

From: [Missy Zeitsoff](#)
To: [Community Development ABRsecretary](#)
Subject: 311 W. Montecito Street 3 Room Hotel PLN2022-00189 St. George
Date: Friday, August 05, 2022 4:52:23 PM

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EXTERNAL

The block of 300 Montecito Street is very dense, crowded with pedestrians , homeless persons and businesses. Even a Cottage Rehab is squeezed into this block. Cars are every which way! And, in his wisdom, St. George wants 3 hotels ? Does he want this three unit hotel with 2 bedrooms, kitchen, etc. for a very rich hotel patron, or for 2-4 student renters? Over a thousand square feet per hotel room? He has a 32 room full service hotel on Bath Street and Montecito, and wants a 9 room annex hotel on the Castillo Street end of Montecito.

This new hotel is the middle, across the street from the other two! This Design has no parking, cafe, no front lobby. The hotel clients/ students? will need to cross Bath Street with no signal to park, unpark, check in, check out. I just don't understand! These three hotels are dangerously located .

The density of adding a total 44 unit hotel in three pieces, the noise, the destruction of low cost rentals by the 318 and 311 hotels, the disruption to the Cottage residents, the dust, noises, and construction vehicles all on one short block will be a nightmare for all. Especially the West Beach residents and the two markets, one carwash, one 7-11, 3 restaurants will suffer the inappropriate 3 hotels being in different stages of approval. The design of this house turning into a hotel / dorm? is almost not relevant! But, the architectural design is your focus only, and this project will be reviewed by those standards.

BTW-- many renters are living in the project house currently. The rumor ? is that

the residents work for St. George. If they will all be displaced from their low cost housing, this hotel may need to replace housing for low cost renters off site, somewhere . That was the condition for the 32 unit hotel approval

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My guess is---- this annex will be as poorly designed as its twin annex on the

NE corner of Montecito and Castillo Sts. Thanks for listening. MZ

From: [BONNIE DONOVAN](#)
To: [Community Development ABRsecretary](#)
Subject: 311 W. Montecito Street
Date: Monday, August 08, 2022 10:19:05 AM

EXTERNAL

ABR Board

This project should not be allowed without its own parking on site. We fought hard for the parking at the main hotel which isn't enough for the added annexes. Our neighborhood is desperate for parking. Who says down the road the annex couldn't be sold off and then where would the tenants of these three large units park? There should be at least 6 parking spots, one per bedroom.

Thank you

Bonnie Donovan

From: [Christine Neuhauser](#)
To: [Community Development ABRsecretary](#)
Subject: ABR Items #3 at 3111 W Montecito and Item #4 at 425 Santa Barbara ST
Date: Monday, August 08, 2022 10:46:31 AM

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EXTERNAL

Dear ABR,

Regarding the demise of the Santa Barbara views and skyline -- trying to preserve SB and the reasons people love it here is a full-time job. Not to mention the increased density and diminished quality of life that high density brings to the inhabitants. Between just RRM, Brian Cemel and Ed St George with Jarrett Gorrión as the battering ram, it is a veritable ongoing battle.

Today, two ESG projects are presented back to back, both asking for more and more, and feels more like a shell game, by a quick change artist. Who is the loser? Santa Barbara.

Item #3 at 311 W Montecito –

Really? Who builds a 2-story 3 unit hotel? Someone who is building a 3-unit apartment building, each with 2 bedrooms, living room and kitchenette. No parking is provided on site, but the parking agreement for a space at 302 W Montecito? With already parking at a premium in the West Beach area, how likely is it that the hotel apartments will be parked on the street instead of in the 302 W Montecito parking lot, and who will keep track of that?

Item # 4 at 425 Santa Barbara St

4 story – 10 units, no parking, and requesting the height exceed 48 ft for a community benefit? Who benefits? Only the developer. Need I say more?

The issue is Ed St George taking way local – affordable housing for hotel rooms. His proposal to put up money to build replacement housing, but if he doesn't get around to it – the city can take his deposit and build the housing? That is an unfair agreement. The cost of housing is the land, so would the city just build the replacement housing units on city owned property? Plus when would these be built? Most likely the cost of the replacement housing will increase, more than his bond. Prudently - the city should require the 6 replacement units be ascertained and permitted before the 6 housing units are lost to the 302 W Montecito hotel. And shouldn't the housing be replaced for like for like? Would 6 units in West Beach be the same as 6 units, say in the Sears La Cumbre projects? Of course not.

Please do the right thing and protect Santa Barbara.

Respectfully,

C Neuhauser
