



Public Comment Received for:

939 Carrillo Rd.

(PLN2022-00333)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Lori Tremer Huey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Lynne Hornyak	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Hilary Brace	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Grant & Julia Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Berta Schulte	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Dolores Covarrubias Barry	<input checked="" type="checkbox"/>	<input type="checkbox"/>

From: [Lori Tremerhuey](#)
To: [Community Development, SFDB Secretary](#)
Subject: Application PLN2022-00333
Date: Sunday, October 2, 2022 4:54:00 PM

[You don't often get email from ltremehuey@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

We are neighbors of the project at 939 Carrillo Rd and want to say the homeowners, Kent and Roxanne shared the plans with us for their project. We think it will be an asset to our neighborhood and hope you will approve their plans. We are very pleased with what they are doing!

Lori and David Huey
959 E Carrillo Rd

Lori Tremer Huey
Ltremerhuey@aol.com
215-205-6505

Sent from my iPhone

From: [Lynne Hornyak](#)
To: [Community Development, SFDB Secretary](#)
Cc: [Holly Garcin](#); [Ellen Kokinda](#); [Shereef Moharram](#)
Subject: Public Comment - Letter for Oct 10 Hearing, Application No: PLN2022-00333
Date: Monday, October 3, 2022 5:10:16 AM
Attachments: [image001.wmz](#)
[image002.png](#)
[oledata.mso](#)
[10.10.22 Hearing Letter Application No PLN2022-00333 Hornyak .docx](#)

EXTERNAL

Please note: I have included a copy of the attached letter below.
Thank you. Lynne Hornyak

Single Family Design Board
Attn: Holly Garcin, Staff Contact (hgarcin@santabarbaraca.gov)

CC: Shereef Moharram, Esq. (via email: sm@ppplaw.com)
Price Poste & Parma, LLP

RE: Project Address: 939 Carrillo Rd.
Assessor Parcel No: 0290262-012
Application No: PLN2022-00333
Applicant/Owner: Kent Strauss and Roxanne Nanninga

Dear City of Santa Barbara Single Family Design Board,

I just received notification of the public hearing, scheduled for October 10, 2022, regarding the design review application for 939 E. Carrillo Rd. for their project to include first and second floor additions, interior remodel and landscape changes.

I am a neighbor to most likely be affected by this project. My name is Lynne Hornyak, the owner of 912 Medio Rd., directly uphill, and to the north/west, of the 939 E. Carrillo Rd property.

My husband Julian Heriot and I purchased this property in May, 2018. We moved from our long-term home in Washington, DC to this property after renting in the neighborhood for four winters. We loved the community, wanted to downsize and chose this to be our last home. We bought it for the unobstructed view of the ocean and ability to "age in place." Sadly, my husband died last year. I am now steward of our estate, and plan to continue to live here.

The 939 E. Carrillo Rd property was sold after we moved into our home. We/I have maintained an amicable relationship with owners Kent Strauss and Roxanne Nanninga.

The first that I heard of building plans was an email from Roxanne on August 25, 2022 while I was on travel. Roxanne and Kent shared their drafted plans with me on August 31, 2022, upon my return. Given my concerns, Kent raised a single pole on the roof to the level of the proposed construction; Roxanne sat on my deck with me. It was clear that the new construction would not only obstruct my view but also adversely affect my privacy. Specifically, windows on the new construction could look directly onto my deck as well as into my living room – i.e. the living room wall is folding glass doors (I will provide photos at the meeting). I also anticipate a loss of property value if the view is obstructed. We purchased this property, at the price point, specifically because of the view. A

ballpark estimate of the diminution in value to my property is conservatively in the six figures; to attribute a value due to the loss of privacy on my property from the new second story is difficult to quickly ascertain in advance of the rapidly approaching hearing but undoubtedly is significant. I am also in communication with other neighbors who are concerned about the impact of this project on their homes, including loss of sunlight, the large mass and scale of the project, and possibly historical architectural factors being overlooked. I have encouraged my neighbors to submit their concerns in advance of the October 10 hearing.

While I understand that views aren't specifically protected in the City of Santa Barbara, the Board does have an obligation and the authority, based on city guidelines, code and statutes, to minimize negative impacts of new structures on immediately adjacent "uphill neighbors" and lessen the loss of privacy a new structure will cause a neighbor at the design and concept review hearings when structures and projects can still be modified and improved.

At minimum, I respectfully request that the Board:

- Require the applicant to erect a full story pole mock up so that you, the Board, can better understand the impact the project will have on my privacy, view and property value, as well as that of other neighbors;
- Make a site visit to my property (and neighbors') and/or the applicant's property after the story poles are erected to see firsthand the impacts;
- Consider reducing the mass and scale of the addition - and/or reposition the location of the addition to minimize impacts.

Please know that I addressed my concerns with owners Kent and Roxanne. It appears they filed the original plans, regardless of our discussion. If I am misinformed – Kent and Roxanne left for 3 weeks after our August 31 meeting, then I am on travel Sept 22-Oct 8 – I will gladly accept correction at this hearing, and go forward from there.

Thank you for your consideration.

With regards,
Lynne Hornyak
912 Medio Rd., Santa Barbara, CA 93103
202-387-5923

Public Comment #2 - Letter Attachment

Lynne M Hornyak
912 Medio Rd.
Santa Barbara, CA 93103
202-387-5923
Lynne@LMHServices.com

October 3, 2022

VIA EMAIL ONLY (SFDBSecretary@SantaBarbaraCA.gov)

Single Family Design Board
Attn: Holly Garcin, Staff Contact (hgarcin@santabarbaraca.gov)

CC: Shereef Moharram, Esq. (via email: sm@ppplaw.com)
Price Poste & Parma, LLP

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Thank you for your consideration.

With regards,



Lynne Hornyak

912 Medio Rd., Santa Barbara, CA 93103

202-387-5923

From: brace@hilarybrace.com
To: [Holly Garcin](#)
Cc: [Community Development, SFDB Secretary](#)
Subject: 939 Carrillo Road project / Single Family Design Board
Date: Monday, October 3, 2022 6:13:24 PM

[Some people who received this message don't often get email from brace@hilarybrace.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Dear Single Family Design Board,

Our neighbor, Kent Strauss, who lives across the street and a couple doors down at 939 Carrillo Road, kindly informed us of their plans for a proposed addition to be reviewed by the Board. We support allowing them to create more space to accommodate their family and visits from grandparents. The house is modest, and even cramped for a growing family and occasional guests, so the space proposed is reasonable. This is the type of project the city should be supporting over the numerous ADUs being built, that can be rented out and thus create parking and other issues that accompany density. This is a quiet neighborhood and we'd like this family to be able to stay in their home for the long term.

The lots on the north side of Carrillo Rd are significantly higher than those on the south side, and the houses, even though modest, somewhat loom over the lower properties, or appear larger than they are, so an addition to the back of the existing structure is the best solution for adding needed space. We understand that part of one side of the addition will be visible from the street, but again, it is modest.

Building an addition to our property enabled us to remain in our home and enjoy it, as we also needed space to make living here practical and permanent. We support others having the same opportunity, especially when the impact to the street will be minimal.

Sincerely,
Hilary Brace
952 E Carrillo Road

From: [Grant Davis](#)
To: [Community Development, SFDB Secretary](#)
Subject: PLN 2022-00333 939 Carrillo Rd.
Date: Saturday, October 8, 2022 9:47:42 AM

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EXTERNAL

To Whom it may concern,

We approve of the design, scope and size of the project at 939 Carrillo Rd as it will allow for more family housing in our neighborhood. We look forward to the positive changes the project brings to the character of the neighborhood as well.

Neighbors,

Grant and Julia Davis

From: [Berta Schulte](#)
To: [Community Development, SFDB Secretary](#)
Subject: 939 E Carrillo Rd Project
Date: Sunday, October 9, 2022 2:45:17 PM

You don't often get email from bertitasf@gmail.com. [Learn why this is important](#)

EXTERNAL

Dear members of the design review board,

I am writing in support of the proposed additions to 939 E Carrillo Rd. I am a neighbor at 931 N. Alisos St. which is across the street from the proposed project. I have always loved the house at 939 E Carrillo Rd and was happy to hear about the plans for updating it.

I recently reviewed the drawings with the home owners and fully support the proposal. It is a lovely design that retains a similar style and feel to the original house, while adding space to accommodate their young family. It will be a great addition to the neighborhood.

Sincerely,

Berta Schulte
931 N. Alisos St.

From: [Holly Garcin](#)
To: [Holly Garcin](#)
Subject: FW: 939 Carrillo - PLN2022-00333 Hearing Date 10/10/2022 - Public Comment
Date: Monday, October 10, 2022 10:35:00 AM

-----Original Message-----

From: Dolores CovarrubiasBarry <dcovarrubiasbarry@gmail.com>
Sent: Friday, October 7, 2022 4:34 PM
To: Holly Garcin <hgarcin@SantaBarbaraCA.gov>
Subject: PLN2022-00333 Hearing Date 10/10/2022

[You don't often get email from dcovarrubiasbarry@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Hello

Our family just received notice of this plan hearing and are unsure if we can attend. We live two houses away from the proposed site and have a certain level of discomfort with the proposed second floor and how that would fit in our neighborhood scheme. This house is already at the highest elevation of all other homes on this street. To add an additional floor would really make it stick out like light house. My initial review of the plans makes it difficult for me to understand the full Square footage of the second level, but if it is comparable to the lower Floor and this project is a doubling of the square footage, I can easily see our home losing privacy in our backyard yard we have now.

Just wanted to express that initial reservation. As much as I want to support improvements in our area, I am feeling very mixed about this. Perhaps I am misunderstanding the scope and would really want to know more before this is approved. Just having three days to digest this plan is not enough time.

Thank you.
Dolores Covarrubias Barry
951 Carrillo Road

Sent from my iPhone