



Public Comment Received for:  
Item A: 812 Garden Street  
(PLN2021-00479)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Susan Shields	x	
2. Beebe Longestreet	x	
3. Barbara Allen	x	
4. David Landecker	x	
5. Sheilash Fox	x	
6. Bill Nelson	x	
7. Bill Nelson		x
8. Sherry Hlavaty		x
9. Paulina Conn		x

# Public Comment #1

**From:** [Susan Shields](#)  
**To:** [Community Development HLCsecretary](#)  
**Cc:** [dfrancisco@santabarbaraca.gov](mailto:dfrancisco@santabarbaraca.gov); [fhotchkiss@santabarbaraca.gov](mailto:fhotchkiss@santabarbaraca.gov); [ghouse@santabarbaraca.gov](mailto:ghouse@santabarbaraca.gov); [hschneider@santabarbaraca.gov](mailto:hschneider@santabarbaraca.gov); [hwhite@santabarbaraca.gov](mailto:hwhite@santabarbaraca.gov); [mself@santabarbaraca.gov](mailto:mself@santabarbaraca.gov); [Randy Rowse](#)  
**Subject:** Comment for hearing on March 2, 2022 re development proposed at 812 Garden St.  
**Date:** Wednesday, February 23, 2022 5:22:21 PM

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You don't often get email from shields3033@netscape.net. [Learn why this is important](#)

**EXTERNAL**

To the members of the Community Development Dept.

cc Santa Barbara Mayor and City Council

I have a close friend who lives in the retirement complex at Laguna Cottages and I have visited often over a period of several years. Her apartment is immediately adjacent to the fence next to the building at 812 Garden. I was amazed to hear the sudden announcement of the proposed conversion of this office building into a hotel, and I question why this project has been under wraps until now.

To begin with, demolition and other construction work have been going on in that building for about two years, causing the nearby residents constant noise and dust. New construction will only perpetuate this disturbance and invasion of privacy.

Secondly it is entirely inappropriate to locate a hotel next to a large sheltered community of elderly people where peace and quiet are expected.

Furthermore, there is insufficient parking on the nearby streets to cope with an onslaught of hotel guests.

I might also point out that a large percentage of the residents of Laguna Cottages are Spanish speakers, so it would have been fair to issue the notice about this proposal in Spanish as well as English. Considering that many of the residents may not have computers or be technically savvy, there should also be other means of communication offered so that they may provide their input too.

I would hate to think that ageism is an aspect of any discussion about this proposed project, i.e. that the rights of the elderly are less important than promoting tourism in Santa Barbara.

Susan Shields  
3033 Calle Rosales, SB 93105

## Public Comment #2

**From:** [laguna cottages](#)  
**To:** [Community Development HLCsecretary](#); [Kristen Sneddon](#)  
**Subject:** Fwd: 812 Garden St.  
**Date:** Monday, February 28, 2022 10:23:13 AM

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Some people who received this message don't often get email from lagunacottages@gmail.com.  
[Learn why this is important](#)

EXTERNAL

Good morning-

Please distribute to HLC

I did not receive a response to this email and the hearing is upon us. Since this is on consent I am a bit confused on where it is in the process. I manage the senior housing next door and I am extremely concerned about this being a hotel without on-site management as described on the plans. Who will be handling noise and other issues? I do not understand why housing over 15 units requires an on-site manager and a hotel does not. If this were permanent housing I would have less concern but this unregulated, transient housing will have a huge impact on my 58 residents. This should have much more of a public hearing and should not be on consent. Keep in mind that many of my residents are over 80 and not able to engage in this process but it will impact their lives and those of future residents.

Thank you for your consideration.

Beebe Longstreet

----- Forwarded message -----

**From:** **laguna cottages** <[lagunacottages@gmail.com](mailto:lagunacottages@gmail.com)>

**Date:** Tue, Feb 22, 2022 at 10:09 AM

**Subject:** 812 Garden St.

**To:** <[BBurkhart@santabarbaraca.gov](mailto:BBurkhart@santabarbaraca.gov)>

Good morning Barbara-

We received the postcard for the development of 812 Garden Street. Laguna Cottages borders this property on 2 sides and is impacted by all construction. The most recent property improvements impacted our low income senior residents and we need to stay informed to be able to answer questions. Could you help me with a link to the proposal and make sure we are on the list to be informed of meetings, etc.

Thank you

Beebe

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Beebe Longstreet  
Laguna Cottages for Seniors  
803 Laguna Street  
Santa Barbara, CA 93101  
805 965-1179

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Beebe Longstreet  
Laguna Cottages for Seniors  
803 Laguna Street  
Santa Barbara, CA 93101

805 965-1179

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Virus-free. [www.avast.com](http://www.avast.com)

## Public Comment #3

**From:** [Barbara Allen](#)  
**To:** [Community Development HLCsecretary](#)  
**Subject:** 812 Garden Street  
**Date:** Monday, February 28, 2022 3:03:25 PM

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

**EXTERNAL**

Please forward to members of HLC.

As Board President of the Laguna Cottages for Seniors, I feel deep concern for the proposed transient hotel (with no onsite management) proposed for 812 Garden St. Please remove this item from the Consent Calendar and provide time and sufficient notification for future discussions.

Thank you.

Barbara B. Allen

## Public Comment #4

**From:** [Janet Wolf](#)  
**To:** [David Landecker](#)  
**Cc:** [Community Development HLCsecretary](#)  
**Subject:** Re: Application #: PLN2021-00479 on March 3 HLC Agenda  
**Date:** Monday, February 28, 2022 9:44:48 PM

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

EXTERNAL

Excellent...thank you!!!

Sent from my iPhone

On Feb 28, 2022, at 8:33 PM, David Landecker <dlandecker23@gmail.com> wrote:

To the S.B. Historic Lands Commission:

We write to you as the Board of Directors of the Santa Barbara Gray Panthers Network. Our Board members who are named below join in this request. We are a membership organization with a mission to advocate on behalf of older adults by working independently and in coalition with others to achieve social and economic justice, especially for seniors.

The above-referenced Application is for conversion of an office building located behind the Laguna Cottages for Seniors into a hotel. Approval of this conversion is simply a consent item on this Wednesday's Historic Landmarks Committee agenda. As set out in Bebee Longstreet's email of earlier today, there are many reasons for concern about the impact of such a conversion on the older adults living at Laguna Cottages which deserve consideration. Concerns range from privacy, noise, parking and the absence of any paid staff to manage and assure security at the proposed hotel site.

This is to respectfully request that this item be removed from the consent agenda and calendared for a public hearing in order to allow input of neighbors on many of the aspects of the proposed project.

Thank you for your thoughtful consideration of this request.

Gray Panthers - Santa Barbara Network

President  
Richard Solomon  
Membership V.P.  
Janice Keller  
Secretary  
Gail Marshall  
Treasurer

David Landecker

## Directors

Ron Alexander

Richard Appelbaum

Josephine Black

Marty Blum

Carol Keator

Sandy Kievman

David Lebell, MD

Suzanne Peck

Susan Rose

Janet Wolf

805) 729-1011.

Assessor's parcel # }  
031-021-014. }

303 B Public Comment #4  
East Debra Guerra  
Laguna Cottages for Seniors  
Santa Barbara  
Ca. 93101.

Feb. 19/22

Re:  
Proposed Hotel  
812. Garden St.  
S. Barbara.

The Secretary.  
H. L. C., 23. E. Anapaw St  
S. Barbara. Ca.

Dear Sir:

Considering the fact of you being the H. L. C. & therefore attended to the preservation of beauty of Santa Barbara - I am utterly shocked that you would sanction, or even contemplate another noisy hotel in the middle of a residential area! The property in question is situated next door to my senior residence at Laguna Cottages for the elderly. The proposed hotel is poorly sited in the following respects.

- 1) Noise & traffic
- 2) Too much foot traffic
- 3) Lack of street parking
- 4) Spoilage to the beauty of Santa Barbara
- 5) Residential disturbance especially to Seniors.

I hereby protest the proposed hotel site.

It is totally an unsuitable location.

At 93 yrs of age. You need to have more respect for quiet & privacy of Seniors.

Thank you!

Sheila Fox

**From:** [Ellen Kokinda](#)  
**To:** [Community Development HLCsecretary](#)  
**Subject:** Fw: 312 Garden St. Hearing  
**Date:** Wednesday, March 02, 2022 8:26:48 AM

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Please distribute -

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**From:** Bill Nelson <fatherbill4@gmail.com>  
**Sent:** Wednesday, March 2, 2022 8:19 AM  
**To:** Ellen Kokinda  
**Subject:** 312 Garden St. Hearing

You don't often get email from fatherbill4@gmail.com. [Learn why this is important](#)

EXTERNAL

I apologize for the late response. I have deep concerns about the project, converting to a 30 room hotel. There's a lack of parking places on site there are only twenty It is an inappropriate change within the neighborhood, a 30 room hotel could be devastating for the little Senior communities that border this project.

Thank you for your help.

## PLEASE BE ADVISED

The following public comment was not received in time to process. Distribution to the Historic Landmarks Commission occurred after the meeting.

**From:** [Ellen Kokinda](#)  
**To:** [Community Development HLCsecretary](#)  
**Subject:** Fw: 312 Garden St. Hearing  
**Date:** Wednesday, March 02, 2022 10:46:08 AM

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He's noted a couple of comments that may need to be distributed.

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**From:** Bill Nelson <[fatherbill4@gmail.com](mailto:fatherbill4@gmail.com)>  
**Sent:** Wednesday, March 2, 2022 10:41 AM  
**To:** Ellen Kokinda  
**Subject:** Re: 312 Garden St. Hearing

You don't often get email from [fatherbill4@gmail.com](mailto:fatherbill4@gmail.com). [Learn why this is important](#)

EXTERNAL

I wanted to thank you for your help Ellen and if you would please note my concerns regarding the lack of parking, the lack of on-site Management in a 30 room hotel and the two party roof decks that overlook the largest Senior communities in The City. Thanks again Ellen, really appreciate your time.

( I finally got a look at the plans.).

On Wed, Mar 2, 2022, 09:21 Ellen Kokinda <[ekokinda@santabarbaraca.gov](mailto:ekokinda@santabarbaraca.gov)> wrote:

?Hi Mr. Nelson,

We've added you as an interested party if there are additional hearings for this project.

Thank you,

Ellen

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From: Bill Nelson <[fatherbill4@gmail.com](mailto:fatherbill4@gmail.com)>  
Sent: Wednesday, March 2, 2022 8:52 AM  
To: Ellen Kokinda  
Subject: Re: 312 Garden St. Hearing

You don't often get email from [fatherbill4@gmail.com](mailto:fatherbill4@gmail.com). Learn why this is important<<http://aka.ms/LearnAboutSenderIdentification>>

EXTERNAL

As one of the closest tenants to the proposed project, I would appreciate being informed of staff reports, meeting and changes that occur during the process.

Thank you.

On Wed, Mar 2, 2022, 08:19 Bill Nelson

<[fatherbill4@gmail.com](mailto:fatherbill4@gmail.com)<mailto:[fatherbill4@gmail.com](mailto:fatherbill4@gmail.com)>> wrote:

I apologize for the late response. I have deep concerns about the project, converting to a 30 room hotel. There's a lack of parking places on site there are only twenty It is an inappropriate change within the neighborhood, a 30 room hotel could be devastating for the little Senior communities that border this project.

Thank you for your help.

**From:** [Sherry Hlavaty](#)  
**To:** [Community Development HLCsecretary](#)  
**Subject:** Proposed 812 Garden Street Hotel  
**Date:** Wednesday, March 02, 2022 11:54:09 AM

**Public Comment #7**

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

**EXTERNAL**

Interested party.

Hello HLC,

I tried to get on the zoom link as instructed but I must have something wrong, I couldn't get in on time. So I am emailing and hopefully I'm not too late to add a comment.

We live across the street from the proposed hotel and are deeply concerned about the project, especially it being an 'unmanned' transient hotel. We already have way too many homeless people in this area already that cause so many problems. We have to talk to them almost daily about their garbage, sleeping on our stairs, building make-shift huts, sleeping in their cars parked in front of our building and screaming in the middle of the night. An unmanned transient hotel would just bring way more trouble to this still very lovely area of SB. This is a nice part of Santa Barbara and we would all like to keep it that way.

Also, there are several senior living homes right next to and across the street from the location. Has any consideration been taken to really notify them all? To explain about the upcoming project? Or consider what the noise and the congestion of the construction will have on them. It seems like this should be a larger consideration with this type of project. It seems that no one knew about this proposed hotel around here, let alone a transient un-manned hotel. That would put all the seniors in this area at risk for more problems, especially if the hotel is unsupervised. Is this really where the city plans to move all the homeless people that are at the Rose Hotel now? If so, then shouldn't a much louder and way more public discussion take place rather than slip it by with one notice and one meeting where a majority of the directly affected population are hardly given a say or don't even know how to share their input. I mean, this is my first experience with this type of thing and I don't even know if I am doing it right.

When we got the notice in the mail, I asked several locals and businesses in the area if they had heard about this project and no one had until now. This really seems like something the committee should alert a much wider SB audience. Especially because it seems that only a few people around here are able to speak up and advocate for the larger population of seniors in this area. I'm sure most of these dear sweet seniors probably don't have a way to make a comment about the project. We have loved living here and have loved getting to know the neighbors in the area and would be really disappointed to see the project move forward and disrupt so many of the seniors in this area, it really seems very unfair to them.

As I mentioned, I am very new to this process of review, etc...and I am not even sure my comments matter anymore, but I hope that more consideration of the senior population in this area are taken into account. I was able to find some information on the plan, but who owns and operates this hotel? Who manages it and does the repairs on it etc...? Is this information

somewhere I missed? I definitely want to hear much more about this project. But honestly, I really hope that this transient unmanned hotel does not happen for the sake of all of us in the area.

Sincerely,  
Sherry Hlavaty

**From:** [Peter Conn](#)  
**To:** [Santa Barbara City Council](#); [Community Development HLCsecretary](#); [Community Development PC Secretary](#); [Community Development ABRsecretary](#)  
**Subject:** 812 Garden Street. Could this become housing rather than hotel with kitchens? Supportive housing?  
**Date:** Wednesday, March 02, 2022 5:10:08 PM

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EXTERNAL

Dear Historic Landmarks Commission, Planning Commission, Board of Architectural Review, Mayor and City Council,

Is there anyway that this building at 812 Garden St. can become low to moderate income housing rather than hotel rooms with kitchens?

Can the City purchase it for housing? Can a non-profit purchase it for housing?

The plans seem poised for housing. Each room has some sort of kitchen. More hotel rooms are not needed but housing is, so to make this a hotel is to make it into huge profits rather than what is needed in Santa Barbara —if the units get rented at all in this automated fashion.

Thank you for looking into this.

Sincerely

Paulina Conn  
805 682-5183  
2612 Foothill Rd.  
Santa Barbara, CA 93105

## 30-Room Automated Hotel in the Works for Garden Street

March 2, 2022|by Erik Torkells



... On the [consent agenda](#) of today's Historic Landmarks Commission meeting: the conversion of 812 Garden Street ( between Canon Perdido and la Guerra).

The [plans](#) describe the project thus: "Interior remodel of existing 12,163-square-foot commercial

building. Twenty-seven hotel units with kitchenettes and three two-bedroom hotel units with full kitchen. Sleeping mezzanine areas added to second floor. [...] Minor exterior improvements only. [...] There will be no reception area as these units will be automated check-in per unit." The owner is Arvand Sabetian, founder of a company called [Ziprent](#); the architect is [AB Design Studio](#).

<https://www.sitelinesb.com/30-room-automated-hotel-in-the-works-for-garden-street>