Public Comment Received for:

Item B: 2 S Quarantina St

(PLN2019-00585)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Dawn Dunn	x	
2. Tom Phillips	x	
3. Natalia Govoni	x	
4. Anna Marie Gott	x	
5. Jonathan Dolev	x	

Public Comment #1

From: Dawn Dunn
To: Community Development ABRsecretary
Subject: Modify Development at 2 S. Quarantina St.
Date: Saturday, April 30, 2022 3:28:53 PM

You don't often get email from ddunnone@gmail.com. Learn why this is important

EXTERNAL

Attention Members of the Architectural Board of Review:

I am writing to ask you to stop and/or make major modifications to the development planned at 2 S. Quarantina St. I have listed my points on this matter below:

- This is the wrong type of architectural design to allow in the coastal area, which is highly visible. It needs to be made to look like it belongs there (Mediterranean style), not a cheap metal shack we'll all see from the freeway.
- The trees being proposed for planting are tiny and will take forever to grow.This is unacceptable since Marborg cut down dozens of mature (huge) trees. These trees should be replaced along that border to hide their other large huge ugly metal building. *Keep in mind private homeowners are not allowed to cut down and/or even trim these types of trees. Further Marborg can definitely afford to plant mature trees to replace what was removed.*
- The fence shouldn't be on the level of the sidewalk since the development sits a few feet higher. The fence won't even reach the top of their truck's tires.
- Lastly there is a need to plant inside the property to break up the industrial operation like all businesses are required to do by ABR - they only have a few tiny plants inside the walls.

Thank you for your consideration,

dawn m dunn
805-729-3557

Public Comment #2

From: Tom Phillips
To: Community Development ABRsecretary
Subject: 2 S Quarantina: Final Plan Approval Concerns
Date: Saturday, April 30, 2022 6:59:12 PM

[You don't often get email from twphillips1@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification.]

EXTERNAL

Subject: May 2, 2022 1:00 pm ARB meeting regarding 2 S Quarantina final plan approval.

My name is Thomas Phillips, owner or the property located at 141 S. Quarantina in the Railroad Square complex. Our family are the original owners of the property.

2 S Quarantina is located across the street from Railroad Square. I see the overall project as being an improvement, but have strong reservations about the design. This is an opportunity to add to the traditional coastal Santa Barbara architectural style. As I understand the design is a industrial metal building. At a minimum the exterior facade facing the street and view from the freeway should be upgraded to be similar to Railroad square and other buildings in the area. The owner at 2 S Quarantina operates a waste management business with many waste collection vehicles. These vehicles are noisy, smelly and kick up a lot of dust. The proposed fencing is inadequate. The fence should be solid and high enough to hide the trucks from street view. Lastly this is an opportunity to enhance the green landscaping in the area. Additional planting within and outside the property line wall should be added.

Railroad Square has recently upgraded the property with new paint, parking lot paving, signage and landscaping. Having the property at 2 S Quarantina be as aesthetically pleasing as Railroad Square would be of benefit to all businesses and residents in the neighborhood.

Final approval should not be given until these design issues are fully considered.

Respectfully,
Thomas Phillips
141 S. Quarantina
818-421-4732

Sent from my iPhone

Public Comment #3

From: Natalia Govoni
To: Community Development ABRsecretary
Subject: Re: 2 S.Quarantina Street
Date: Sunday, May 01, 2022 6:19:02 PM

You don't often get email from ngovoni24@gmail.com. Learn why this is important

EXTERNAL

Good afternoon, Chair and Board Members:

As an Eastside business owner, I have always had reservations about the design at 2 Quarantina Street. From my understanding of the design, it is an industrial metal building which is really not an upgrade to the neighborhood. At a bare minimum, the exterior facade facing the street from the freeway should be upgraded to the design standards of the other buildings in the area which are all white plaster including MarBorg's own portable toilet lot. This site must be held to the same Mediterranean architectural standards as The Rescue Mission, PATH, The Double Tree Hotel, and Challenge Asphalt.

This project is in the coastal zone and deserves a better architectural design. In addition, the green landscaping needs improvement especially within the property line. As well, the trees on the street must be larger than 15 galloon as they will take time to grow especially after 40 trees were destroyed.

Again, this project is in the coastal zone in the city of Santa Barbara and deserves better!

Thank you,
Natalia Govoni

Public Comment #4

From: Anna Marie Gott
To: Community Development ABRsecretary
Subject: 2 S Quarantina / PLN2019-00585
Date: Sunday, May 01, 2022 9:21:55 PM

EXTERNAL

Board Members,

I am writing to express my dissatisfaction with the proposed design for 2 S Quarantina and the process the city uses to manage projects once approved.

This is a highly visible project and sets the tone for a substantial area of the coastal zone where the applicant owns a number of adjacent properties. Most of these properties have gone through the process for development but were then abandoned in the permitting process. Only the applicant then proceeded to build without permits. - As an example, the adjacent property on S Quarantina has a cement pad which was built without permits. This cement pad now leaves no room for a sidewalk. - So, with the track record I've reviewed I have considerable doubts that the applicant will complete this project let alone follow the design you have spent so many hours on.

Here are my specific comments on this design:

- This is the wrong architectural design considering that nearby buildings are stuco.
- The trees are too small. Instead, the ABR should be demanding the largest that can be purchased and planted.
- The fence shouldn't be on the level of the sidewalk since the development sits a few feet up higher.
- The fence should be 10ft high considering the height of the equipment inside the facility.
- There should be ample landscaping inside the facility to break up the operation rather than just have an entire asphalt parking lot.

I have attached a powerpoint presentation from the appeal heard at City Council for this property. I urge you to take a look at the slides (ideally begin at slide 10) to view the story of this applicant's history of projects in the area.

Best,
A

2. S. Quarantina Street Appeal_8-10-21 - Clerk ...

2 S.Quarantina

APPEAL

QUARANTINA STREET
QUINIENTOS STREET

History

- 1947 Vulcan/Cemex permitted
- 1986 Implementation Plan for the Coastal Zone approved new projects required a CDP
- Between 1986 and 2021 no developments were approved and then completed the building permit process.

NOT Exempt (9.59 acres)

APPEALED PROJECT	1.26
Project(s)-Expired Approval	4.25
Application(s) in Process	2.41
Project(s) w/o Approval	1.67

Light Manufacturing

Light Manufacturing: Candle Making

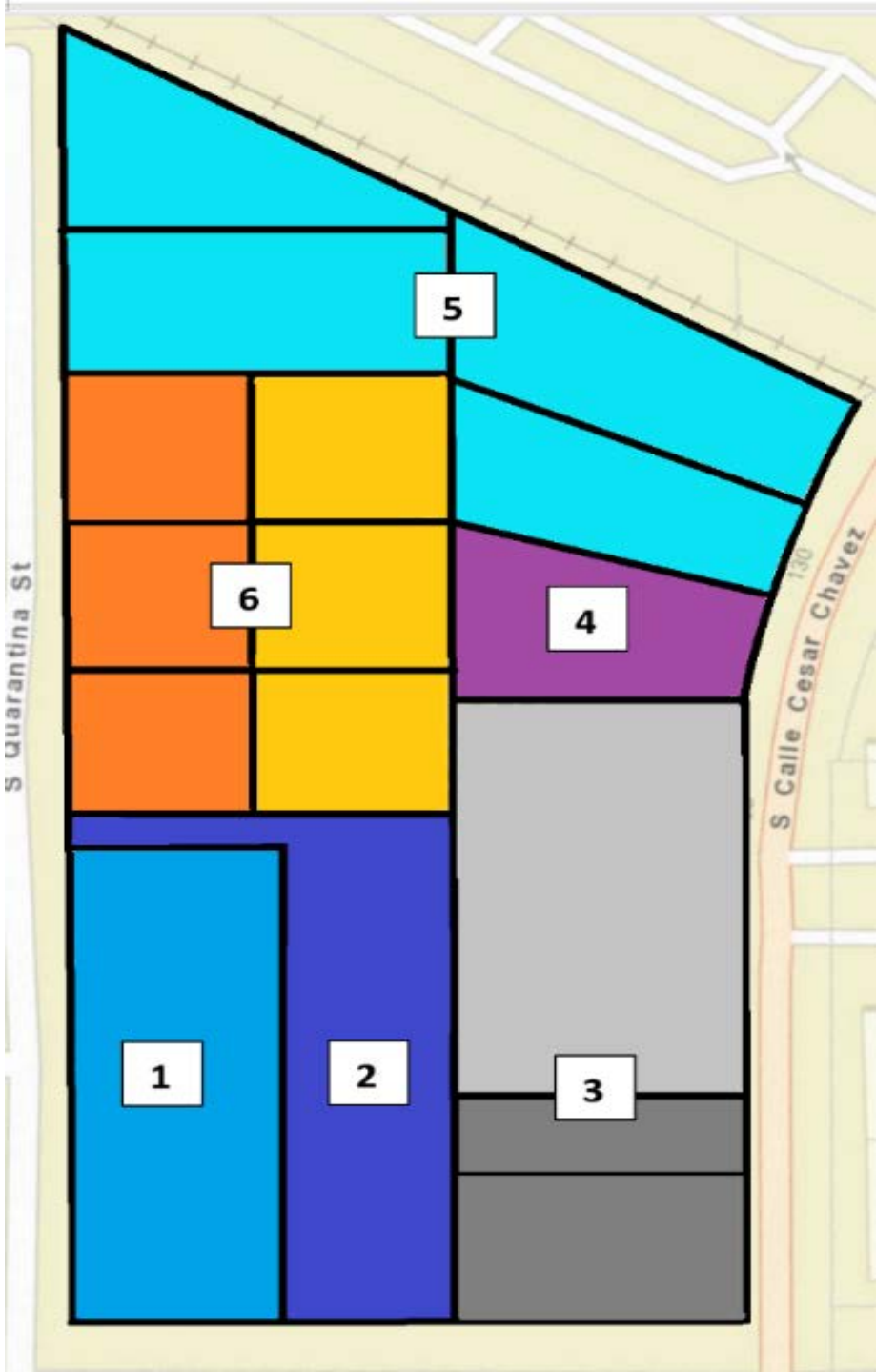
Light Manufacturing: Carpet Making

Cumulative Impacts

*"The **combined effects** of a series of development activities within a particular region or ecosystem. Although an individual project may not greatly affect the natural or human environment, the **cumulative impacts created by many different projects over time** may significantly alter these environments."*

Coastal Commission

Evidence for Cumulative Impacts



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1		2 S QUARANTINA ST	1.26	PLN 2019-00585	Appealed	Appealed
2		620 QUINIENTOS ST	1.13	None	No Application	None, Required
3		3 S CALLE CESAR CHAVEZ	0.52	PLN2006-00341	Expired/Built w/o Permits	Expired, Required
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6		30 S QUARANTINA ST	0.68	PLN2009-00513	Expired/Built w/o Permits	Expired, Required

The Facilities Involved

View from 121 S Quarantina

M-1 Light Manufacturing

Allowed operations **shall not be** *“obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, waste, noise, vibrations, disturbances or other similar causes which* ***may impose a hazard to life or property.***”

RESPIRABLE CRYSTALLINE SILICA

WHAT IS RESPIRABLE CRYSTALLINE SILICA?

- Respirable crystalline silica is small particles of silica dust that can be found in many construction materials

WHY IS IT HAZARDOUS?

- If it travels into your lungs, it can lead to lung disease, cancer, or even death
- The particles are too small to see, so you may not realize the risk

AM I AT RISK?

- It depends on your exposure:
  - Long-term exposure to small amounts causes harm
  - Short-term exposure to large amounts causes harm
- Risk increases with certain activities, such as smoking

HOW CAN I REDUCE MY RISK?

1. Follow your company's safety procedures for silica. This can nclude using specially designed equipment, following ob rotation schedules, or wearing provided personal protective equipment (PPE) like masks.
2. Be educated! Attend safety training and safety briefings
3. Participate in screening programs to evaluate your risk.
4. Don't bring dust home!

This material was produced under grant number SH05047SH8 from the Occupational Safety and Health Administration, U.S. Department of Labor. It does not necessarily reflect the views or policies of the U.S. Department of Labor, nor does mention of trade names, commercial products, or organizations imply endorsement by the U.S. Government.

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The Facilities Involved

2 S Quarantina

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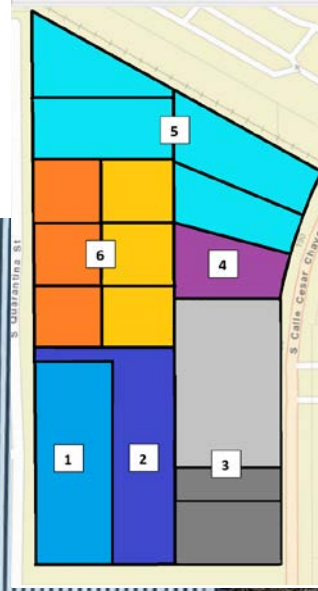
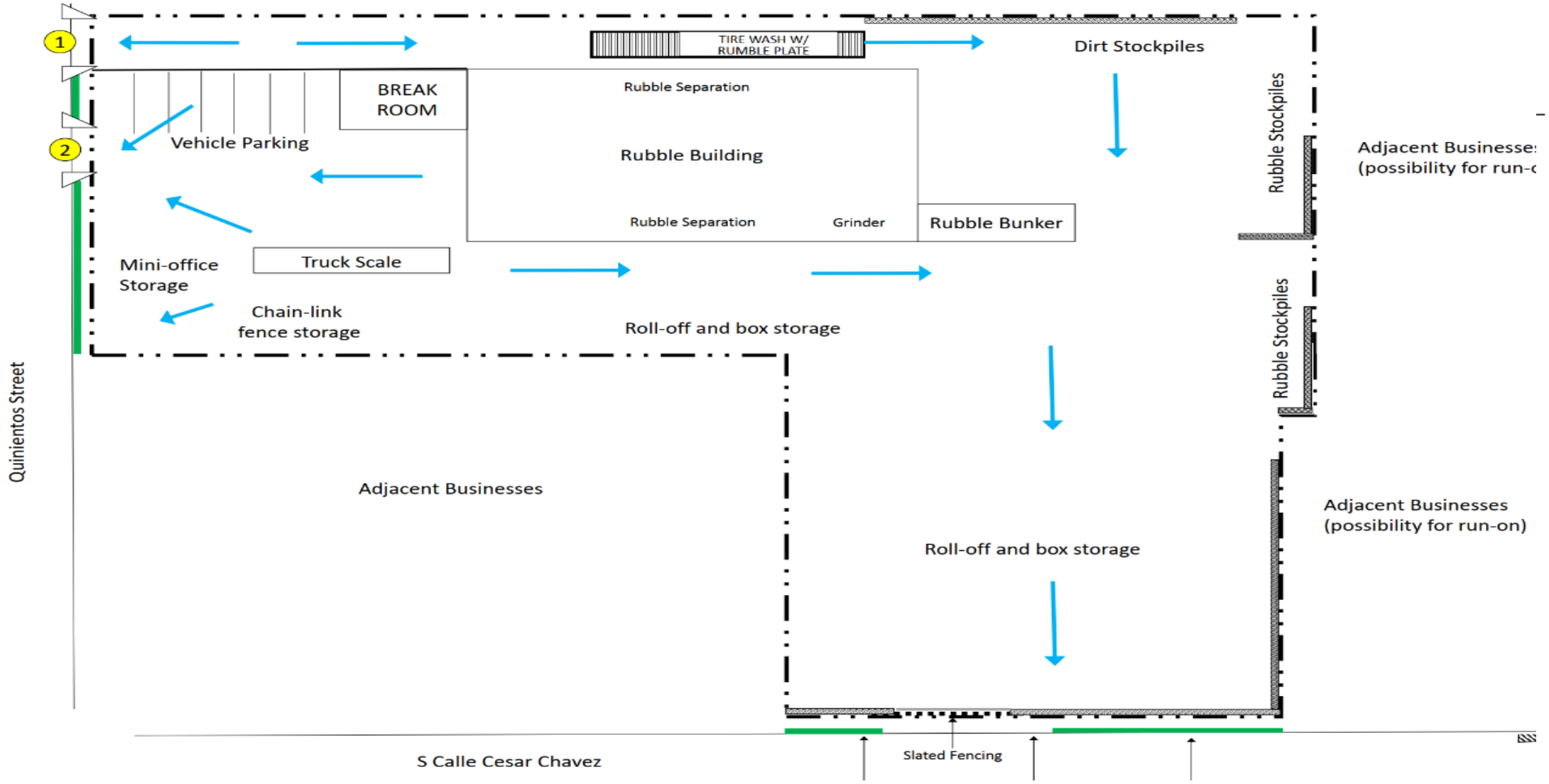
The Facilities Involved

620 Quinientos



620 Quinientos & 25 S Calle Cesar Chavez



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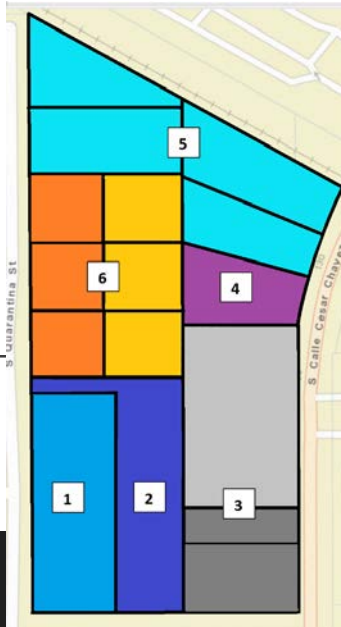
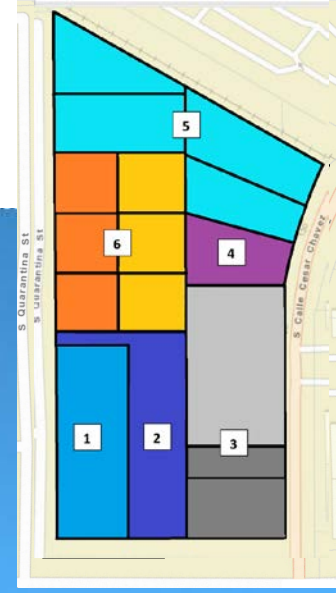
The Facilities Involved



3 & 25 S Calle Cesar Chavez



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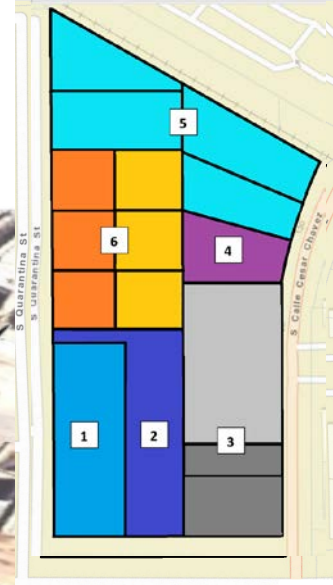
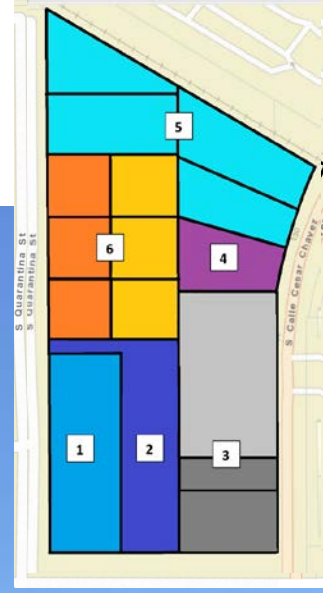
103 N Calle Cesar Chavez



103 N Calle Cesar Chavez



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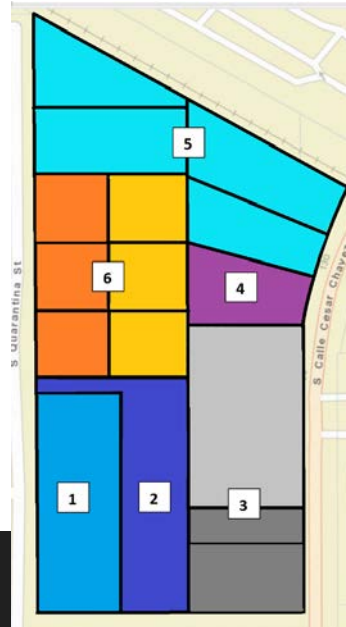
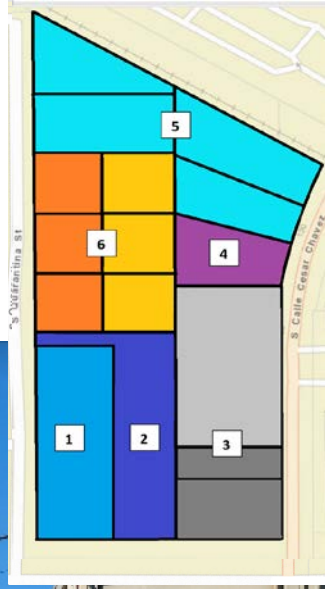


110 & 114 S Quarantina / 125 & 145 S Calle Cesar Chavez



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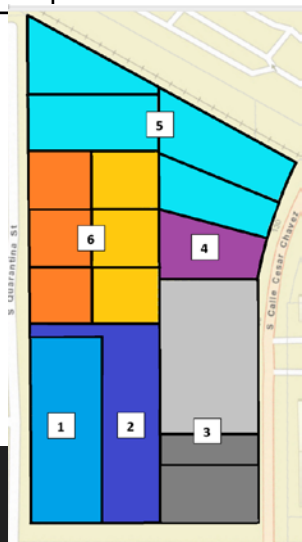
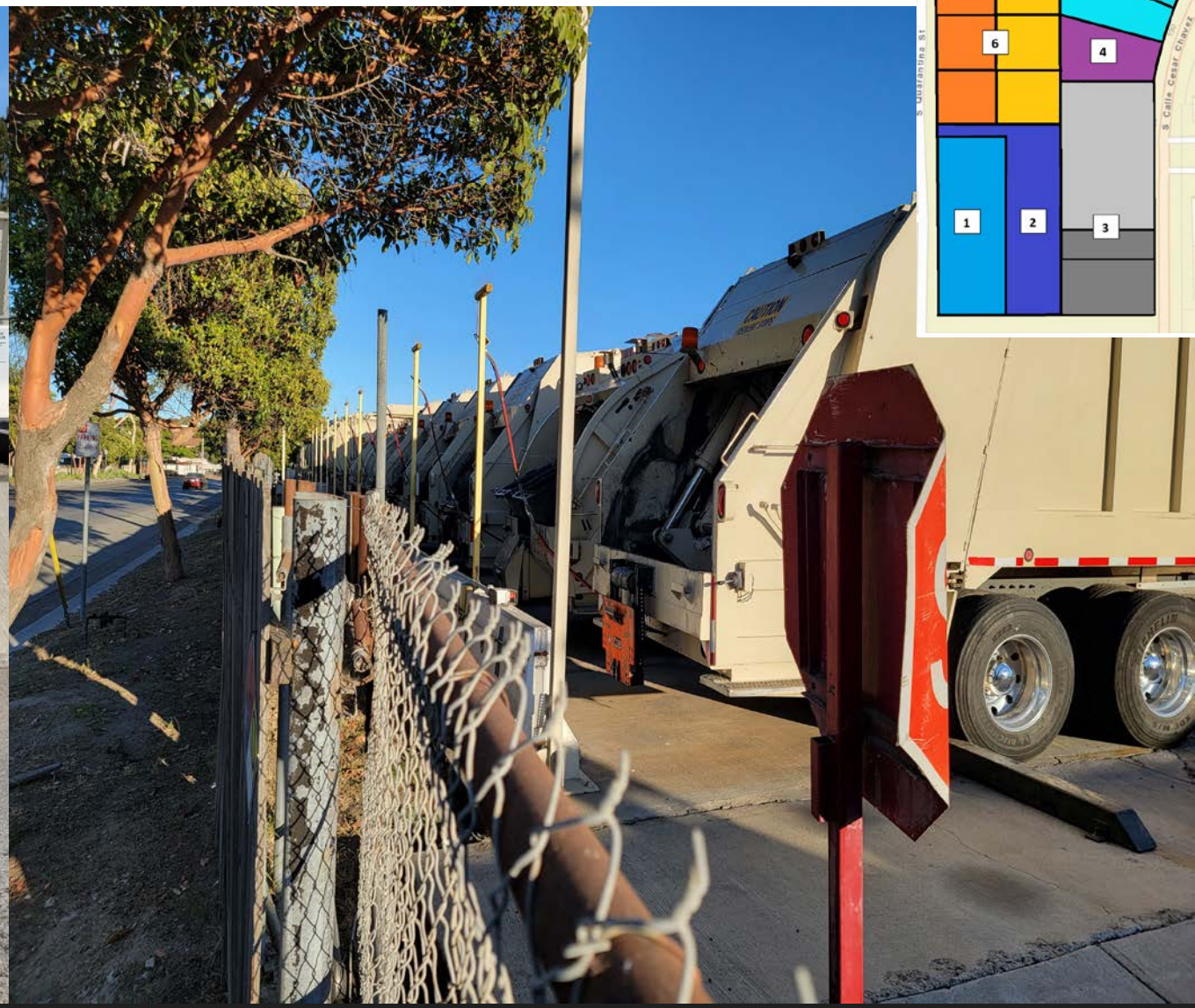


30, 102 & 106 S Quarantina



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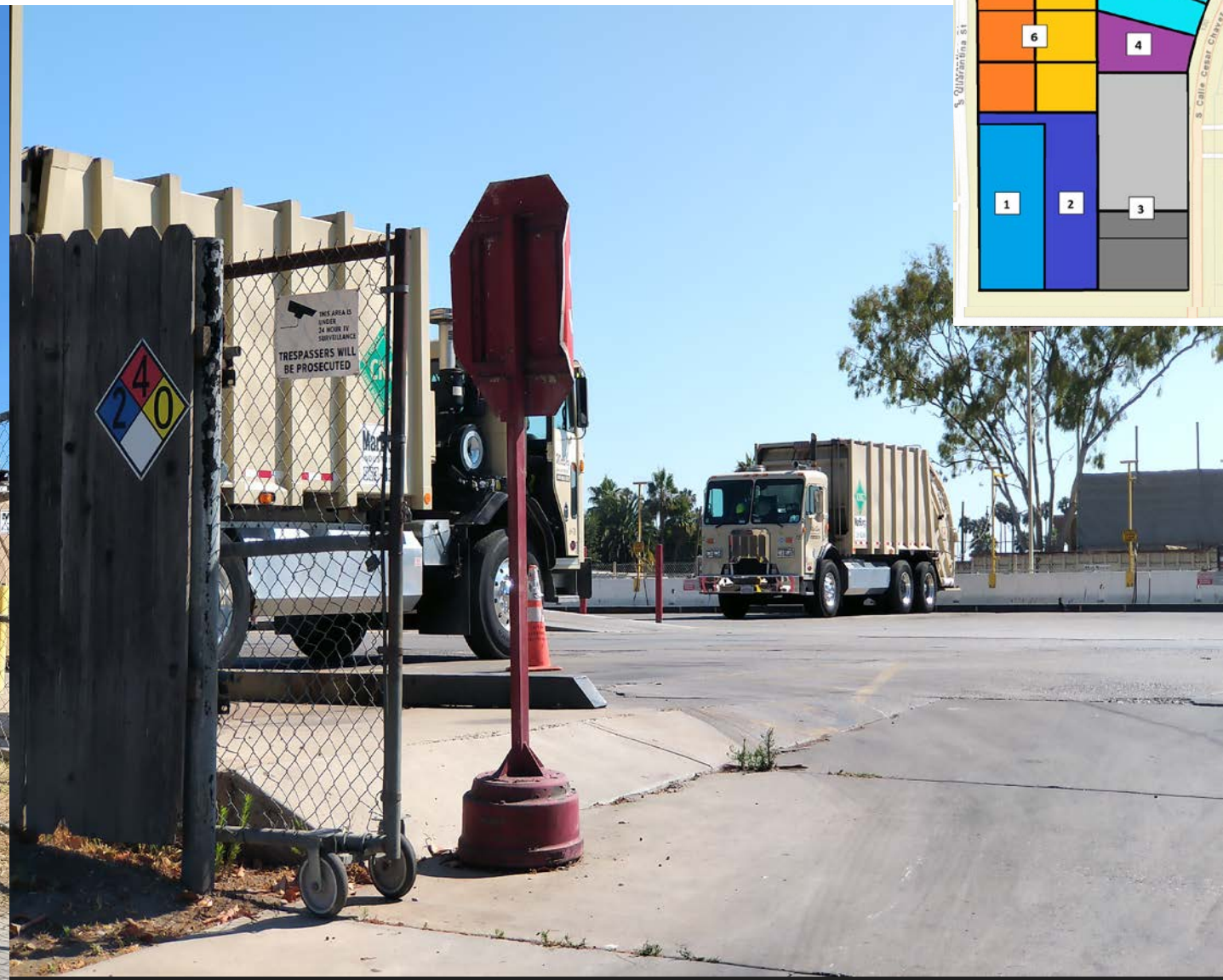

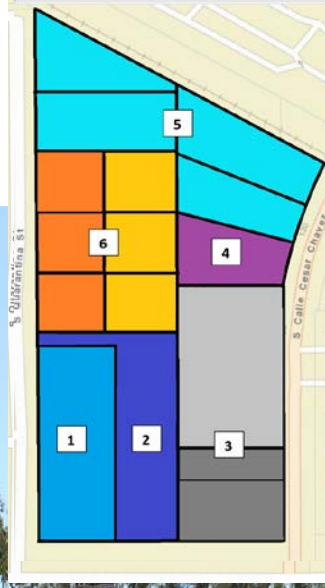

30, 102 & 106 S Quarantina St.

Enforcement: 2018

"Where violations were found enforcement cases were created to address outstanding violations."

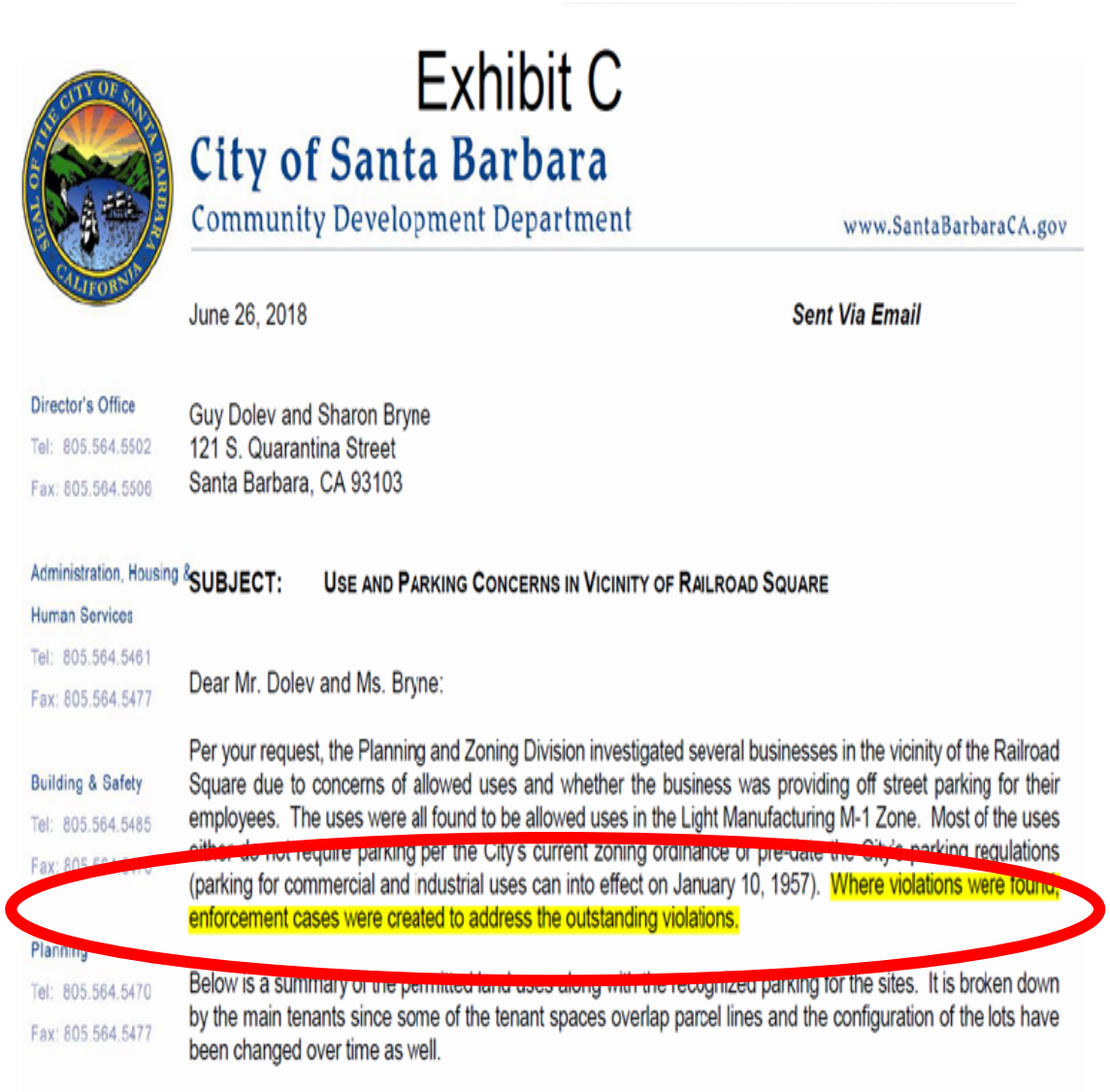

Exhibit C

City of Santa Barbara

Community Development Department

www.SantaBarbaraCA.gov

June 26, 2018

Sent Via Email

Director's Office
Tel: 805.564.5502
Fax: 805.564.5506

Guy Dolev and Sharon Bryne
121 S. Quarantina Street
Santa Barbara, CA 93103

Administration, Housing & Human Services
Tel: 805.564.5461
Fax: 805.564.5477

SUBJECT: USE AND PARKING CONCERNS IN VICINITY OF RAILROAD SQUARE

Dear Mr. Dolev and Ms. Bryne:

Building & Safety
Tel: 805.564.5485

Per your request, the Planning and Zoning Division investigated several businesses in the vicinity of the Railroad Square due to concerns of allowed uses and whether the business was providing off street parking for their employees. The uses were all found to be allowed uses in the Light Manufacturing M-1 Zone. Most of the uses either do not require parking per the City's current zoning ordinance or pre-date the City's parking regulations (parking for commercial and ndustrial uses can into effect on January 10, 1957). Where violations were found, enforcement cases were created to address the outstanding violations.

Planning
Tel: 805.564.5470
Fax: 805.564.5477

Below is a summary of the permitted land uses along with the recognized parking for the sites. It is broken down by the main tenants since some of the tenant spaces overlap parcel lines and the configuration of the lots have been changed over time as well.

Enforcement: 2020

"Operating a material recovery facility without a permit."

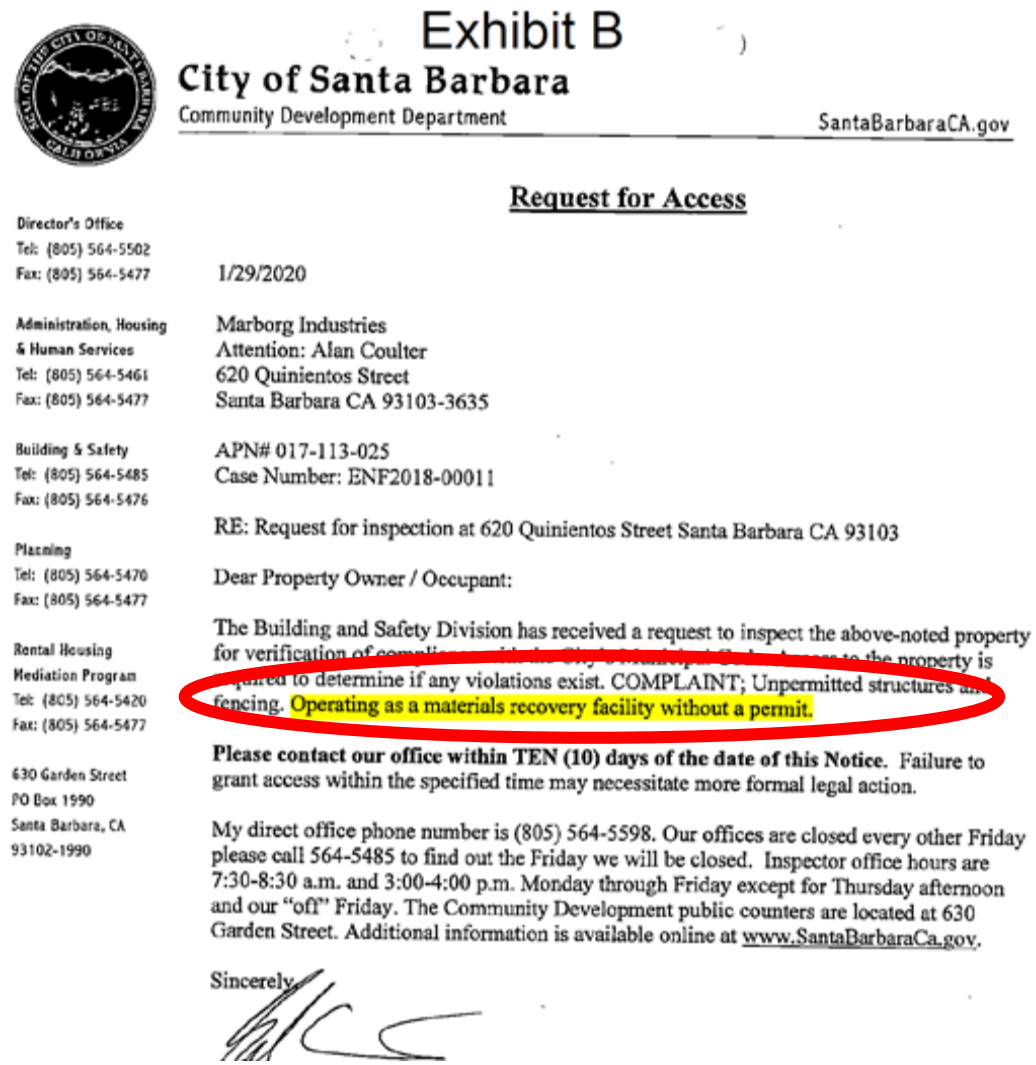

Exhibit B

City of Santa Barbara

Community Development Department SantaBarbaraCA.gov

Request for Access

Director's Office
Tel: (805) 564-5502
Fax: (805) 564-5477

Administration, Housing & Human Services
Tel: (805) 564-5461
Fax: (805) 564-5477

Building & Safety
Tel: (805) 564-5485
Fax: (805) 564-5476

Planning
Tel: (805) 564-5470
Fax: (805) 564-5477

Rental Housing Mediation Program
Tel: (805) 564-5420
Fax: (805) 564-5477

630 Garden Street
PO Box 1990
Santa Barbara, CA
93102-1990

1/29/2020

Marborg Industries
Attention: Alan Coulter
620 Quinientos Street
Santa Barbara CA 93103-3635

APN# 017-113-025
Case Number: ENF2018-00011

RE: Request for inspection at 620 Quinientos Street Santa Barbara CA 93103

Dear Property Owner / Occupant:

The Building and Safety Division has received a request to inspect the above-noted property for verification of compli[illegible] to the property is required to determine if any violations exist. COMPLAINT; Unpermitted structures and fencing. Operating as a materials recovery facility without a permit.

Please contact our office within TEN (10) days of the date of this Notice. Failure to grant access within the specified time may necessitate more formal legal action.

My direct office phone number is (805) 564-5598. Our offices are closed every other Friday please call 564-5485 to find out the Friday we will be closed. Inspector office hours are 7:30-8:30 a.m. and 3:00-4:00 p.m. Monday through Friday except for Thursday afternoon and our "off" Friday. The Community Development public counters are located at 630 Garden Street. Additional information is available online at www.SantaBarbaraCa.gov.

Sincerely,

Conditions

- Proposed, expired and unapproved development should all be folded into one application.
- Conduct an Environmental Review to evaluate the cumulative impacts the development will have.
- Require a shared parking agreement to enable employees to park within the development.
- Install one or more air quality monitors to measure air pollution from the cement, rock, asphalt crushing and rubble yard.
- Require additional dust control measures.
- Add more (and larger) street trees along S Quarantina and S Calle Cesar Chavez to mitigate the loss of the tree canopy from 2 S Calle Cesar Chavez.
- Install a sidewalk in fron of 620 Quinientos and directly in front of 30, 102 & 106 S Quarantina.
- Require Marborg to change the back-up alarm from beeping type to white noise for all vehicles to reduce nuisance noise issues.
- Require that the fencing along S Quarantina be identical in height a material.

Public Comment #5

From: Johnathan Dolev - SuperMoss
To: Community Development ABRsecretary; Santa Barbara City Council
Subject: 2 S Quarantina
Date: Monday, May 02, 2022 8:51:12 AM

You don't often get email from johnathan@supermoss.com. Learn why this is important

EXTERNAL

Board Members,

I am writing to express my dissatisfaction with the proposed design for 2 S Quarantina and the process the city uses to manage projects once approved.

This is a highly visible project and sets the tone for a substantial area of the coastal zone where the applicant owns a number of adjacent properties. Most of these properties have gone through the process for development but were then abandoned in the permitting process. Only the applicant then proceeded to build without permits. - As an example, the adjacent property on S Quarantina has a cement pad which was built without permits. This cement pad now leaves no room for a sidewalk. - So, with the track record I've reviewed I have considerable doubts that the applicant will complete this project let alone follow the design you have spent so many hours on.

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I have attached a powerpoint presentation from the appeal heard at City Council for this property. I urge you to take a look at the slides (ideally begin at slide 10) to view the story of this applicant's history of projects in the area.

Best regards,

Johnathan
Associate

SuperMoss Products Company
Phone
(805) 617-0672

Mailing Address
121 S. Quarantina Street | Santa Barbara, CA 93103

Find us on Facebook

supermoss

Skype
johnathandolev
Web
www.SuperMoss.com

West Coast Distribution
111 North Palm Avenue | Santa Paula, CA 93060
East Coast Distribution
100 Gibraltar Road | Reading, PA 19606