



City of Santa Barbara

Community Development Department

www.ci.santa-barbara.ca.us

October 30, 2007

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Rob Egenoff, Esq.
Egenoff Associates, LLP
130 East Carrillo Street
Santa Barbara, California 93101

Re: 1809 Stanwood – Request to Rebuild

Dear Mr. Egenoff:

This letter is in response to your letter of September 20, 2007, and to follow up on our meeting of October 10, 2007. As the City Attorney advised you recently by e-mail, Community Development is inclined to recommend an amendment to the Municipal Code in order to allow this structure to be rebuilt only if it is designated as a City "historic resource" by the Historic Landmarks Commission (HLC) at the owner's request.


If the HLC determines that the home resulting from this project is eligible as a City historic resource, Community Development staff will ask the HLC and the City's Urban Historian for an historic resource review of the details of the project. The HLC will also be asked to make a recommendation to the City Council concerning the amendment necessary to SBMC Chapter 22.90 (the "Conejo Landslide Ordinance"), which would allow this project to occur. When the project has received full HLC design review for historic preservation concerns and indicated that it will designate the rebuilt structure, staff will place this on the City Council's agenda. The Council will then consider the HLC recommendation on whether the City should amend the "Conejo Landslide Ordinance" in order to allow a rebuild of an historic resource in the Conejo Slide area.

Your client should be aware, however, that the Building and Safety Division will insist that the project must also fully address the soil stability hazards of this area. More than likely, this can only be accomplished by having appropriately engineered solutions to prevent the home from falling into Sycamore Creek the next time this area receives excess rain and the Conejo Slide mass starts moving again. In effect, we anticipate a process whereby the HLC and the City Council will decide whether this project moves forward or not based on appropriate staff input, particularly from Building and Safety staff, concerning how best to address the clear geological concerns.

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Please let me or City Attorney Steve Wiley know if you have any questions. I have asked Jake Jacobus, the City's Urban Historian, to work with you in processing the submittal requirements for a City master application to obtain HLC consideration of this rebuild structure as a potential City historic resource.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gustafson". The signature is fluid and cursive, with the first name "David" being more prominent and the last name "Gustafson" following in a similar style.

David Gustafson
Acting Community Development Director

cc: Steve Wiley, City Attorney
George Estrella, Chief Building Official
Jake Jacobus, Urban Historian