the neighbors. We enjoy the look and feel of the riviera and the views. We want to maintain that.

The pictures of homes in the neighborhood included with the conceptual plans need to be viewed relative to the homes around them. The few large homes pictured, including 1304 and [1314 Ferrelo](#), do not have neighbors directly adjacent to them and do not block the neighbors' views above them.

This proposed home is too large for the neighborhood, too massive for the lot, inconsistent with the historical style and feel of the riviera and the design is inconsiderate and disrespectful of the neighbors. I appreciate your consideration of these issues.

Regards,

Kathy Freston
30 Rubio Rd.

•

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Explore [CLEAN PROTEIN!](#)
Follow Kathy on [IG](#), [Twitter](#), and [Facebook!](#)

Public Comment #7

From: [Freston Assistant](#)
To: [Community Development, SFDB Secretary](#)
Subject: 1269 Ferrelo Road
Date: Thursday, September 08, 2022 5:22:31 PM

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EXTERNAL

Hi,

My name is Kathy Freston, I live at 30 Rubio Road. I have loved living in this neighborhood for years, and one of the reasons is because the houses are architecturally laid out in a way that we can all enjoy a sense of continuity and cohesiveness in the community. I so value the friendliness of the neighbors and that we all look to make sure we don't obstruct each others views. This is not a super high end fancy Montecito neighborhood. We are regular folks who have worked hard all of our lives to enjoy the homes that we can finally afford. Please don't ruin the look and feel of our precious place by letting houses become monstrosities and adding on extra floors and square footage so that the neighbors views are obscured. This is a very special neighborhood, historic in many ways. I for one would be devastated if the character starts to change in the way that this particular neighbor wants to build up. Please don't let that happen!

Warmly,

Kathy Freston
30 Rubio Road

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Follow Kathy on [IG](#), [Twitter](#), and [Facebook!](#)

Molly Graham
1061 Garcia Road
Santa Barbara, CA 93103
530-906-2902

molly@homeoutfitters.us

Santa Barbara City Planning-Single Family Design Board, SFDBSecretary@SantaBarbaraCA.gov

RE: PLN2002-00036, 1269 Ferrelo Road, Santa Barbara, CA 93103

September 9, 2022

I am writing this letter as a resident of the Lower Riviera. I am a neighbor, residing around the corner on Garcia Road, and while I would feel no immediate impact from the proposed project, I think that the entire town would feel the impact from the size and scale of the proposed remodel of 1269 Ferrelo Rd.

The proposed home is in a historical neighborhood. Viewed from the town, the Riviera is a terraced landscape of homes, that is often compared with the French Riviera. There are many homes that have the designation awarded by the City, of Structure of Merit. Homes on both sides of the proposed project are historic homes. One designed by the Moody Sisters and the other designed by Alex D'Alfonso.

I understand that architecture is an ever changing field. It needs to be. What can be regulated however, is the appearance of proposed projects. This project in particular, wants to go up in height. Because of the location, a down sloping lot, going up in height has major impacts visually. Not only will the terracing of the Riviera be affected, but so will neighbors behind the proposed project. Yes, projects have been done on the Riviera that are similar or much more impactful than this one. Were they right in being approved? In my opinion, No. And this is where the Design Board needs to take a stand and learn from previous mistakes.

I understand that the new owners would like to remodel the home. Designing a home that fits in with the neighborhood and does not impact neighbors, or the integrity of the area, is the challenge. With that in mind, I would strongly urge the Design Board to look carefully at this design, and restrict the proposed project at 1269 Ferrelo Road from going forward in its present design.

Thank you, Molly Graham

From: [Molly Gleason](#)
To: [Community Development, SFDB Secretary](#)
Subject: Proposed Redevelopment for 1269 Ferrelo Road, Santa Barbara
Date: Sunday, September 11, 2022 3:35:55 PM

EXTERNAL

Single Family Design Review Board:

I own and live at 914 Paseo Ferrelo, the house located directly below the 1269 Ferrelo Road property under review and am concerned about the potential proximity of the new structure, decks and pool to my property. According to the current plans, it appears the proposed size and height of the structure would greatly affect my privacy; and, in addition, any outdoor lighting at such a close distance and increased height would be unsettling - not just to me but the surrounding neighbors, as well. I would like to request that the applicant erect story poles for this particular plan and any revisions in order to clearly demonstrate the proposed new size and height to myself and the other surrounding neighbors.

From a broader perspective, the proposed size and height of the new structure on Ferrelo would be incongruous with the existing houses, particularly those adjoining it and would detract from the charm of the neighborhood. I, as a resident of this neighborhood for fifty years, sincerely hope the City will not allow this sort of non-conformity to be pervasive throughout this and other historic neighborhoods.

Sincerely,
Margaret Gleason

From: [A. M. Marzolla](#)
To: [Community Development, SFDB Secretary](#)
Cc: [Pilar Plummer](#); [Charlie Boss](#); emmabrinkman52@gmail.com; [Arnold Rose](#)
Subject: PLN 2022-00036; Conceptual Review for 1269 Ferrelo Rd., S.B., CA
Date: Sunday, September 11, 2022 5:14:42 PM

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EXTERNAL

To: SFDB Secretary & Board Members
From: A. Michael Marzolla

To All Concerned:

My wife and I live next door to the proposed redevelopment project at 1269 Ferrelo Rd. in a 1500 square foot, vintage D'Alfonso home. We are both quite concerned about the impending impact of the proposed demolition of a 2,000 square foot home and replacing it with a 4,000 square foot post-modern box. The proposed structure will dwarf the two neighboring homes by adding an additional 2000 square feet. If completed it will not be compatible with the neighborhood homes in size, bulk and scale.

In particular, I am concerned about the impact on my open-air art studio and our patio space and water feature. I work as a full time artist. The proposed building will block my afternoon and evening light. It will also remove the privacy we enjoy on our patio that adjoins our water feature. The removal of the tree and arbor will impact our privacy and leave my workspace in full view of the neighbor. The construction process will no doubt generate large amounts of noise and dust that will impact my studio and my paintings.

I have six requests that will help address these concerns:

1. Modify the proposed re-model so that the final product will fit into our historical district;
2. Modify the proposed re-model acknowledging the privacy of my workspace.
3. Shield the construction site to capture dust and large particles;
4. Set up story poles that will outline the the projects's footprint, and
5. Schedule a site visit by the committee members.

Sincerely,

A. Michael Marzolla
1265 Ferrelo Road, Santa Barbara

From: [A. M. Marzolla](#)
To: [Community Development, SFDB Secretary](#)
Cc: [Pilar Plummer](#); [Charlie Boss](#); emmabrinkman52@gmail.com; [Arnold Rose](#)
Subject: PLN 2022-00036; Conceptual Review for 1269 Ferrelo Rd., S.B., CA
Date: Sunday, September 11, 2022 6:06:27 PM

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EXTERNAL

To: SFDB Secretary & Board Members
From: A. Michael Marzolla

To All Concerned:

My wife and I live next door to the proposed redevelopment project at 1269 Ferrelo Rd. in a 1500 square foot, vintage D'Alfonso home. We are both quite concerned about the impending impact of the proposed demolition of a 2,000 square foot home and replacing it with a 4,000 square foot post-modern box. The proposed structure will dwarf the neighboring homes by adding an additional 2000 square feet. If completed it will not be compatible with the neighborhood homes in size, bulk, scale and architecture.

I am concerned about the impact on my open-air art studio, where I spend 8-10 hours a day, I work as a full time artist. The proposed building will block my afternoon and evening light. It will also remove the privacy we enjoy on our patio that adjoins our water feature. The removal of the tree and arbor will eliminate all privacy and leave my workspace in full view of the neighbor. The construction process will generate large amounts of noise and dust that will impact my studio and my paintings.

I have six requests that will help address these concerns:

1. Modify the proposed re-model so that the final product will fit into our historical district;
2. Modify the proposed re-model respecting the privacy of my work and living space;
3. Shield the construction site to capture dust and large particles;
4. Set up story poles that will outline the the projects's footprint, and
5. Schedule a site visit by the committee members.

Sincerely,

A. Michael Marzolla
1265 Ferrelo Road, Santa Barbara

From: [Wijegupta Ellepola](#)
To: [Community Development, SFDB Secretary](#)
Subject: Modifications to the Property at 1269 Ferrelo Road, Santa Barbara
Date: Sunday, September 11, 2022 7:27:31 PM

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EXTERNAL

Proposed Flat deck style roof and Solar panels

Flat Deck Style Second Floor:

I live at 1280 Ferrelo Road that is directly above the house that is being remodelled. My house is the first house built on Ferrelo Road in 1924.

I am concerned about the proposed flat deck style of the second level addition to the current house at 1269 Ferrelo Road. A traditional, peaked roof similar to the other houses on the street will compliment the ambiance and visual aesthetics of the street and the neighborhood. The neighborhood boasts of houses built by the well known Moody sisters and Spanish style houses, to include my house built by the Santa Barbara builder

D' Alfonso. Modification of the proposed flat roof deck style second floor to a traditional roof line will be compatible with the neighborhood and will add to the property values of the street.

Proposed Solar Panels:

The Solar panels on the proposed flat roof will add visual clutter that will negatively impact the pleasant, visual ambiance of the neighborhood. The flat roof design of the second floor will negatively impact the scenic ocean view from my house that is immediately above the property at 1269 Ferrelo Road. Relocating the solar panels if installed is suggested to preserve the aesthetics and scenic views of the neighboring houses.

Concerns Regarding the Proposed Trees and Vegetation around the house.

I am concerned about the trees that appear to tower the second floor of the house as depicted in the proposed plans. The trees have the potential to obstruct my view from my front yard. What maximum height will the trees be maintained and will the height be part of the Landscape Plan and who will be maintaining them?

Thank you for considering my concerns regarding the proposed modifications to the house and property at 1269 Ferrelo Road.

Sincerely,
Wijegupta Ellepola
1280 Ferrelo Road.

Wendy M. Edmunds
1234 Ferrelo Road
Santa Barbara, CA 93103
805-618-8288
wendy@sbcis.com

MEMORANDUM

DATE: September 9, 2022

TO: Santa Barbara City Planning-Single Family Design Board
SFDBSecretary@SantaBarbaraCA.gov

RE: PLN2002-00036
1269 Ferrelo Road, Santa Barbara, CA 93103

To Whom it May Concern:

I am a neighbor of 1269 Ferrelo Road and live at 1234 Ferrelo Road. I am strongly opposed to the proposed remodel at 1269 Ferrelo Road. Our neighborhood historically was made up of older and smaller homes. My home was built in 1930 and is currently proposed by Nicole Hernandez to become a Santa Barbara City Structure of Merit.

Unfortunately, over the years a few of the smaller homes have been remodeled to become larger homes. I believe this is a mistake and should not be repeated, we should learn from our mistakes. 1269 Ferrelo Road is located between a historic Moody Sisters home on the West side and a Alex D'Alfonso home on the East side. The proposed modern and larger remodel does not fit into the historical nature of our neighborhood.

Ferrelo Road was built in the 1920s with historic cap and pier (Altar Rail stone walls) as guard rails (one of these walls is only two houses away from 1269 Ferrelo Road). Parking is already a huge problem with very limited street parking on this part of Ferrelo Road. Many times, two cars cannot pass each other without one pulling over to the side as there just isn't enough room especially when a car or truck is parked on the street. Building a larger home only encourages more vehicles and more impact on safely driving and walking Ferrelo Road.

In addition to the above I believe the proposed remodel will affect the quality of life of my neighbors. The view of the neighbors on the upside of Ferrelo Road and on Rubio Road will be affected which will presumably affect their property values. The Gleason Family located below on Paseo Ferrelo will have the proposed remodel looming over their backyard affecting their light and privacy. The neighbors on either side of the proposed remodel will also lose both privacy and view.

I respectfully request the Single Family Design Board honor our historical neighborhood and request the owner/designer of 1269 Ferrelo Road scale back their remodel to fit into the neighborhood.

Sincerely, Wendy M. Edmunds