

Subject: Letter for Nov. 13 Meeting on Case No. 18-131-DRB
Attachments: Lenvik Proposal Nov 2018.pdf

From: Sheryn & Duane <sherynduane@cox.net>
Sent: Monday, November 12, 2018 3:17 PM
To: Joe Pearson II <jpearson@cityofgoleta.org>
Cc: Duane Sears <sherynduane@cox.net>
Subject: Letter for Nov. 13 Meeting on Case No. 18-131-DRB

Hello Joe,

Attached is a letter that my wife and I would like to submit for tomorrow's Goleta DRB discussion related to the Lenvik home remodel proposal. I would appreciate it if you would acknowledge receipt of this email so that we know you have received it. Thank you.

We plan to attend the hearing tomorrow afternoon. However, we have a medical appointment that can not be changed so we may not be able to stay until this case comes up on the agenda. We would therefore appreciate your being sure that the Board members have our letter before they vote on the project.

Perhaps you could also email us a copy of the agenda for tomorrow's meeting when it's available.

Thank you for your assistance.

Sincerely,
Duane Sears

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Duane and Sheryn Sears

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November 11, 2018

City of Goleta Planning and Environmental Review Board
Design Review Board
130 Cremona Drive, Suite B
Goleta, CA 93117

To Whom It May Concern:

RE: Case No. 18-131-DRB

As residents of the house immediately behind the Lenvik residence at 6221 Momouth Avenue (APN 077-202-007), we will be among the most affected by the proposed addition of a second story to their house. We attended the DRB's meeting on October 22, and we plan to attend the November 13 meeting as well. However, due to a medical appointment which cannot be changed, we may not be able to stay until this case is taken up at this week's meeting. We are, therefore, submitting this letter for the Board's careful consideration before they make a final decision on Case No. 18-131-DRB.

We agree with the Board that the proposed design is a thoughtful and handsome one. Obviously, we would prefer not to have a second story addition "bearing down on us," and we mourn the loss of our open-sky view from the backyard and the master bedroom and bathrooms (see PHOTO 1), which will be replaced by the view of a second story addition. We are, however, relieved to see that the plans are done well and professionally.

While it seems almost certain that the proposal will be approved, we respectfully request that the DRB include the following stipulations (as discussed at the October 22 Board meeting) in writing in their final approval:

- That the windows on the back side of the Lenviks' second story addition (*i.e.*, those that would look out on our backyard, which is about 3 feet lower than the elevation of the Lenviks' property, be small enough and be placed high enough that our backyard, master bedroom, and two bathrooms (see PHOTO 2) are not visible from the addition (and vice versa). This will help preserve some of the privacy for both of our families. We appreciate that the architect and the Lenviks have already given thought to this in their design, and – to avoid any possible misunderstandings as construction proceeds – we ask the Board to address this issue in their final approval.
- That landscaping be undertaken along the Lenviks' side of the shared back fence between our properties to further promote privacy. After the October meeting, Peter Lenvik and the architect mentioned this possibility to us, and we like the idea of that additional "buffer" between the two properties and would hope that the foliage would be well maintained and trimmed regularly.

Finally, we continue to be concerned that "this proposal exceeds the recommended maximum allowable floor area for this property." We believe that this sets a bad precedent for the very small lots in our neighborhood. One of the Board members said at last month's meeting that the 175 excess square footage could somewhat easily be taken out of the second story addition rather than abandoning the renovation of the first story master bedroom and bathrooms. We agree whole-heartedly. We are uncertain whether the last-minute straw vote taken last month allowing the excess floor area is binding, but we would like to see this issue revisited, and we urge the Board to not allow the project to exceed the recommended maximum allowable floor area for this property.

Thank you for the opportunity to respond to this proposal. If not done sensitively and thoughtfully, it certainly has the potential to negatively affect our quality of life in our home so we appreciate the Board's and the Lenviks' consideration of our requests as put forth in this letter.

Sincerely,

Sheryn and Duane Sears



PHOTO 1: Sears Family backyard facing North toward the Lenvik home at 6221 Momouth (visible above our fence, the bottom of which is elevated about 3 feet above our property foundation). **THIS IS THE VIEW WE WILL LOSE. IT WILL BE REPLACED BY THE SECOND STORY ADDITION.**



PHOTO 2: North side of Sears Family house (backyard). Note the many windows (master bedroom, two bathrooms, and family room) that would be in direct sight line of the proposed second-story addition. **THIS IS THE VIEW OF OUR BACKYARD, MASTER BEDROOM, AND TWO BATHROOMS THAT WILL BE VISIBLE FROM THE SECOND STORY ADDITION IF WINDOWS ARE NOT PLACED HIGH ENOUGH TO ENSURE OUR PRIVACY.**