



General Public Comment

Name of Sender	Distributed prior to hearing	Distributed after the hearing
Marsha Cutler	X	
Peter T.	X	
Zackary Aboud		X
Ruth Lin		X
Randy Rowse		X

Architectural Board
City Clerk's Office
735 Anacapa Street
Santa Barbara, CA 93101

RECEIVED

July 14, 2024

JUL 18 2024

CITY CLERK'S OFFICE
SANTA BARBARA, CA

I am once again writing to the board about the plans for **630 Miramonte Drive**. It has been years since the board approved plans for the construction of a new home on the lot. My sister and I own the property adjacent, at 650 Miramonte Drive. The construction plans would delete our entire south view. I'm hoping that the length of time that has gone by will prevent new approval of the construction. Is there a time limit wherein construction should take place? (HOPEFULLY!)

I realize that there should be a case number for the permit listed on this letter, but it has been so long that the the sun has thoroughly faded the lettering on the posted sign so that it is totally blank.

At present we have an exceptional view that ranges from East Beach to the South, the islands due West, and on to 'eyebrow hill' to the North. If the rooftop construction, 'garden', is constructed as shown to us, we could lose all views south of the wharf.

Here are our concerns:

The proposed rooftop garden is level with our patio. There was no access to that roof in the plans you were shown.

Where will the staircase be?

Where are the planters, garden sink, counter?

Why not add a pergola, table & chairs?

Basically our entire view would be limited to the Mesa and 'eyebrow hill'.

Please reconsider the approval as it stands. It will take away our view and thereby significantly reduce our enjoyment of it as well as the value of our property.

Is there a time limit wherein construction should take place? Will re-approval be automatic? Will there be a new meeting for approval? Is there a way to be notified if **630 Miramonte Drive** is on the agenda?

This is my recurring letter. I never know if anyone receives or reads it, so this time I'm sending it with verification of receipt.

Thank you for your consideration.

Marsha Cutler
66 Vera Cruz
Simi Valley, CA 93065
805-428-6109
2dmcutler@sbcglobal.net

Doesn't seem like anyone's listening to what the community wants why is that?

For you

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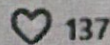


Peter T.

San Roque • 1 day ago • 🌐



State Street is no longer a promenade. The other night at around 6 PM we took a stroll down State Street only to find that most everyone was walking on the sidewalks. The actual street was dominated by bicycles (pedal and electric) riding in the middle of the street in their lanes although many bicyclists were also riding outside their lanes. Essentially State Street now is for bicycles not people. There are outer lanes on the street for pedestrians until you get to a parklet and the either go to the side walk or look both ways while in the street to make sure there are no bikes riding in either direction. One can no longer leisurely stroll down State Street in the Street meandering from one side to the other due to so many bikes that are zipping by. While I am pleased that cars are no longer allowed (and I know some will disagree). I am dismayed to see it is now a street for bicycles not pedestrians. We have traded cars for bikes and it should no longer be referred to as a promenade. I miss the good old days when it was first turned into a promenade until the bike lobby got to our city council. Just one man's observation and opinion.



137



135



Solar-Estimate.org

From: zack.aboud@icloud.com
To: [Community Development ABRsecretary](#); [Ryan DiGuilio](#); [Meghan Salas](#); [Meagan Harmon](#); [Mike Jordan](#); [Randy Rowse](#); [City Clerk](#)
Cc: [tejadogrove](#); [Teri Malinowski](#); [Karen Martin](#); [Mathew Martin](#); [Patricia Calonne](#)
Subject: Re: ABR Meeting - PLN2023-00332 - 515 W Los Olivos St
Date: Monday, July 22, 2024 12:02:44 PM

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

Plan Number Correction PLN2023-00332

Best regards,

Zackary Aboud

On Jul 22, 2024, at 11:46 AM, zack.aboud@icloud.com wrote:

Hi,

I am reaching out to the ABR as a concerned resident and president of the Tejado Grove HOA (2121 Oak Park Ln) in the Oak Park neighborhood.

Our 13 unit complex is directly affected being the adjacent lot to this 25 unit project. We were not made aware of the changes to this plan until recently with the notice that was mailed.

We were rather pleased with the original 6 unit proposal that is still on display out front. The new yellow notice of development must have been put up somewhat recently.

I would be lying if I didn't say that the sentiment is that of a bait and switch with this development. There are now 25 units proposed on a lot approx. half. the size as ours (13 units) with no on site parking.

Parking availability on Oak Park Ln and Los Olivos is challenging at best in the current state.

This project at 515 W Los Olivos will adversely affect the quality of life for many residents in the neighborhood. We would like to see lower density housing with some dedicated on site parking be constructed.

In the previous ABR meeting it was said that they discussed the easement and lack of trees next to our buildings with us. I have had no discussion in this regard and want as much privacy and distance as possible. It is not desirable in terms of privacy to have windows of an adjacent building at the same level with no tree coverage provided by the new construction.

I have also reached out to the fire marshal for clarification in regard to the

driveway exemption from 20 ft to 10 ft. I don't so how moving trucks will serve the two new building without effectively blocking the driveway and in turn access to fire trucks and other emergency personnel.

An actual trash dumpster would be preferred on site as opposed to bins due to the likelihood of them not being taken in or stored appropriately.

The ABR questioned the livability of this development and I must agree. In addition to livability on site, there are already parking challenges on W Los Olivos and Oak Park Ln. I spoke with Steven Johnson on the phone and he stated that he is able to ensure residents don't have cars. I don't see how this is enforceable or realistic. It would be unconscionable to the community to effectively treat the public streets as a long term parking in order to maximize the profitability of this development. With increased traffic, all pedestrians and cyclists are at increased risk of being in a collision. There are children, elderly and everyday residents that will be in a more dangerous environment if this goes through as planned.

There have been numerous police contacts this year at the current SFH rental where this project is slated. Many of us have children and want to enjoy the walkability of the neighborhood and feel connected with neighbors that are invested in the community. Excessive rentals and the transient nature of occupants do not promote nor foster a sense of community. I watched earlier this month a resident from the current site was arrested in front of 515 W Los Olivos. With a proposed 25X increase in size, please consider what architectural design changes can increase security precautions can be put in place to ensure livability and safety for the neighborhood?

My ask is that this proposal and it be scaled down to a more harmonious size with parking like what was originally proposed. Converting a SFH to 6 units is already a win! Converting a SFH in an highly dense area of town to 25 net new studio units with no parking is a no win solution for the neighborhood. Even with a 50% success rate of having residents use bikes or bus, there will still be 12-13+ net new vehicles parking on the already filled street. My prediction is that the number will be closer to 25+ net new vehicles to contend with.

Best regards,

Zackary Aboud

From: [Ruth Lin](#)
To: zack.aboud@icloud.com
Cc: [Community Development ABRsecretary](#); [Ryan DiGuilio](#); [Meghan Salas](#); [Meagan Harmon](#); [Mike Jordan](#); [Randy Rowse](#); [City Clerk](#); [tejadogrove](#); [Teri Malinowski](#); [Karen Martin](#); [Mathew Martin](#); [Patricia Calonne](#)
Subject: Re: ABR Meeting - PLN2021-00332 - 515 W Los Olivos St
Date: Monday, July 22, 2024 12:03:16 PM

You don't often get email from rlin@westmont.edu. [Learn why this is important](#)

Hello Zackary and all,

Hope you are all well.

As another resident of 2121 Oak Park Lane, I full-heartedly concur with all of the points raised by Zackary Aboud. I would also add the following points:

- In regards to the street parking, there are many cottage hospital personnel who also use our neighborhood streets for parking, and this should be taken under consideration.
- Given the scarcity of housing in Santa Barbara it would be reasonable to think that 25 units may mean likely 25-50 residents in these units. The assurance that no residents in the new development would have cars is unlikely at best. As Zackary stated, even if half of the residents have cars, it would likely mean that there may be a dramatic increase in the cars in need of parking in the neighborhood.
- I understand that there are some concerns from the city in regards to litigation from the developers, I would urge the city to consider the possibilities of future litigation should problems arise from this development, such as accidents on the road, or fire safety of these unit, or a myriads of issues from high-density housing that does not provide for parking, or public space.

Thank you for hearing our thoughts.

Ruth

On Mon, Jul 22, 2024 at 11:47 AM zack.aboud via tejadogrove <tejadogrove@westmont.edu> wrote:

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Best regards,

Zackary Aboud

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Ruth Lin D.M.A.
Westmont College
Director of Orchestral Activities
Music Department Chair

From: [Randy Rowse](#)
To: [Ruth Lin](#); zack.aboud@icloud.com
Cc: [Community Development ABRsecretary](#); [Ryan DiGuilio](#); [Meghan Salas](#); [City Clerk](#); [tejadogrove](#); [Teri Malinowski](#); [Karen Martin](#); [Mathew Martin](#); [Patricia Calonne](#)
Subject: RE: ABR Meeting - PLN2021-00332 - 515 W Los Olivos St
Date: Monday, July 22, 2024 1:15:15 PM

Hello all,

I visited your neighborhood yesterday and very much understand your concerns. This “builder’s remedy” solution to the housing inventory does precisely the opposite of what all of our discretionary and environmental regulations are intended for, i.e., the preservation of our quality of life. I have looked into various parking policy regulation and other types of density restrictions and, I’m sorry to say, have not come up with anything. Our “friends” in Sacramento have turned a blind eye to the neighborhoods in the name of housing provision. I am in contact with our representatives and I would suggest you do the same, but for now, I’m told our discretion is limited. I will be following this issue and I will continue to search for some solutions, but I haven’t been given a lot of hope by staff. Litigation notwithstanding, this is not a good situation.

Randy Rowse

Mayor

CITY OF SANTA BARBARA, Mayor & City Council
(805) 564-5322 | rowse@santabarbaraca.gov

From: Ruth Lin <rlin@westmont.edu>
Sent: Monday, July 22, 2024 12:03 PM
To: zack.aboud@icloud.com
Cc: [Community Development ABRsecretary <abrsecretary@SantaBarbaraCA.gov>](mailto:Community Development ABRsecretary@SantaBarbaraCA.gov); [Ryan DiGuilio <RDiguilio@SantaBarbaraCA.gov>](mailto:Ryan DiGuilio@SantaBarbaraCA.gov); [Meghan Salas <msalas@santabarbaraca.gov>](mailto:Meghan Salas@santabarbaraca.gov); [Meagan Harmon <MHarmon@SantaBarbaraCA.gov>](mailto:Meagan Harmon@SantaBarbaraCA.gov); [Mike Jordan <MJordan@SantaBarbaraCA.gov>](mailto:Mike Jordan@SantaBarbaraCA.gov); [Randy Rowse <rowse@santabarbaraca.gov>](mailto:Randy Rowse@rowse@santabarbaraca.gov); [City Clerk <Clerk@SantaBarbaraCA.gov>](mailto:City Clerk@SantaBarbaraCA.gov); [tejadogrove <tejadogrove@westmont.edu>](mailto:tejadogrove@westmont.edu); [Teri Malinowski <teri.malinowski@gmail.com>](mailto:Teri Malinowski@gmail.com); [Karen Martin <karen@curatedtransitions.com>](mailto:Karen Martin@curatedtransitions.com); [Mathew Martin <mat@mfpcapital.com>](mailto:Mathew Martin@mfpcapital.com); [Patricia Calonne <pcalonne@gmail.com>](mailto:Patricia Calonne@pcalonne@gmail.com)
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